

Ajeet Singh & Associates



(Advocates & Legal Consultants)

AND

Legal Property Solutions LLP

(Dealing In Legal Documents & Co-operative Society Matters)

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OFFICE TIME : 10.00 A.M. TO 8.00 P.M.

CONSULTING TIME : 5.00 P.M. TO 8.00 P.M.
(SUNDAY CLOSED)



Ajeet Singh & Associates
(Advocates & Legal Consultants)

Ajeet V. Singh
B. Com., LL.B.
ADVOCATE HIGH COURT

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Date: 20th June 2019

**TITLE CERTIFICATE WITH TITLE SEARCH REPORT
TO WHOMSOEVER IT MAY CONCERN**

REF.: [1] NON AGRICULTURAL LAND BEARING SURVEY
/HISSA NO.1/2, ADM. OH - 24ARE - 50PT. NATURE OF
HOLDING GROUP-1 OF REVENUE VILLAGE GHOT, TAL.
PANVEL, DIST. RAIGAD WITHIN JURISDICTION OF TALATHI
SAJA PENDHAR, SUB REGISTRAR OF ASSURANCES AT
PANVEL, DIST. RAIGAD.

[2] DEVELOPMENT PERMISSION GRANTED BY PANVEL
MUNICIPAL CORPORATION DTD.28TH FEBRUARY 2019

We have investigated the Title of M/S. HAPPY LEISURE REALTIES LLP, the Present Owner of Land bearing Survey/Hissa No.1/2, adm. OH - 24Are - 50Pt., Situated at Revenue Village Ghot, Tal. Panvel, Dist. Raigad, Maharashtra, for a period 1990 to 2019 we have state as follows:

The said Non Agricultural Land was owned & belongs to SMT. SUREKHA HARISCHANDRA NIGHUKAR who had purchased, acquired from SHRI. SURESH VASANT PRADHAN under Sale Deed dtd. 5th July 1996 and on furnishing registered copy of Sale Deed, the revenue authority i.e. Tahsildar Panvel had mutated the name of Previous Owner and recorded the name of Purchaser vide under Mutation Entry No. 1201, dtd. 10/01/1997, the said Mutation Entry to be read with ME No. 1085, 1077, 723 and other Entry No. 129, 248, 266, 759, 1091 & 1154. Whereas subsequently the said Non Agricultural Land soldout, assigned & conveyed under Deed of Conveyance dtd. 15th April 2019 by its Owner SMT. SUREKHA HARISCHANDRA NIGHUKAR in favour of New Purchasers/Present Owners M/S. HAPPY LEISURE REALTIES LLP, and the same registered with the concerned Sub Registrar of Assurances vide under Registration Sr. No. PVL-2/4712/2019 dtd. 18th April 2019. The New Purchasers name recorded to Revenue Record as per Mutation Entry No. 1566 dtd. 4th June 2019.

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Ajeet Singh

WE HAVE PERUSED FOLLOWING TITLE DOCUMENTS:

Sr. No.	Particulars of Documents	Verified Xerox /Certified /Original
1.	7/12 Extract of Survey/Hissa No.1/2, Nature of Holding 1, as per computerized copy taken on 4 th June 2019.	Certified
2.	6/12 Extract of Land bearing Survey/Hissa No.1/2 of ME No.129, 248, 266, 723, 759, 1077, 1085, 1091, 1154, 1201 & 1566	Certified
3.	Sale Deed executed on 5th July 1996 between SMT. SUREKHA HARISCHANDRA NIGHUKAR Purchaser AND SHRI. SURESH VASANT PRADHAN Seller, the same registered vide under Registration Sr. No. 1389/1996 and submitted to the Revenue authority i.e. Tahsildar Panvel and the name of Seller mutated by recording the name of Purchaser as per ME No. 1201 dtd. 10 th January 1997.	Xerox Copy
4.	Zone Certificate of said property issued by the Panvel Municipal Corporation vide through Letter No. Outward No./Panvel Municipal Corporation/TPD/Zone/295/2019, dtd. 25/01/2019.	Xerox Copy
5.	Survey Plan & Demarcation of subject land/property issued by Asst. Superintendent Land Record Panvel, dtd. 21/01/2014	Xerox Copy
6.	Deed Of Conveyance & Specific Power of Attorney executed on 15 th April 2019 between The Owner/Vendor Smt. Surekha Harischandra Nighukar AND The Purchasers M/S. Happy Leisure Realities LLP through its Partners [1] Shri.Mayank Arvindkumar Dhakad, [2] Shri. Dinesh Kanhayalal Doshi, [3] Shri. Mohammed Israil Shaikh. The said Deed of Conveyance registered with the concerned Sub Registrar of Assurances at Panvel respectively vide under Registration Sr. No. PVL-2/4712/2019 dtd. 18 th April 2019 & Registration Sr. No. PVL-2/4714/2019 dtd. 15 th April 2019 and submitted to the Revenue authority i.e. Tahsildar Panvel and the name of Owner/Vendor Mutated by recording the name of Purchasers as per Mutation Entry No. 1566 dtd. 4 th June 2019.	Xerox Copy
7.	Development Permission/Commencement Certificate granted by Panvel Municipal Corporation vide under Certificate No. 2019/PMC/TP/BP/656/2019 dtd. 28 th February 2019	Xerox Copy



