

Santosh Manohar Lad.

Advocate (Reg No :MH/1000/1994)

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SEARCH REPORT & TITLE CERTIFICATE

Sub: - Search & Title Certificate Report with respect to NA Land Pardi No. 7 + 8, Plot No. 3, 4 & 6 approx Area 1293.80 square meters Situated at Village Motha Khanda, Panvel, Tal: Panvel, Dist: Raigad.

TO WHOMSOEVER IT MAY CONCERN

1) **INSTRUCTIONS :**

On the request of **M/s. Future Buildcon** through its Partners, **Mr. Devraj Gokul Ravaria**, office address Shop No. 3, Bhakti CHS, Plot No. 60/A, Sector 50/E, Nerul Navi Mumbai, 400 706 (hereinafter referred to as the "**Developers**") I have caused search in respect of the said plot/s, which is described in the revenue record as follows.

2) **PROPERTY DESCRIPTION :-**

All that pieces and parcel of Non-Agriculture land situated, lying within the municipal limits of Panvel Municipal Corporation (before 01/10/2016 Panvel Municipal Council) situated at **Village Motha Khanda, Panvel, Taluka Panvel, Dist Raigad** in the registration District of Raigad, and within the jurisdiction of Sub-Registrar of Assurance at Panvel and within the limits of Raigad Zilla Parishad and described in the revenue record as under:-

S.No	Pardi No.	Plot No	Area approx in Sq. Meters
1	7+8	3	432.10
2	7+8	4	445.60



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3	7+8	6	416.10
		Total	1293.80

And bounded as under :-

Plot No	North	East	West	South
3	6 meters wide road	Plot No.6	6 meters wide road	Plot No.4
4	Plot No. 3	Plot No.6	6 meters wide road	Survey No. 692 and 679 & CIDCO NAINA.
6	3 meters wide road	Nala-CIDCO	Plot No. 3 & 4	Nala-CIDCO

(hereinafter referred to as the "Said plot/s")

3) **SEARCH** :

Accordingly, I have carried out search of the Index No. II as maintained in the office of Sub-Registrar of Assurances at Panvel 1, 2, 3, 4 & 5 and Registrar of Assurances at Panvel for a period of 30 years i.e. from 01/01/1990 to 11/02/2019 vide receipt No. 3195 dt. 11/02/2019 and revenue record till date with respect to the said plot/s. Notes of search are reproduced herein below. That from the available record documents mentioned in the notes of search were found during search.

4) **PAPER NOTICE** :

That for investigation of title I have issued paper notice with respect to said plot/s in daily local newspaper "Kille Raigad", dt. 21/01/2019, "SAGAR" dt. 20/01/2019, "Vashi



Times" dt. 26th January to 1st February 2019. In response of the same I have not received oral or written objection till date.

5) **INFORMATION:-**

I also gathered information from **Mr. Devraj Gokul Ravaria** relating to the said plot/s.

6) **ZONE OF THE PROPERTY :**

That zone certificate is not available with respect to said plot/s hence I am unable to opine about the same.

7) **URBAN LAND CEILING :-**

That in view of repeal of Urban Land Ceiling Act 1976 by state of Maharashtra therefore there is no question of ceiling limits.

8) **DOCUMENTS :**

For the purpose of investigation of title and search of the said plot/s, I also perused the following documents:

- a) 7/12 extract dt. 17/01/2019,
- b) Plot No. 3, Mutation entries No. 7706, 7715, 9324, 9602, 9875.
- c) Plot No. 4, Mutation entries No. 7706, 7714, , 9324, 9602, 9876.
- d) Plot No. 6, Mutation entries No. 7706, 7715, 9324, 9602, 9875.
- e) Sale Deed of Plot No. 3 & 6 dt. 28.06.2014.
- f) Sale Deed of Plot No. 4 dt. 28.06.2014.
- g) Commencement Certificate issued by Corporation/CIDCO dt. 08/09/2015.



- h) Partnership Deed of Developers dt. 19/01/2019.
- i) Sale Deed of said three plots in favour of the Developers dt. 05/03/2019.
- j) Amended Commencement Certificate issued by Panvel Municipal Corporation dt. 04/05/2019 in favour of the Developers.

