



KANCHAN P. DUBE

Advocate High Court

Add: A-303 Utsav Residency, Nr. ChhatSarovar Garden,
Behind SMC Community Hall, Dindoli, Surat- 394210.
(Mo.+91-9930049484)
E-mail- adv.kanchanmdube@gmail.com



TITLE & SEARCH REPORT

Date: 27th April 2022

TO WHOM IT MAY CONCERN

Sub: Legal Opinion on title to the property

In pursuance of your instructions I have investigated title to the under mentioned property offered to the Bank by way of mortgage. I have investigated the title after following guidelines in the checklist provided by the Bank and my report is as under:

1	Name and address of the Borrower Proposed Owner	:	7 Star Empire Limited Add: 6015-16, World Trade Centre, Ring Road, Surat-395002
2	Name of the title holder /Owner	:	7 Star Empire Ltd.
3	Constitution	:	Closely held limited company
4	Details of the property	:	All that piece and parcels of land bearing revenue survey no. 700, 701, 703/2 and its Block no. 667 admeasuring about 28,632.00 sq.mt. which also bears original Plot no. 97 admeasuring about 28,632.00 sq.mt., Final Plot no. 97 admeasuring about 24,343.00 sq.mt. paikee Sub Plot no. 2 admeasuring about 14,605.30 sq.mt. situated towards the eastern side of T.P. Scheme no. 25 of Mota Varachha within District Surat belongs to 7 Star Empire Ltd. The said land is surrounded by (northern-eastern portion admeasuring about 7,302.65 sq.mt.):- North-West :- Adjoining Final Plot no. 96 South-West :- Adjoining Final Plot no. 97 paikee sub plot no. 1 paikee northern-eastern portion admeasuring about 7,302.65 sq.mt. South-East :- Adjoining 36 mt. T.P. Road North-East :- Adjoining Final Plot no. 95 The said land is surrounded by (southern-western portion admeasuring about 7,302.65 sq.mt.) North-West :- Adjoining Final Plot no. 96 South-West :- Adjoining Final Plot no. 97 paikee sub plot no. 1 South-East :- Adjoining 36 mt. T.P. Road North-East :- Adjoining Final Plot no. 97 paikee sub plot no. 1 paikee northern-eastern portion admeasuring about 7,302.65 sq.mt.
5.	Nature of Property	:	Residential Open Land



6.	List of title deeds / documents perused:	
	1	Copy of a sale deed bearing registration no. 26416 and 26417 dated 6/11/2018.
	2	Copy of a sale deed bearing registration no. 20596 dated 29/10/2013.
	3	Copy of a N. A. order dated 18/03/2014.
	4	Copy of a Development Permission dated 20/07/2021.
	5	Copy of a village form no. 7 and 12 lastly update on 12/04/2022.
	6	No objection certificate from State Level Environment Impact Assessment Authority Gujarat dated: 28/02/2018.
	7	No objection certificate Issued by Airport Authority of India and given Height Clearance for land bearing Final Plot no. 97 on 28/08/2017.
	8	Copy of a village form no. 6 bearing entry no. 10690 dated 03/12/2018.
	9	Copy of a Mortgage deed bearing registration no.13869 dated 25/10/2019.
	10	Search Report of Registrar
7.	Tracing of title and investigation of title :	

CHAIN OF TITLE

1. The whole of the land bearing revenue survey no. 700, 701, 703/2 and its block no. 667 was originally of the ownership of Hawabibi daughter of Davji Voraji since 1971.
2. Under the consolidation scheme the said land was given block no. 667 An entry to that effect is made in the record of rights at entry no. 2413 dated 11/12/1980.
3. Thereafter name of Mehmood Haidar Voraji was added in the record of rights of the said land by mutual consent bearing entry no. 2473 dated 2/9/1981 and the same is certified on 24/11/1981.
4. Thereafter Hawabibi daughter of Davji Voraji and Mehmood Haidar Voraji sold the said land to Nanubhai Jivrajibhai Sheladiya, Bavchandbhai Bachubhai Radadiya, Mohanbhai Dhanjibhai Zalavadiya and Hasmukhbhai Bhimjibhai Panchani by a registered sale deed. The said sale deed is registered in the office of the Sub Registrar, Surat at registration no. 9370 dated 15/9/2005. An entry to that effect is made in the record of rights at entry no. 5411 dated 4/3/2006 and the same is certified on 5/7/2006.
5. Permission to use the said land for non-agricultural purpose was availed from District Development Officer bearing order no. 4/DP/NA/Reg. No. 482/2006 dated 19/6/2006. An entry to that effect is made in the record of rights at entry no. 8761 dated 02/11/2012 and the same is certified on 09/02/2013.