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We have gone through and perused the aforesaid title documents related to the said Land and also taken the title Search through **MR. VIVEK THAKUR, [Search Clerk]** for the period **Year 1990 to 21st February 2019** and certificate for same was issued, the further search as per instruction taken for a period 21st February 2019 to 19th June 2019 in the **Office of Concerned Sub Registrar of Assurance Panvel I, II, III, IV & V** and made the payment of Govt. Fees to that effect. While search its found that there is no other document executed & registered about the sale, lease, lien, mortgage of said lands in favour of any other party, except the document herein perused by us. The copy of search note & payment receipt for title of advocate enclosed herewith to support our title certificate issued pertaining to title of said Land.

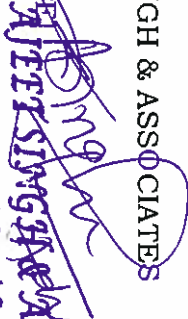
As per combine search taken It's observed by us that the title of of Land referred in scheduled hereunder as on date of issuance Title Certificate with **M/S. HAPPY LEISURE REALTIES LLP** is free & marketable.

THE SCHEDULE ABOVE REFERRED TO

TO ALL THAT Piece and Parcel, Portion of Non Agricultural Lands bearing **Survey /Hissa No.1/2, adm. OH - 24Are - 50Pt., Situated at Revenue Village Ghot, Tal. Panvel, Dist. Raigad within jurisdiction of Talathi Saja Pendhar, Sub Registrar Of Assurances At Panvel, Dist. Raigad** and shown bounded as follows that is to say:

ON OR TOWARDS NORTH	-	SURVEY/HISSA NO.1B
ON OR TOWARDS EAST	-	SURVEY/HISSA NO. 1K
ON OR TOWARDS WEST	-	SURVEY/HISSA NO. 66
ON OR TOWARDS SOUTH	-	SURVEY/HISSA NO.2/1

FOR AJEET SINGH & ASSOCIATES


 (ADVOCATE)
 (Advocates & Legal Consultants)
 Office No. 116/117, 1st Floor, Sai Chamber,
 Plot No. 44, Sector - 11, CBD Belapur,

Encl. : Search Report taken through **MR. VIVEK THAKUR**
 New Mumbai - 400 614 Tal. & Dist. Thane

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**FIRST SEARCH REPORT FOR A PERIOD
1990 TO 21ST FEBRUARY 2019**

TRANSACTION [Sub-Registrar, Panvel - I]	
1.	In sub Registrar Panvel1 from 1990 to 2001 in last i.e. 12 years as according to available records all records had been checked and found to be in torn conditions. Year of 2002 to 2019 in last 18 years record was fond in torn condition and in this 12 years if any transaction (entry) is found missed, then I will not be responsible
2.	Current year 2019 record is not ready .