9) **INCIDENTS:**

- a) That from the perusal of deed of Partnership of the **M/S. FUTURE BUILDCON**, i.e. the Developers it is seen that it is a Partnership firm formed under the provisions of Indian Partnership Act 1932. That 1) Mr. Devraj Gokul Ravaria, 2) Mr. Gokar Bhura Patel, 3) Mr. Tejshi Madeva Chamariya, 4) Mr. Lalji Bhachu Patel, 5) Mr. Paresh Ravji Patel, are the present partners of the said partnership firm. The registered office of the Developers Partnership firm is at Shop No. 3, Bhakti CHS, Plot No. 60/A, Sector 50/E, Nerul Navi Mumbai, 400 706.
- b) That on perusal of 3 (three) 7/12 extract of said Plots property dt. 17.01.2019 is recorded in the name of 1) Mr. Sheetal Pannalal Banthia (HUF), 2) Mr. Girish Jagdish Kasat, 3) Mrs. Neetu Girish Kasat, 4) Mr. Harakchand Pukhraj Kotariya, 5) Mr. Ashok Pukhraj Kotariya, 6) Mr. Mahesh Nandlal Mundra, 7) Mr. Manoj Nandlal Mundra (Hereinafter for the sake of convenience referred to as "**Mr. Banthia & others or Mr. Sheetal Panalal Banthia (HUF) & others Six**").
- c) That it is further noted that said plots are formed out of original property bearing Pardi No. 7 and Pardi No. 8.



- d) It is further observed that said NA Plots are formed out of original Pardi No. 7 and Pardi No. 8. As said plot/s is formed from original Pardi No. 7 and Pardi No. 8 mutation entries with respect to original Pardi No. 7 and Pardi No. 8 as mentioned in para 8(c) to (d) are taken into consideration.
- e) That 1) Damu Undrya Patil and 2) Mahadev Alya Patil, both residing at Motha Khanda, Panvel, were seized and possessed of the pieces or parcels of land bearing PARDI NO. 7, admeasuring 0 H. 23 ARES 0 POINT + POT KHARABA admeasuring 0 H. 01 ARES 0 POINT, totally admeasuring **0H. 24 ARES 0 POINT**, assessed at Re. 0=53 PAISE and PARDI NO. 8, admeasuring 0H. 28 ARES 0 POINT + POT KHARABA admeasuring 0H.01ARES 0 POINT, totally admeasuring **0 H. 29 ARES 0 POINT**, assessed at Re. 0=75 PAISE, situate at Motha Khanda, Talathi Saja Panvel, Taluka Panvel.
- f) That both the said pieces of land were consolidated and the LAYOUT PLAN of the consolidated land was sanctioned by the ADDITIONAL TOWN PLANNING, CIDCO LTD., according to which 10 (TEN) sub-divided plots of varied measurements, with an OPEN SPACE admeasuring 644.28 sq. meters, INTERNAL ROAD admeasuring 213.22 sq. meters and PUBLI ROAD admeasuring 514.50 sq. meters, were laid out, the MUTATION ENTRY bearing No. 7706 in respect whereof was made in the revenue record on 21.03.1978, which was certified by the Circle Officer, Panvel on 14.04.1978.
- g) That the said original Pardi number land and 10 (TEN) sub-divided plots with OPEN SPACE, INTERNAL ROAD and PUBLIC ROAD were owned by 1) Shri Damu Undrya



Patil And 2) Shri Mahadev Alya Patil. The said 1) Shri Damu Undrya Patil And 2) Shri Mahadev Alya Patil sold the said NA plots to different purchasers.

Flow of title of Plot No :- 3.