6. Under the Town Planning Scheme the said land was given T.P. Scheme no. 25 and was allotted original Plot no. 97 and Final Plot no. 97 admeasuring about 24,343.00 Sq.mt.
7. Thereafter Nanubhai Jivrajbhal Sheladiya, Bavchandbhai Bachubahi Radadiya, Mohanbhai Dhanjibhai Zalavadiya and Hasmukhbhai Bhimjibhai Panchani sold the said land bearing block no. 667 i.e. Final Plot no. 97 admeasuring about 24,343 sq.mt. paikie 14,605.30 sq.mt. i.e. Sub plot no. 2 situated towards the eastern side to Shivam Enterprise a partnership firm by a registered sale deed. The said sale deed is registered in the office of the Sub Registrar, Surat at registration no. 20596 dated 29/10/2013. An entry to that effect is made in the record of rights at entry no. 9039 dated 1/11/2013 and the same is certified on 7/1/2014.
8. That Airport Authority of India had issued No objection certificate and given Height Clearance for land bearing Final Plot no. 97 on 28/08/2017 which is valid up to 27/08/2025.
9. That environment clearance certificate was issued by State Level Environment Impact Assessment Authority on 28/02/2018.
10. Thereafter Shivam Enterprise a partnership firm through authorized partner Manharbhai Jivanbhai Shanshpara and Nirav Vallabhbhai Kheni sold the land bearing Final Plot no. 97 admeasuring about 24,343.00 sq.mt. paikie Sub Plot no. 2 admeasuring about 14,605.30 sq.mt. paikie 7,302.65 sq.mt. situated towards the northern-eastern side to **7 Star Empire Ltd.** by a registered sale deed. In the said sale deed Sapnaben Manharbhai Shashpara, Mayaben Dineshbhai Shanshpara, Maheshbhai Vallabhbhai Mavani, Bhagyesh Arunkumar Patel and Dineshbhai Jivanbhai Shahshpara all partners of Shivam Enterprise through their power of attorney holder Manharbhai Jivanbhai Shashpara were taken as a confirming party. The said sale deed is registered in the office of the Sub Registrar, Surat at registration no. 26416 dated 6/11/2018. An entry to that effect is made in the record of rights at entry no. 10687 dated 01/12/2018 and the same is certified on 11/02/2019.
11. Similarly, Shivam Enterprise a partnership firm through authorized partner Manharbhai Jivanbhai Shanshpara and Nirav Vallabhbhai Kheni sold the land bearing Final Plot no. 97 admeasuring about 24,343.00 sq.mt. paikie Sub Plot no. 2 admeasuring about 14,605.30 sq.mt. paikie 7,302.65 sq.mt. situated towards the southern-western side to **7 Star Empire Ltd.** by a registered sale deed. In the said sale deed Sapnaben Manharbhai Shashpara, Mayaben Dineshbhai Shanshpara, Maheshbhai Vallabhbhai Mavani, Bhagyesh Arunkumar



Patel and Dineshbhai Jivanbhai Shahshpara all partners of Shivam Enterprise through their power of attorney holder Manharbhai Jivanbhai Shashpara were taken as a confirming party. The said sale deed is registered in the office of the Sub Registrar, Surat at registration no. 26417 dated 6/11/2018. An entry to that effect is made in the record of rights at entry no. 10690 dated 03/12/2018 and the same is certified on 15/02/2019.

12. Thus, **7 Star Empire Ltd.** became the owner of Final Plot no. 997 admeasuring about 24,343.00 sq.mt. paikie 14,605.30 sq.mt. i.e. Sub plot no. 2.

13. Permission for making construction on the said land was availed from Surat Municipal Corporation bearing permission letter no. 002LD21220023 dated 20/07/2021

14. That **Aditya Birla Finance Limited** has financed on the said land on which project named **Krushna Bhumi Bunglows** is organized, details of registered mortgage has been mentioned above point No. 6.9 .

8.	Whether any additional document is required to complete the report	:	N.A.
9.	Particulars of tax/revenue receipts studied	:	N. A.
10.	Particulars of Encumbrance Certificates/Search Notes.	:	As mentioned in Encumbrance Certificate.
11.	Particulars of any charges / encumbrances found to be recorded / registered on the property	:	No
12.	Documents perused in support of possession of property / premises by the mortgagor	:	As mentioned above in Point no. 6
13.	Minor's Interest, if any	:	No
14.	Permission / NOC from society / builder in case of premises / flat in a Co- operative Society.	:	N.A.
15.	Permission of Lessor in case of leasehold property.	:	Property is Not Leasehold
16.	Any Income Tax proceedings or other proceedings pending against the mortgagor affecting title of the property / premises	:	No
17.	Land is Agricultural Land or Non - Non-agricultural Land (B) Remark:-	:	Non-agricultural land In respect to the construction of the property it is to be verified at your end i.e. from panel Valuer / Architect.
18.	If Agricultural Land, permission of	:	N.A.



	Revenue Authority is required		
19.	Any other deficiency or restriction in title	:	N.A
20.	Application of (a) Urban Land (Ceiling & Regulation) 20 Act. (b) Tenancy Laws (Both agricultural and city tenants) (c) State and Central enactments	:	N.A
21.	Any charges registered with Registrar of Companies under the Companies Act, 1956 (applicable if the mortgagor is a limited company).	:	Yes
22.	Final Certificate:		
	In view of the foregoing, I certify that 7 Star Empire Ltd. have a clear, marketable and subject to encumbrances and title to the property described hereinabove.		

Place : Surat
Date : 27th April 2022



KANCHAN P.DUBE
Advocate

Enrollment No : MAH/882/2015