TRANSACTION [Sub-Registrar, Panvel - II]	
1.	1) In sub Registrar Panvel 2 from 2002 to 2019 in last 18 years record was fond in torn condition and in this 12 years if any transaction (entry) is found missed, then I will not be responsible
2.	Current year 2019 record is not ready

TRANSACTION [Sub-Registrar, Panvel - III]	
1.	In Sub Registrar Panvel3 from 2005 to 2018 in last i.e. 14 years as according to available records all records had been checked.
2.	Current year 2018 record is not ready

TRANSACTION [Sub-Registrar, Panvel - IV]	
1.	In Sub Registrar Panvel4 from 2012 to 2018 in last i.e. 7 years as according to available records all records had been checked.
2.	Current year 2018 record is not ready.

TRANSACTION [Sub-Registrar, Panvel - V]	
1.	In Sub Registrar Panvel 5 from 2013 to 2018 in last i.e. 6 years as according to available records all records had been checked.
2.	Current year 2018 record is not ready

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**ACCORDING TO THE ABOVE SCHEDULE THOSE ENTRIES WHICH WE
HAVE FOUNDED IN SEARCH ARE GIVEN AS BELOW :**

Village	Ghot
Sub Registrar Office	Panvel - 1
Nature of Deed	Sale Deed
Survey Sub Division and House No.	Survey No.1 /2, Area - 0-24-50 HRP, Assess 3.37 Rs.ps.
Area	
Name of the Executing Party	Shri Suresh VasantPradhan,
Name of Claiming Party	Smt. Surekha H. Nighukar
Date of Execution	
Date of Registration	
Serial No./Volume and Page	

NOTE:

- 1) We enclose Receipt No. MH012224920201819E/2019 dtd. 21st February 2019 for Rs.750/- deposited for search in the Office of Sub Registrar Panvel.
- 2) We have searched the records in Office of Sub Registrar Office of Panvel which were available to us.
- 3) Manually and Computerized Index are not properly maintained in Sub Registrar Office at Panvel-1, Panvel-2, Panvel-3, Panvel-4, Panvel-5.

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AJEET SINGH & ASSOCIATES

(Advocates & Legal Consultants)

Office No. 116/117, 1st Floor, Sai Chamber,
Plot No. 44, Sector - 11, CBD Belapur,
Navi Mumbai - 430 614, Tal. & Dist. Thane

**SECOND SEARCH REPORT FOR A PERIOD
21ST FEBRUARY 2019 TO 19TH JUNE 2019**

TRANSACTION [Sub-Registrar, Panvel - I]	
1.	In Sub Registrar Panvel-1 of 2019 in Last i.e. One [01] Years as according to available records all records had been checked.

TRANSACTION [Sub-Registrar, Panvel - II]	
1.	In Sub Registrar Panvel-2 of 2019 in Last i.e. One [01] Years as according to available records all records had been checked.

TRANSACTION [Sub-Registrar, Panvel - III]	
1.	In Sub Registrar Panvel-3 of 2019 in Last i.e. One [01] Years as according to available records all records had been checked.

TRANSACTION [Sub-Registrar, Panvel - IV]	
1.	In Sub Registrar Panvel-4 of 2019 in Last i.e. One [01] Years as according to available records all records had been checked.

TRANSACTION [Sub-Registrar, Panvel - V]	
1.	In Sub Registrar Panvel-5 of 2019 in Last i.e. One [01] Years as according to available records all records had been checked.

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**ACCORDING TO THE ABOVE SCHEDULE THOSE ENTRIES WHICH WE HAVE
FOUNDED IN SEARCH ARE GIVEN AS BELOW :-**

Village	Ghot
Sub Registrar Office	Panvel - II
Nature of Deed	Sale Deed/Deed of Conveyance
Survey Sub Division and House No.	Survey No. 1/2, area 0 -22 -50 HRP प्लॉट 0-02-00 HRP
Area	-
Name of the Executing Party	SUREKHA HARISCHANDRA NIGHUKAR
Name of Claiming Party	M/S. HAPPY LEISURE REALTIES LLP
Date of Execution	15 th April 2019
Date of Registration	18 th April 2019
Serial No./Volume and Page	4712/2019
Agreement Value	Rs. 3,92,70,000.00
Market Value	Rs. 87,95,500.00
Stamp Duty Paid	Rs. 23,56,200.00
Registration Fees Paid	Rs. 30,000.00

Note:

1. Computerised Index are not properly maintained in Sub Registrar Office
2. Computerised Index are not properly maintained in Sub Registrar Office at Panvel-I, Panvel-II, Panvel-III, Panvel-IV & Panvel-V.