- h) That by a DEED OF CONVEYANCE dated 05.12.1977, the said SHRI DAMU UNDRYA PATIL and SHRI MAHADEV ALYA PATIL, sold, transferred and conveyed the said plot, being PLOT NO. 3 admeasuring 432.10 sq. meters more specifically described in the SECOND SCHEDULE hereunder written to SHRI AVINASH RAMKRISHNA WAGALE, for the consideration of Rs. 8,000/-. In pursuance of the said transaction, the name of SHRI AVINASH RAMKRISHNA WAGALE was mutated in the KABJEDAR COLUMN of 7/12 EXTRACT pertaining to plot No.3, vide the MUTATION ENTRY bearing NO. 7715 dated 21.03.1978, which was certified by the CIRCLE OFFICER, PANVEL on 14.04.1978.
- i) That SHRI AVINASH RAMKRISHNA WAGALE died in or about 06.09.1986, leaving behind him (1) TEHASHREE AVINASH WAGALE (DAUGHTER), and (2) SMT. MANDAKINI RAMKRISHNA WAGALE (MOTHER), whose names were mutated in the KABJEDAR COLUMN of the 7/12 EXTRACT pertaining to plot No 3, vide the MUTATION ENTRY bearing NO. 9324 dated 09.04.1999, which was certified by the CIRCLE OFFICER, PANVEL on 04.05.1999.
- j) That the Said (1) TEJASHREE AVINASH WAGALE and (2) SMT. MANDAKINI RAMKRISHNA WAGALE intended to sell plot No.3. However, since SMT MANDAKINI RAMKRISHNA WAGALE was residing at ROHA, DISTRICT RAIGAD, and she being aged, it was not possible for her to come down to PANVEL and complete the procedure of



sale transaction. She, therefore, executed a POWER OF ATTORNEY dated 17.01.2007 in favour of SHRI ARVIND RAMKRISHA WAGALE.

k) That by a DEED OF CONVEYANCE dated 31.01.2007, which was lodged with the SUB-REGISTRAR, PANVEL-3, for registration on the even date at Serial No. PVL3-01127-2007, the said (1) TEJASHREE AVINASH WAGALE and (2) SMT. MANDAKINI RAMKRISHNA WAGALE, sold, transferred and conveyed said Plot No. 3 admeasuring 432.10 sq. meters, more specifically described in the SECOND SCHEDULE hereunder written, to one (1) SHRI SADASHIV DHONDIRAM GONUGADE and (2) MRS. BHARATI MADHUKAR PATIL, for the consideration of Rs. 24,00,000/- (RUPEES TWENTY FOUR LACS ONLY). In pursuance of the said transaction, the names of (1) SHRI SADASHIV DHONDIRAM GONUGADE and (2) MRS. BHARATI MADHUKAR PATIL, have been mutated in the KABJEDAR COLUMN of the 7/12 EXTRACT pertaining to plot No.3, vide the MUTATION ENTRY bearing No. 9602 dated 07.06.2007, which was certified by the CIRCLE OFFICER, PANVEL on 28.06.2007.

l) That by a DEED OF CONVEYANCE dated 28.06.2014, which was lodged with the SUB-REGISTRAR, PANVEL-5, for registration on the even date at Serial No. PVL 5-4577-2014, the said (1) SHRI SADASHIV DHONDIRAM GONUGADE and (2) MRS. BHARATI MADHUKAR PATIL, sold, transferred and conveyed said Plot No. 3 admeasuring 432.10 sq. meters, along with Plot No. 6 more specifically described in the SECOND SCHEDULE hereunder written, to 1) MR. SHEETAL PANNALAL BANTHIA (HUF), 2) MR. GIRISH JAGDISH KASAT, 3) MRS. NEETU GIRISH KASAT, 4) MR. HARAKCHAND



PUKHRAJ KOTARIYA, 5) MR. ASHOK PUKHRAJ KOTARIYA, 6) MR. MAHESH NANDLAL MUNDRA, 7) MR. MANOJ NANDLAL MUNDRA the Vendors herein for the consideration of Rs. 2,66,17,000/- (RUPEES TWO CRORE SIXTY SIX THOUSAND SEVENTEEN THOUSAND ONLY). In pursuance of the said transaction, the names of 1) MR. SHEETAL PANNALAL BANTHIA (HUF), 2) MR. GIRISH JAGDISH KASAT, 3) MRS. NEETU GIRISH KASAT, 4) MR. HARAKCHAND PUKHRAJ KOTARIYA, 5) MR. ASHOK PUKHRAJ KOTARIYA, 6) MR. MAHESH NANDLAL MUNDRA, 7) MR. MANOJ NANDLAL MUNDRA the Vendors herein have been mutated in the KABJEDAR COLUMN of the 7/12 EXTRACT pertaining to plot No.3, vide the MUTATION ENTRY bearing No. 9875 dated 18.07.2014, which was certified by the CIRCLE OFFICER, PANVEL on 13.08.2014.

