



Name of Client: M/s SARA REALTY

Date: 13/01/2018

Kind attention:

- 1) Mr. Mohammed Siraj Basheer,
- 2) Mr. Abhishek Nalin Sharma,
- 3) Mr. Roshan Pramod More.

SEARCH REPORT

1. Property Description:

Leasehold rights granted by City Industrial Development Corporation (CIDCO) of all that piece and parcel of land bearing Plot No. 16, area admeasuring about 2560 Sq. mtrs., situated at Sector 08, Sanpada, Navi Mumbai, District-Thane, Maharashtra and bounded as under;

On or towards the North by: Plot No. 17

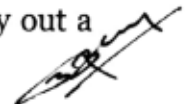
On or towards the South by: Plot No. 15

On or towards the East by: Plot No. 12

On or towards the West by: 15 mtrs wide road
(hereinafter referred to as "**said property**").

2. Instructions and source of documents and information:

M/s Sara Realty through its Partners 1) Mr. Mohammed Siraj Basheer, 2) Mr. Abhishek Nalin Sharma, 3) Mr. Roshan Pramod More (hereinafter referred to as "client") requested us to carry out a

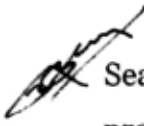


ADV.AKSHAY ASHOK KASHID B.L.S.L.L.B

OFFICE : 124, BHOOMI MALL PREMISES, PLOT NO-19, SECTOR-15, C.B.D BELAPUR,

NAVI MUMBAI CONTACT NO: 9892841642

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 Search of said property and to issue a report in respect of title of said property on the basis of documents, data and last known facts placed before us as mentioned hereinafter.

3. List of Documents perused:

- a.A copy of letter of allotment dated 08.03.2017 issued by CIDCO.
- b.A copy of Agreement to Lease dated 4.12.2017 between CIDCO and M/s Sara Realty.
- c.A copy of Commencement Certificate dated 08/01/2018 bearing Ref No. **NMMC/TPD/BP On line No. 2017CNMMN12694/134/2018 issued by NMMC.**

4. Executive Summary:

- a. Vide allotment letter dated 08.03.2017, the CIDCO has allotted said property in the name of M/s Sara Realty. The said property is earmarked for Residential + Commercial purpose under **"MM-I/03/SAN & NL/2016-17"** scheme.
- b.Vide "Agreement to Lease" dated: 14.12.2017 the CIDCO has agreed to grant a lease in respect of said property in the name of M/s Sara Realty for a period of 60 years. The said "Agreement to lease" is registered with the Sub-Registrar of Assurance **TNN-3 on 04/12/2017 bearing no 15927 of 2017.**
- d.The Promoter has obtained Commencement Certificate dated 08/01/2018 bearing Ref No. **NMMC/TPD/BP On line No. 20171CNMMC12694/134/2018 issued by NMMC.**
- c. That upon payment of development charges of Rs. 3,06,19,000/- (Rupees in words Three core six lakh nineteen

 thousand Only) paid on 30/12/2017 vide challan no. 0505 as assessed by the NMMC. the Commencement Certificate vide Ref No. **NMMC/TPD/BP On line No. 20171CNMMC12694/134/2018** issued by NMMC for the Construction of **2(two) Podium Parking, 10 (ten) Commercial Shops on Ground Floor and 80 (Eighty) Residential Flats on 20 (twenty) upper floors** i.e. in total of **90(Ninety)** units thereby utilizing FSI **1.5** sq mtrs and shall be developed under the name "**KSHIPRA**".

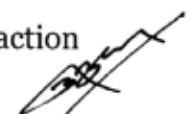
5. List of Original documents verified:

- a. Letter of allotment dated 08.03.2017 issued by CIDCO.
- b. Agreement to Lease dated 04.12.2017 between CIDCO and M/s Sara Realty.
- c. Commencement Certificate dated 08/01/2018 bearing Ref No. NMMC/TPD/BP On line No.20171CNMMC12694/134/2018 issued by NMMC issued by NMMC.

6. Observations/ Remarks :

a. Index in record of Sub – Registrar:

Mr. Manoj Mahadik (search clerk) has been appointed to carry out index search in the office of the sub-registrar of assurance Thane (TNN3) on 09/01/2018 bearing no 70 of 2018: in respect of said property. Accordingly he has obtained a search permission dated 09/01/2018 bearing no. 528 in the name of "Manoj Mahadik" for the period of year 2004 to 2018 by paying requisite charge. No alien transaction




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 has found to be recorded in respect of said Property as per available records of the Sub-Registrar Offices.

b. Lease tenure:

That the lease period in respect of said property is of 60 years (04/12/2017- 4.12.2077).

c. Tender Plot:

The said property is allotted with reference to the tender application no. 062 pertaining to scheme "MM-I/03/SAN & NL/2016-17" which is specifically referred in allotment letter dated 08.03.2017. Therefore, said property is said to be a tender plot.

d. Use of said property:

That use of said property as per the CIDCO record is "Commercial + Residential use".

e. Marketable and developable subject to the permission of NMMC:

I found that the said property is marketable subject to relevant permissions from NMMC i.e. Lessor, developable as per the development plan as approved by competent town planning authority and conditions mentioned in Commencement Certificate dated 08/01/2018

Navi Mumbai

Date- 15.01.2018



Akshay Ashok Kashid

Advocate


ADV.AKSHAY ASHOK KASHID B.L.S.L.L.B

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TITLE CERTIFICATE

 On the strength of information and documents provided by 1) Mr. Mohammed Siraj Basheer, 2) Mr. Abhishek Nalin Sharma, 3) Mr. Roshan Pramod More the partners of M/s Sara Realty and information found as per available records and my observations, I certify that "CIDCO" is Lessor and "M/s Sara Realty" is Lessee of property bearing 'Plot No. 16, area admeasuring about 2560 Sq. mtrs., situated at Sector 08, Sanpada, Navi Mumbai, District Thane, Maharashtra' (hereinafter referred to as "said property") as on date. The said property is marketable subject to approval of Lessor i.e. "CIDCO" and developable as per approved development plan passed by Town Planning authority i.e. NMMC and commencement certificate dated 08/01/2018. Title of said property in question is clear and there are no known encumbrances and known doubts of any type whatsoever. Therefore this search and Title report is qualified in value and submitted from the records available and found "On as is where is basis" without any liability on the part of the undersigned.

Navi Mumbai

Date- 15.01.2018



Akshay Ashok Kashid

Advocate