For AJEET SINGH & ASSOCIATES

AJEET. V. SINGH

AJEET SINGH & ASSOCIATES
(ADVOCATE)

(Advocates & Legal Consultants)

Unit-c. No. 116/117, 1st Floor, Sai Chamber,
Plot No. 44, Sector - 11, CBD Belapur,
Navi Mumbai - 430 614, Tal. & Dist. Thane



CHALLAN
MTR Form Number-6



GRN	MH012224920201819E	BARCODE			Date	21/02/2019-18:30:01	Form ID
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Search Fee	TAX ID (If Any)					
Office Name	PNL1 PANVEL NO 1 SUB REGISTRAR	PAN No.(If Applicable)					
Location	RAIGAD	F. II Name	Actv Ajeel Singh				
Year	2018-2019 One Time	Flat/Block No.					
	Account Head Details	Premises/Building					
	0030072201 SEARCH FEE	Road/Street					
		Area/Locality					
		Town/City/District					
		PIN					
		Remarks (If Any)	Ghut Gat No. 1/2 Since 1990 to 2019 30 yrs				
		Amount In	Seven Hundred Fifty Ruppes Only				
		Words	750.00				
Total			750.00				
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK					
Cheque/DD No.		Bank CIN	Ref. No.	69103332019022116853 203493963			
Name of Bank		Bank Date	RBI Date	21/02/2019-18:30:21 Not Verified with RBI			
Name of Branch		Bank-Branch	IDBI BANK				
		Scroll No. : Date	Not Verified with Scroll				

Department ID : _____ MicDile No : 9594891156
 NOTE:- This challan is valid for reason mentioned in Type of payment only . Not valid for other reasons or unregistered document
 खसत चलन "चलन गीत ठोकर" गरीय तगत कारणासाठी तालुका आणि खसत कारणासाठी सिव्हा नोकरणी त कारणासाठी दखनासाठी तालुका गरीय .

SEARCH REPORT

From: Mr. Vivek Thakur, Property Investigator

Store No.1, Shree Sai Harsh, Plot No.125,M.C.C.H Society, Panvel, 410206

Cell No.9594891156

Email I.D. vivekthakur7176@gmail.com

Date: 21/02/2019

To,
Adv.Ajeet Singh,
CBD ,Belapur.

Sir,

Reg:- Search of Survey No. 1/2, Area - 0-24-50HRP, Assess3.37
Rs.ps. Village - Ghot, Tal -Panvel, Dist.Raigad.

Period Of Search:1990 to 2019 (30 years)

As per your instruction, I have taken search of the above said property in the Sub-Registrar office at Panvel. The search was taken for the year from 1990 to 2019 i.e. last 30 years. I have gone through the available Index - II Register kept in the said Office. I have found the details as under:-

TRANSACTION (Sub- Registrar, Panvel - 1)

- 1) In sub Registrar Panvel1 from1990 to 2001 in last i.e. 12 years as according to available records all records had been checked and found to be in torn conditions. Year of 2002 to 2019 in last 18 years record was found in torn condition and in this 12 years if any transaction (entry) is found missed, then I will not be responsible
- 2) Current year 2019 record is not ready .

TRANSACTION (Sub- Registrar, Panvel - 2)

- 1) In sub Registrar Panvel 2 from 2002 to 2019 in last 18 years record was found in torn condition and in this 12 years if any transaction (entry) is found missed, then I will not be responsible
- 2) Current year 2019 record is not ready .

TRANSACTION
(Sub- Registrar, Panvel - 3)

- 1) In Sub Registrar Panvel3 from 2005 to 2018 in last i.e. 14 years as according to available records all records had been checked.
- 2) Current year 2018 record is not ready .

TRANSACTION
(Sub- Registrar, Panvel -4)

- 1) In Sub Registrar Panvel4 from 2012 to 2018 in last i.e. 7 years as according to available records all records had been checked.
- 2) Current year 2018 record is not ready.

