

Name of the Client- M/s Sai Developers

Kind attention: Shri Nalin Sharma

SEARCH REPORT

1. Property Description

Piece and parcel of land bearing Survey no./Hissa no. 743/1, admeasuring about 1296 sq.mtrs. out of 00 – 32 – 40 (H – R – P), situated at Village- Panvel, Taluka-Panvel, District-Raigad bounded as under;

On or towards east: Survey No. 743/2 and Survey No. 743/3.

On or towards west: CIDCO Road beyond Survey No. 482.

On or towards north: Survey No. 743/4.

On or towards south: Survey No. 491.

(the "*said land – 1*").

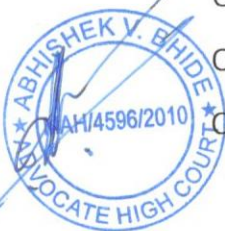
Piece and parcel of land bearing Survey no./Hissa no. 743/1, admeasuring about 1944 sq.mtrs. out of 00 – 32 – 40 (H – R – P), situated at Village- Panvel, Taluka-Panvel, District-Raigad bounded as under;

On or towards east: Survey No. 743/2 and Survey No. 743/3.

On or towards west: CIDCO Road beyond Survey No. 482.

On or towards north: Survey No. 743/4.

On or towards south: Survey No. 491.



(the "*said land – 2*").

(Said land – 1 and Said land – 2 shall be referred to as "*said land*")

2. Instruction and Source of Documents and Information:

Shri. Nalin Sharma ("the *client*") has requested me to carry out title search of the said land and accordingly to issue search report and title certificate in respect of title of the said land on the basis of documents, data, information, papers and last known facts placed before me as specifically mentioned in search report.

3. List of Documents Perused:

- a. A copy of 7/12 extract of the said land.
- b. A copy of Deed of Sale dated 17.06.2008.
- c. A copy of Indenture of Sale dated 30.09.2008.
- d. A copy of Deed of Conveyance dated 13.10.2008.
- e. A copy of Gatbook Nakasha.
- f. Index available with Sub-Registrar offices at Panvel.

4. Executive Summary:

- a. By virtue of sale deed dated 30.04.1993 registered & bearing serial no 586 in the office of Sub Registrar, Panvel; on 30.04.1993; Shri Jagdish Bohra has acquired all right, title, interest in respect of said land. The same was purchased by Shri Jagdish Bohra under the provisions of Section 43 read with Rule 25A of the Bombay Tenancy and Agricultural Lands Act, by obtaining the requisite permission dated 23.10.1992.



The name of the said Original Owner was mutated in the records.

- b. The Original Owner Shri Jagdish Bohra died leaving behind his legal heirs 1. Smt Brijkala Jagdish Bohra, 2. Smt Pranjala Jayprakash Bohra, 3. Smt Sheela Kisan Bohra. The name of legal heirs was substituted as Owner of the said land was mutated in the records of rights.
- c. Meanwhile, one Shri Manikchand Munot had, filed Writ Petition No 5989 of 2000 before the High Court of Bombay for claim on the portion of said land. Thereafter vide the consent terms dated 06.05.2008 filed before Hon'ble Bombay High Court it was agreed by the parties thereto that said Shri Manikchand Munoth has the rights in the portion of said land admeasuring about 1296 sq mtrs. out of the total land (the "land - 1"). The Balance of the said land admeasuring 1944 sq mtrs out of said land (the "land - 2") vested with the Legal Heirs of late Shri Jagdish Bohra.
- d. Thereafter by virtue of Deed of Sale dated 17.06.2008, 1. Smt Nitu Girish Kasat, 2. Shri Ashok Pukhraj Kotariya, 3. Shri Mahesh Nandlal Mundra and 4. Shri Harakchand Pukhraj Kotariya have acquired all the rights, title and interests in respect of land -2 from 1. Smt Brijkala Jagdish Bohra, 2. Smt Pranjala Jayprakash Bohra, 3. Smt Sheela Kisan Bohra and 4. Smt Shraddha Jagdish Bohra with confirmation of 1. Smt Anuradha Sudhir Gupte, 2. Shri Dipesh Tejshi Thakkar, 3. Shri Anandji Umarshi Dedhia, 4. Shri Kantilal Umarshi Dedhia, 5. Shri Leeladhar Umarshi Dedhia, 6. Legal heirs of late Shri Hirji Umarshi Dedhia i.e. a. Smt Laxmiben Hirji Dedhia, b. Shri Ajit Hirji Dedhia, c. Shri Mahendra Hirji Dedhia d.



Smt Arati Shailesh Sanghoi being confirming party - 1 therein and Shri Manakchand Chunilal Munoth being another Confirming party. The said Deed of sale dated 17.06.2008 is duly registered before Sub - Registrar Assurance Panvel - 1 at Panvel under registration serial no. PVL - 1 - 4754/2008 on 17.06.2008. Said Sale Deed dated 17.06.2008 is effectuated in revenue record by virtue of separate mutation entry.

- e. The said Land has been acquired by the Promoter under two transactions; for the said land in two separate transactions for areas admeasuring 1944 sq meters and 1296 sq meters, being the total area of 3240 sq meters; more specifically described as per the details mentioned hereunder:
- f. By virtue of Indenture of Sale dated 30.09.2008, M/s Sai Developers through its partner Shri Suresh Patkar has acquired all the rights, title, interest and possession in respect of all that is piece and parcel of land bearing survey no 743, hissa no 1, area 0-30-4, kharaba (0-02-0), admeasuring about 1296 sq. mtrs. (Land 1) from Shri Manakchand Chunilal Munoth (rightful owner in pursuance of the consent terms in Writ Petition No. 5989 of 2000 read with sale deed dated 17.06.2008) with confirmation of 1. Smt Brijkala Jagdish Bohra, 2. Smt Pranjala Jayprakash Bohra, 3. Smt Sheela Kisan Bohra and 4. Smt Shraddha Jagdish Bohra being confirming party - 1 and 1. Shri Dharma Lahu Mhatre, 2. Shri Krishna Lahu Mhatre, 3. Shri Bama Lahu Patil and 4. Smt Sitabai Namdeo Mhatre being confirming party - 2. The said Indenture of Sale dated 30.09.2008 is duly registered before Sub - Registrar Assurance Panvel - 1