Flow of title of Plot No 4.-

- m) That by a DEED OF CONVEYANCE dated 15.12.1977, SHRI DAMU UNDRYA PATIL and SHRI MAHADEV ALYA PATIL sold, transferred and conveyed the N.A. PLOT NO. 4 admeasuring 445.60 sq. meters, to SHRI VISHNU NARAYAN VAZE, residing at PADHYE WADA, PRABHU ALI, PANVEL, for the consideration of Rs. 8,000/-. In pursuance of the said transaction, the name of SHRI VISHNU NARAYAN VAZE was mutated in the KABJEDAR COLUMN of the 7/12 EXTRACT pertaining to plot No.4, vide the MUTATION ENTRY bearing NO. 7714 dated 21.03.1978. Which was certified by the CIRCLE OFFICER, PANVEL, on 14.04.1978.
- n) By a DEED OF CONVEYANCE dated 17.05.1994, SHRI VISHNU NARAYAN VAZE sold, transferred and conveyed the PLOT NO. 4 admeasuring 445.60 sq. meters, to (1)



SHIR. MUKUND PADMAKAR GHASAS, (2) SHRI VINOD KANYALAL CHHAJED AND (3) SHRI SHRIKANT VINAYKUMAR CHILEKAR, for the consideration of Rs. 2,55,000/-. In pursuance of the said transaction, the names of the PURCHASERS, namely, (1) SHRI MUKUND PADMAKAR GHASISA, (2) SHRI VINOD KANYALAL CHHAJED and (3) SHRI SHRIKANT VINAYKUMAR CHILEKAR, were mutated in the KABJEDAR COLUMN of the 7/12 EXTRACT pertaining to plot No.4, vide the MUTATION ENTRY bearing No. 9207 dated 07.09.1996, which was certified by the CIRCLE OFFICER, PANVEL, on 06.01.1997.

- o) That by a DEED OF CONVEYANCE dated 12.09.2008, which was lodged with the SUB-REGISTRAR, PANVEL-1, for registration on the even date at SERIAL NO. PVL 1-06960-2008, the said (1) SHRI MUKUND PADMAKAR GHASISA, (2) SHRI VINOD KANYALAL CHHAJED and (3) SHRI SHRIKANT VINAYKUMAR CHILEKAR sold, transferred and conveyed the PLOT NO. 4 admeasuring 445.60 sq. meters, to (1) SHRI ANIL LAXMAN WANDRE, (2) SHRI ANNASAHEB DHONDIRAM GONUGADE and (3) SHRI SUBHASH DASHRATH MHATRE, for the consideration of RS. 39,00,000/-. In pursuance of the said transaction, the names of (1) SHRI ANIL LAXMAN WANDRE, (2) SHRI ANNASAHEB DHONDIRAM GONUGADE and (3) SHRI SUBHASH DASHRATH MHATRE, the VENDORS herein, were mutated in the KABJEDAR COLUMN of the 7/12 EXTRACT pertaining to plot No.4, as per the ORDER of the TAHSILDAR, PANVEL, dated 03.10.2008, vide the MUTATION ENTRY bearing No. 9653 dated 04.10.2008, which was certified by the CIRCLE OFFICER, PANVEL, on 11.11.2008.