TRANSACTION
(Sub- Registrar, Panvel -5)

- 1) In Sub Registrar Panvel 5 from 2013 to 2018 in last i.e.6 years as according to available records all records had been checked.
- 2) Current year 2018 record is not ready.

According to the above schedule those entries which I have founded in Search are given as below :

Village	Ghot
Sub Registrar Office	Panvel - 1
Nature of Deed	Sale Deed
Survey Sub Division and House No.	Survey No.1 /2, Area - 0-24-50 HRP, Assess 3.37 Rs.ps.
Area	
Name of the Executing Party	Shri Suresh VasantP-adhan,
Name of Claiming Party	Smt Surekha H. Nighukar
Date of Execution	
Date of Registration	
Serial No/Volume and Page	

NOTE:

- 1) I enclose receipt No.MH012224920201819E /2019 dated -21/2/2019 for Rs.750/- deposited for search in the Office of Sub- RegistrarPanvel -.
- 2) I have searched the records in office of Sub registrar office of Panvel which were available to me.

AJEEY SINGH & ASSOCIATES Panvel-1, Panvel 2, Panvel 3, Panvel -4, Panvel 5.

(Advocates & Legal Consultants)

Vince No. 116/117, 1st Floor, Sai Chandra
Plot No. 44, Sector - 11, CBD, Bandra
Navi Mumbai - 400 614, Tel. & Dist. Thane

AJEEY SINGH & ASSOCIATES
(Advocates & Legal Consultants)
Office No. 116/117, 1st Floor, Sai Chandra
Navi Mumbai - 400 614, Tel. & Dist. Thane

SEARCH REPORT

From: Mr. Vivek Thakur, Property Investigator

Store No.1 , Shree Sai Harsh, Plot No.125,M.C.C.H Society, Panvel, 410206

Cell No.9594891156

Email I.D. vivekthakur7176@gmail.com

Date: 19/06/2019

To,

Adv.Ajeet Singh,

CBD Belapur Navi Mumbai.

Respected Sir,

Reg:- Search of the Survey No.1/2, area 0,22.50 HRP , Pkh 0-02-0,
Village Chot, Tal – Panvel, Dist.Raigad.

Period Of Search : 2019 (1 years)

As per your instruction, I have taken search of the above said property in the Sub-Registrar office at Panvel. The search was taken for the year 2019 i.e. last 1 years. I have gone through the available Index – II Register kept in the said Office. I have found the details as under:-

TRANSACTION
(Sub- Registrar, Panvel – 1)

In Sub Registrar Panvel 1 of 2019 in last i.e. 1 years as according to available records all records had been checked.

TRANSACTION
(Sub- Registrar, Panvel – 2)

In Sub Registrar Panvel 1 of 2019 in last i.e.1 years as according to available records all records had been checked.



**TRANSACTION
(Sub- Registrar, Panvel – 3)**

In Sub Registrar Panvel 3 of 2019 in last i.e. 1 years as according to available records all records had been checked.

**TRANSACTION
(Sub- Registrar, Panvel – 4)**

In Sub Registrar Panvel 4 of 2019 in last i.e. 1 years as according to available records all records had been checked.

**TRANSACTION
(Sub- Registrar, Panvel – 5)**

In Sub Registrar Panvel 5 of 2019 in last i.e. 1 years as according to available records all records had been checked.



According to the above schedule those entries which I have founded in Search are given as below :-

Village	Ghot
Sub Registrar Office	Panvel - 2
Nature of Deed	Sale Deed
Survey Sub Division And House No.	Survey No.1/2, Area 0-22-50 HRP, Pkh 0-02-00 HRP,
Area	
Name of the Executing Party	Surekha Purichand Nighukar
Name of Claiming Party	M/s. Happy Lijar Realities LLP
Date of Execution	15/04/2019
Date of Registration	18/04/2019
Serial No/ Volume and page	4712/2019
Value	39270000
Market value	8795500
Stamp duty	2356200
Registration fees	30000

NOTE:

- 1) Computerized Index are not properly maintained in Sub Registrar Offices.
- 2) Computerized Index are not properly maintained in Sub Registrar Office at Panvel-1, 2, 3, 4, and 5.

