

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 Final Plot No. 269/2 formed out of Panvel Survey/Gat No. 452/1(1)B, admeasuring 1815 Sq. meters Situated at Village Panvel, Tal: Panvel, Dist: Raigad.

TO WHOMSOEVER IT MAY CONCERN

1) **INSTRUCTIONS :**

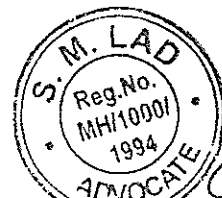
On the request of **Mr. Devraj Gokul Ravaria**, partner of **M/s. Future Homes Constructions**, office address **Shop No. 3, Bhakti CHS, Plot No. 60/A, Sector 50/E, Nerul Navi Mumbai, 400 706** (hereinafter referred to as the "**Developer**") I have caused search in respect of the said property, which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

2) **PROPERTY DESECRPTION:-**

All that pieces and parcel property situated, lying within the limits of registration District of Raigad, Sub-Registrar of Assurance at Panvel and Panvel Municipal Council Panvel, Taluka Panvel, District Raigad and outside the limits of Raigad Zilla Parishad.

DESCRIPTION OF PROPERTY

Survey No	Hissa No	Final Plot No.	Area H-R.P	Assessment Rs= Ps
452	1(1)B (Part)	269/2	0-18.15 or 1815 Sq. meters	4=16



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Bounded as under

- On or towards EAST : By the 60' wide Road
On or towards WEST : By the 20 wide Road.
On or towards SOUTH : By the Final Plot No. 264
On or towards NORTH : By the Final Plot No. 269/3, 482.

3) INFORMATION :

I also gathered information from **Mr. Devraj Gokul Ravaria, partner of M/s. Future Homes Constructions** relating to the said property

4) SEARCH :

Accordingly, I have carried out search of the Index No. II as maintained in the office of Sub-Registrar of Assurances at Panvel for a period of 30 years i.e. from 01/01/1986 to 31/03/2015 vide receipt No. 2960 and revenue record with respect to the said property. That thereafter said property is purchased by the Developers and have requested to issue fresh title certificate hence I have carried out further search till 6/5/2016 vide receipt No. 5399, dtd. 6/5/2016. Notes of search are annexed herewith. That during search it was observed that most of the record was in toned condition as mentioned herein below.

5) PAPER NOTICE :

I have cause to issued Public notice with respect to said land in daily local newspaper "**Kille Raigad**", & "**SAGAR**" dt. **4 April 2015**, "**The Free Press**" dt **11 April 2015** & "**Vashi Times**" dt. **11 -17 April 2015**, in response I have not received any objection in response of the same till date.



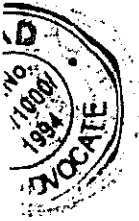
6) **DOCUMENTS** :

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

- a) 7/12 extract dt. 1/7/2016,
- b) Conveyance Deed dt. 21/03/1995.
- c) Mutation entry No. 1245, 2010, 2872, 2873, 3676, 5260, 5953, 9440, 9935, 9964 & 9974.
- d) Conveyance Deed dt. 14/07/2015
- e) Release Deed dt. 07/11/2015
- f) Deed of Partnership dt. 15/04/2015,
- g) Development permission dt. 16/02/2016.

7) **INCIDENTS** :

- i) That on perusal of property card and 7/12 extract dt. 01/07/2016 said property is recorded in the name of Developer.
- ii) That from the perusal of 7/12 extract mutation entries as mentioned in clause 6 (c) are seen to be effected with respect to said property.
- iii) That said **Survey No. 452/1(1)B** is formed out of **Original Survey No. 452/1(1)**. That **Original Survey No. 452/1(1)** was owned by Mr. Sasunji Haskel Charikar & Mr. Moses Haskel Charikar since minor represented by Mr. David Sasunji Charikar (herein after referred to as **Mr. Charikar & other 1**).
- iv) That Mr. Sasunji Haskel Charikar & Mr. Moses Haskel Charikar since minor represented by Mr. David Sasunji Charikar have sold and conveyed sold and conveyed an