- p) That by a DEED OF CONVEYANCE dated 28.06.2014, which was lodged with the SUB-REGISTRAR, PANVEL-5, for registration on the even date at SERIAL NO. PVL 5-04578-2014, the said (1) SHRI ANIL LAXMAN WANDRE, (2) SHRI ANNASAHEB DHONDIRAM GONUGADE and (3) SHRI SUBHASH DASHRATH MHATRE, sold, transferred and conveyed the PLOT NO. 4 admeasuring 445.60 sq. meters, to 1) MR. SHEETAL PANNALAL BANTHIA (HUF), 2) MR. GIRISH JAGDISH KASAT, 3) MRS. NEETU GIRISH KASAT, 4) MR. HARAKCHAND PUKHRAJ KOTARIYA, 5) MR. ASHOK PUKHRAJ KOTARIYA, 6) MR. MAHESH NANDLAL MUNDRA, 7) MR. MANOJ NANDLAL MUNDRA the Vendors herein for the consideration of Rs. 1,39,83,000/- (RUPEES ONE CRORE THIRTYNINE LAKHS EIGHTYTHREE THOUSAND ONLY). In pursuance of the said transaction, the names of 1) MR. SHEETAL PANNALAL BANTHIA (HUF), 2) MR. GIRISH JAGDISH KASAT, 3) MRS. NEETU GIRISH KASAT, 4) MR. HARAKCHAND PUKHRAJ KOTARIYA, 5) MR. ASHOK PUKHRAJ KOTARIYA, 6) MR. MAHESH NANDLAL MUNDRA, 7) MR. MANOJ NANDLAL MUNDRA, the VENDORS herein, were mutated in the KABJEDAR COLUMN of the 7/12 EXTRACT pertaining to plot No.4, as per the ORDER of the TAHSILDAR, PANVEL, vide the MUTATION ENTRY bearing No. 9876 dated 18.07.2014, which was certified by the CIRCLE OFFICER, PANVEL, on 13.08.2014.

Flow of title of Plot No :- 6.

- q) That by a DEED OF CONVEYANCE dated 05.12.1977, the said SHRI DAMU UNDRYA PATIL and SHRI MAHADEV ALYA PATIL, sold, transferred and conveyed the said plot, being PLOT NO. 6 admeasuring 416.10 sq. meters,



more specifically described in the SECOND SCHEDULE hereunder written, to SHRI PRAKASH VASUDEV DEVDHAR, a resident of PANVEL, for the consideration of RS. 7,000/-. In pursuance of the said transaction, the name of SHRI PRAKASH VASUDEV DEODHAR was mutated in the KABJEDAR COLUMN of the 7/12 EXTRACT pertaining to the said plot, vide the MUTATION ENTRY bearing No. 7708 dated 21.03.1978, which was certified by the CIRCLE OFFICER, PANVEL on 14.04.1978.

- r) That by a DEED OF CONVEYANCE dated 24.11.1980, the said SHRI PRAKASH VASUDEV DEVDHAR, thereafter sold, transferred and conveyed the said plot, being PLOT NO. 6 admeasuring 416.10 sq. meters, more specifically described in the SECOND SCHEDULE hereunder written, to (1) SHRI JAGANNATH SHANKAR KELKAR and (2) MRS. VAISHALI JAGANNATH KELKAR, for the consideration of RS. 12,000/-. In pursuance of the said transaction, the names of the said (1) SHRI JAGANNATH SHANKAR KELKAR and (2) MRS. VAISHALI JAGANNATH KELKARE were mutated in the KABJEDAR COLUMN of the 7/12 EXTRACT pertaining to the said plot, vide the MUTATION ENTRY bearing NO. 8130 dated 19.12.1980, which was certified by the CIRCLE OFFICER, PANVEL on 15.01.1981.
- s) That SMT. VAISHALI JAGANNATH KELKAR died in or about dt. 01.04.1999, leaving behind her (1) SHRI JAGANNATH SHANKAR KELKAR (HUSBAND) (2) SHRI MANOJ JAGANNATH KELKAR (SON), AND (3) MANISHA JAGANNATH KELKAR (DAUGHTER), whose names were mutated in the KABJEDAR COLUMN of the 7/12 EXTRACT pertaining to the said plot, vide the MUTATION



ENTRY bearing NO. 9593 dated 16.04.2007, which was certified by the CIRCLE OFFICER, PANVEL on 04.05.2007.