area of 36 gunthas of Cultivable land and 3 gunthas of poat kharaba in all 39 gunthas out of **Original Survey No. 452/1(1)** to on Mr. Ismailji Abdul Ali Bohari (herein after referred to as "Mr. Bohari") for consideration of Rs. 659/- by Conveyance Deed dt. 22nd August 1942. That balance area of 32.5 gunthas of Cultivable land and 3 gunthas of Poat kharaba I all 35.2 gunthas was retained by **Mr. Charikar & other 1**. That effect of the said Conveyance Deed was given to the revenue record by mutation entry No. 1245 and said **Original Survey No. 452/1(1)** was divided in to 2 parts land sold to Mr. Bohari was numbered as **Survey No. 452/1(1) A** admeasuring 36 gunthas of Cultivable land and 3 gunths of poat kharaba in all 39 gunthas and land retained by the owners i.e. Mr. Charikar & other 1 was numbered as **Survey No. 452/1(1) B** admeasuring 32.5 gunthas of Cultivable land and 3 gunthas of poat kharaba in all 35.2 gunthas as per contents of mutation entry No. 1245 certified on 31st July 1943.

- v) That Mr. Shanivar Janu Urankar was notified as protected tenant of **Survey No. 452/1(1) B** and 3 other lands U/s. 3(a) of Bombay Tenancy & Agriculture Lands Act 1948 (in short BT & AL Act) now Maharashtra Tenancy & Agriculture Lands Act 1948 (in short MT & AL Act) as per contents of mutation entry No. 2010.
- vi) That on dt. 20th October 1956 it was noticed that Mr. Sasunji has died 15 years prior to 20th October 1956 & Mr. Moses Haskel Charikar has died 2 years prior to dt. 20th October 1976 and Mr. Sasunji was succeeded by his son Mr. David Sasunji and Mr. Moses was succeeded by his 2 sons Mast. Isaq and Mast. Manasha who were



minors represented by their guardian grandfather Mr. Haskel Charikar as per legal heirs register No. 331 and their names were mutated to revenue record by mutation entry No. 2872.

- vii) That 1) Mr. David Sasun Charikar 2) Mast. Isaq Mosis Charikar No. 2 since minors represented by their guardian grandfather Mr. Haskel Sasun Charikar have sold and conveyed land bearing **Survey No. 452/1(1) B** and other 2 lands to Mr. Shanivar Janu Urankar for total consideration of Rs. 1000/- by Conveyance Deed dt. 14th April 1956. Effect of the said Conveyance Deed was given to revenue record by mutation entry No. 2873 and name of Mr. Shanivar Janu Urankar was recorded as owner of **Survey No. 452/1(1) B**.
- viii) That loan of Rs.125 was procured by mortgaging said land hence as per order of Tahasildar charge of Rs.125/- was recorded against said land vide mutation entry No. 3676.
- ix) That charge recorded by mutation entry No. 3676 was repaid hence charge record in other rights column was ordered to be removed from revenue record of said land as per mutation entry No. 5260.
- x) Mutation entry No. 5953 is not available with the Talathi he has given necessary certificate to that effect hence I am unable to give any comment on the same.
- xi) That Mr. Shanivar Janu Urankar 2) Shankar Shanwar Urankar 3) Maruti Shankar Urankar 4) Ganpat Janu Urankar 5) Kashinath Ganpat Urankar 6) Mandar Ganpat Urankar 7) Ambo Janu Urankar 8) Keshav Ambo Urankar 9) Devji Janu Urankar 10) Raghunath Devji Urankar 11) Rajna Devji Urankar 12) Ganesh Devji Urankar 13) Prabhakar Devji Urankar consisting of joint



undivided Hindu family by Conveyance Deed dt. 21st May 1968 have sold and conveyed **Survey No. 452/1(1) B** admeasuring 3592.89 sq. meters of land to Ms. Nurunnisa Mohamedally Ladiwala (In short "**Ms. Ladiwala**"). That said Conveyance Deed was registered with Sub-Registrar Panvel at serial No. 681 at page 190 to 202 in volume No. 773 of Book No.I and transferred all their rights to said Ms. Ladiwala. That by said Conveyance Deed Ms. Ladiwala has purchased other properties also.