- t) That by a DEED OF CONVEYANCE dated 02.04.2008, which was lodged with the SUB-REGISTRAR, PANVEL-1, for registration on the even date at SERIAL NO. PVL 1-02731-2008, the said (1) SHRI JAGANNATH SHANKAR KELKAR (2) SHRI MANOJ JAGANNATH KELKAR, and (3) MANISHA JAGANNATH KELKAR, sold, transferred and conveyed the said plot, being PLOT NO. 6 admeasuring 416.10 sq. meters, more specifically described in the SECOND SCHEDULE hereunder written, to (1) SHRI SADASHIV DHONDIRAM GONUGADE and (2) MRS. BHARATI MADHUKAR PATIL, i.e. the VENDORS herein, for the consideration of Rs. 25,00,000/- (RUPEES TWENTY FIVE LACS ONLY). In pursuance of the said transaction, the names of (1) SHRI SADASHIV DHONDIRAM GONUGADE and (2) MRS. BHARATI MADHUKAR PATIL, i.e. the VENDORS herein, have been mutated in the KABJEDAR COLUMN of 7/12 EXTRACT pertaining to the said plot, vide the MUTATION ENTRY bearing No. 9641 dated 13.08.2008, which was certified by the CIRCLE OFFICER, PANVEL on 24.09.2008.
- u) That by a DEED OF CONVEYANCE dated 28.06.2014, which was lodged with the SUB-REGISTRAR, PANVEL-5, for registration on the even date at Serial No. PVL 5-4577-2014, the said (1) SHRI SADASHIV DHONDIRAM GONUGADE and (2) MRS. BHARATI MADHUKAR PATIL, sold, transferred and conveyed said Plot No. 6 admeasuring 416.10 sq. meters, along with Plot No. 3 more specifically described in the SECOND SCHEDULE hereunder written, to 1) MR. SHEETAL PANNALAL



BANTHIA (HUF), 2) MR. GIRISH JAGDISH KASAT, 3) MRS. NEETU GIRISH KASAT, 4) MR. HARAKCHAND PUKHRAJ KOTARIYA, 5) MR. ASHOK PUKHRAJ KOTARIYA, 6) MR. MAHESH NANDLAL MUNDRA, 7) MR. MANOJ NANDLAL MUNDRA the Vendors herein for the consideration of Rs. 2,66,17,000/- (RUPEES TWO CRORE SIXTY SIX THOUSAND SEVENTEEN THOUSAND ONLY). In pursuance of the said transaction, the names of 1) MR. SHEETAL PANNALAL BANTHIA (HUF), 2) MR. GIRISH JAGDISH KASAT, 3) MRS. NEETU GIRISH KASAT, 4) MR. HARAKCHAND PUKHRAJ KOTARIYA, 5) MR. ASHOK PUKHRAJ KOTARIYA, 6) MR. MAHESH NANDLAL MUNDRA, 7) MR. MANOJ NANDLAL MUNDRA the Vendors herein have been mutated in the KABJEDAR COLUMN of the 7/12 EXTRACT pertaining to plot No.3, vide the MUTATION ENTRY bearing No. 9875 dated 18.07.2014, which was certified by the CIRCLE OFFICER, PANVEL on 13.08.2014.

- v) Thus, 1) MR. SHEETAL PANNALAL BANTHIA (HUF), 2) MR. GIRISH JAGDISH KASAT, 3) MRS. NEETU GIRISH KASAT, 4) MR. HARAKCHAND PUKHRAJ KOTARIYA, 5) MR. ASHOK PUKHRAJ KOTARIYA, 6) MR. MAHESH NANDLAL MUNDRA, 7) MR. MANOJ NANDLAL MUNDRA were seized and possessed the said Plot/s.
- (a) That MR. SHEETAL PANALAL BANTHIA (HUF) & OTHER SIX through their architect application dt. 9/04/2013, 26/09/2014 & 19/01/2015 had applied for permission for Development from the **CITY AND INDUSTRIAL DEVELOPMENT OF MAHARASHTRA LIMITED** (in short referred to as "The Corporation and or CIDCO) and has obtained development permission and Commencement Certificate dt. 08/09/2015 bearing



reference No. CIDCO/BP-12287, 12289, 12290/TPO(NM & K)/2015/1008 dt. 08/09/2015.

- w) That as per the said Commencement Certificate the Corporation has permitted MR. SHEETAL PANALAL BANTHIA (HUF) & OTHER SIX to construct a building of Stilt + 07 floors having 40 residential units & Nil commercial units. The MR. SHEETAL PANALAL BANTHIA (HUF) & OTHER SIX did not construct or in fact never started construction over the said plots.
- x) That by a DEED OF CONVEYANCE dated 05.03.2019, which was lodged with the SUB-REGISTRAR, PANVEL-4, for registration on the same day at Serial No. PVL 4-2394-2019, 1) MR. SHEETAL PANNALAL BANTHIA (HUF), 2) MR. GIRISH JAGDISH KASAT, 3) MRS. NEETU GIRISH KASAT, 4) MR. HARAKCHAND PUKHRAJ KOTARIYA, 5) MR. ASHOK PUKHRAJ KOTARIYA, 6) MR. MAHESH NANDLAL MUNDRA, 7) MR. MANOJ NANDLAL MUNDRA sold, transferred said plots, to M/S. FUTURE BUILDCON, through its Partners, 1) MR. DEVRAJ GOKUL RAVARIA, 2) MR. GOKAR BHURA PATEL, 3) MR. TEJSHI MADEVA CHAMARIYA, 4) MR. LALJI BHACHU PATEL, 5) MR. PARESH RAVJI PATEL, office address Shop No. 3, Bhakti CHS, Plot No. 60/A, Sector 50/E, Nerul Navi Mumbai, 400 706 the Developers herein for the consideration of Rs. 7,20,00,000/- (RUPEES SEVEN CRORE TWENTY LAKHS ONLY). In pursuance of the said transaction, M/S. FUTURE BUILDCON, through its Partners, 1) MR. DEVRAJ GOKUL RAVARIA, 2) MR. GOKAR BHURA PATEL, 3) MR. TEJSHI MADEVA CHAMARIYA, 4) MR. LALJI BHACHU PATEL, 5) MR. PARESH RAVJI PATEL, office address Shop No. 3, Bhakti CHS, Plot No. 60/A, Sector 50/E, Nerul Navi



Mumbai, 400 706 the Developers herein have become absolute owner of the said plots only formality of mutating their name to the revenue record is to be completed.

- y) Thus, M/S. FUTURE BUILDCON, through Its Partners, 1) MR. DEVRAJ GOKUL RAVARIA, 2) MR. GOKAR BHURA PATEL, 3) MR. TEJSHI MADEVA CHAMARIYA, 4) MR. LALJI BHACHU PATEL, 5) MR. PARESH RAVJI PATEL, office address Shop No. 3, Bhakti CHS, Plot No. 60/A, Sector 50/E, Nerul Navi Mumbai, 400 706 the Developers are seized and possessed the said Plot/s.
- (b) Till dt. 30/09/2016 Motha Khanda was within the jurisdiction of the Corporation. But from dt. 01/10/2016 due to establishment of Panvel Municipal Corporation Motha Khanda was included in the jurisdiction of Panvel Municipal Corporation necessary notification under the provisions of Maharashtra Regional & Town Planning Act, 1966 dated 14/10/2016 was published and therefore Panvel Municipal Corporation is the new planning authority for Motha Khanda.
- (c) That the Developers through their architect application dt. 11/03/2019 had applied for amended/ revised permission for Development from the Panvel Municipal Corporation and has obtained amended development permission and amended Commencement Certificate dt. 04/05/2019 bearing **reference No. 2019/PMC/TP/BP/1210/2019 dt. 04/05/2019** under section 45 of the Maharashtra Regional and Town Planning Act, 1966.
- z) That as per the Commencement Certificate the Panvel Municipal Corporation has permitted the Developers to



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construct a building of stilt + 06 floors having 36 residential units, fitness centre, Society office.

- aa) That during search no documents of mortgage or any other type by which any encumbrance could be said to create over said plot/s was found hence title is in consonance to the available record.

10) **CONCLUSION:**

On the basis of the perusal of the documents referred to above, the information collected by me as has been mentioned above, so also incidents pointed out as above, and search taken for 30 years I am of the opinion that the said plot/s is owned by M/S. FUTURE BUILDCON, through its Partners, 1) MR. DEVRAJ GOKUL RAVARIA, 2) MR. GOKAR BHURA PATEL, 3) MR. TEJSHI MADEVA CHAMARIYA, 4) MR. LALJI BHACHU PATEL, 5) MR. PARESH RAVJI PATEL, office address Shop No. 3, Bhakti CHS, Plot No. 60/A, Sector 50/E, Nerul Navi Mumbai, 400 706 as absolute owner thereof.

11) **CERTIFICATE OF TITLE:**

On the basis of the above discussion and search carried out by me I certify that

- a) title of **M/S. FUTURE BUILDCON**, with respect to the said plots is clear, marketable and without any encumbrance, charge etc.
- b) Said **M/S. FUTURE BUILDCON** are entitled and has right to develop the said Plot by constructing thereon the building/s consisting of independent residential blocks, etc, on what is commonly known as Flat Ownership Scheme;



- c) Said **M/S. FUTURE BUILDCON** are entitled to dispose the same to desiring purchaser.

Place: Panvel.

Date: 16/05/2019.



(S.M.Lad)
Advocate.

NOTES OF SEARCH FROM Index II since 1/1/1990 to 11/02/2019

YEAR	FINDINGS
1990	No entry found. Register is in torn condition.
1991	No entry found. Register is in torn condition.
1992	No entry found. Register is in torn condition.
1993	No entry found. Register is in torn condition.
1994	No entry found. Register is in torn condition.
1995	No entry found. Register is in torn condition.
1996	No entry found. Register is in torn condition.
1997	No entry found. Register is in torn condition.
1998	No entry found. Register is in torn condition.
1999	No entry found. Register is in torn condition.
2000	No entry found. Register is in torn condition.
2001	No entry found. Register is in torn condition.
2002	No entry found.
2003	No entry found.
2004	No entry found.
2005	No entry found.
2006	No entry found.
2007	No entry found.
2008	1) Sale Deed for Plot NO. 3 & 6 SR-1 PWL1-02731/2008. 2) Sale Deed for Plot NO. 4, SR-1 PWL1-06960/2008.
2009	No entry found.
2010	No entry found.
2011	No entry found.
2012	No entry found.
2013	No entry found.
2014	1) Sale Deed for Plot NO. 3 & 6 SR-5 PWL5-4577/2014. 2) Sale Deed for Plot NO. 4 SR-5 PWL5-4578/2014.
2015	No entry found.
2016	No entry found.
2017	No entry found.
2018	No entry found.
2019	Till 11/02/2019 Sale Deed SR-4 PWL4-2394/2019 from the available record No Entry Found.

Note-




- 1) Index-II Record of Year 1990 to 2002 (Manual Index) available for search is almost in torn condition and in bad shape.
- 2) Computerized Index-II of the year 2012 to 2019 not bounded alphabetically and in haphazard manner.
- 3)
 - a) Sub-Registrar Office No. 1 - Index-II Record from Jan 2016 Onwards not made available for search.
 - b) Sub-Registrar Office No.2-Some of the Index-II Record for Year 2012 to 2016 is in loose, mix and torn condition and for the Year 2017, 2018 & 2019 Index-II record not available.
 - c) Sub-Registrar Office No. 3 - Index-II Record from Jan 2017 Onwards not made available for search.
 - d) Sub-Registrar Office no.4 (office has started since 2012) - Index-II Record from Jan 2016 Onwards not made available for search.
 - e) Sub-Registrar Office No.5 (office has started since 2012) - Index-II Record from Jan 2016 Onwards not made available for search.
- 4) There was no entire record found pertaining to the total no. of books or total No. of pages or total No. of entries made till date pertaining to the respective village.

Hence this Search Report issued.

Place : Panvel
Date: 11/02/2019.

Note:-
Search Receipt No. 3195, dt.11/02/2019
issued by Sub-Registrar Panvel
is handed over along with report.


(S. M. Lad)
Advocate