- xii) That said Ms. Ladiwala had purchased **Survey No. 452/1(1) B** for and on behalf of their partnership firm M/s. Grace Marbel Mosaic Co. having 1) Ms. Nurunnisa Mohomedally Ladiwala 2) Hasanali Mohomedally Ladiwala 3) Amirally Mohomedally Ladiwala 4) Abbas Mohomedally Ladiwala & 5) Salim Mohomedally Ladiwala as its partners.
- xiii) That by deed of dissolution dt. 23rd July 1972 the partners namely 1) Ms. Nurunnisa Mohomedally Ladiwala 2) Amirally Mohomedally Ladiwala 3) Abbas Mohomedally Ladiwala & 4) Salim Mohomedally Ladiwala retired from the said partnership and assigned from the the said partnership and their by conveyed transferred all their respective rights, title interest and claim in the said business of partnership and properties of the said partnership firm unto Mr. Hasanali Mohomedally Ladiwala absolutely forever who become owner of the **Final Plot No. 269/2 carved out of Survey No. 452/1(1)B.**
- xiv) That said Mr. Hasanali Mohomedally Ladiwala died in Mumbai then Bombay on 12th December 1990 leaving him surviving wife 1) Smt. Zaheda Hasanally Ladiwala



- 2) Altaf Hasanally Ladiwala 3) Nazim Hasanally Ladiwala 4) Zainab Hasanally Ladiwala (herein after referred to as "**Smt. Zaheda Ladhiwala & other 2**").
- xv) That said Mr. Hasanally Mohomedally during his life time has agreed to sale said **Final Plot No. 269/2 carved out of Survey No. 452/1(1)B** to one M/s. Trishul Developers a proprietary firm owned by Smt. Nandini Agarwal said agreement for sale was lodged for registration with Sub-Registrar Mumbai then Bombay under No. PBBM on dt. 20th July 1988 admeasuring 1815 sq. meters.
- xvi) That said M/s. Trishul Developers were not in position of completing the transaction with respect to said property as entered by agreement for sale dt. 20th July 1988 mentioned herein above hence said Smt. Zaheda Hasanally Ladiwalla & other 4 as Owners/Vendors, Ms. Nurunnisa Mohamedally Ladiwala as First Confirming party, M/s. Trishul Developers as Second Confirming Party have sold and conveyed said property to one **Mr. Rehman Abdul Aziz Meghani** (herein after referred to as "**Mr. Meghani**") for total consideration of Rs. 4,04,000/- by Conveyance Deed dt. 21/3/1995. That said Conveyance Deed was registered with Sub-Registrar Panvel on dt. 22nd March 1995 at serial No. 1084 upon completion of all formalities of registration said Conveyance Deed was ordered to be registered by Sub-Registrar Panvel at serial No. 22/1997 on dt. 4th January 1997. Effect of the said Conveyance Deed was given to the revenue record by mutation entry No. 9440.
- xvii) That said Mr. Meghani owner of the said property died on dt. 4th March 2009 who was succeeded by sole legal



heir wife/widow Smt. Gulshan Rehman Meghani the Vendor herein. That name of vendor is mutated to revenue record by mutation entry No. 9935 certified on 27th March 2015.

- xviii) That **Smt. Gulshan Rehman Meghani Conveyance deed dt. 14/07/2015**, has sold and conveyed said Plot in favour of Developers. Said Conveyance Deed is registered with Sub-Registrar, Panvel-4, on same day at **serial No. 8701/2015**. Effect of the said Conveyance Deed is given to revenue record of said property by mutation entry No. 9964.
- xix) That Mr. Jayesh Bhupendra Gandhi one of the partner of the Developers by release deed dt. 7/11/2015 has released his undivided share in the said plot in favour of other partners of the developers firm. Release Deed is registered with Sub-Registrar, Panvel-3, on same day at **serial No. 6381/2015**. Effect of the said release deed is given to revenue record of said property by mutation entry No. 9974 and name of Mr. Mr. Jayesh Bhupendra Gandhi is deleted from revenue record.
- xx) The Developers have got approved from the concerned local authority the plans, the specifications, elevations, sections and details of the said buildings to be constructed on the said plot vide permission dt. 16/02/2016 bearing No. 2016/PNP/S.B./1046/16. The Developers have also obtained Commencement Certificate from Panvel Municipal Council
- xxi) That during search of 30 years from index II as maintained by the Sub-Registrar under provisions of Registration Act no document encumbering upon the title of said property was found to register in Index II. That detailed notes of search are annexed herewith.



xxii) That from the available record the flow of title is in accordance to the revenue record and there is no encumbrance and or charge recorded against said land

8) ZONE OF THE PROPERTY :

That as property is situated within municipal limits of Panvel Municipal Council for which building permission is also granted for construction of residential building hence it suggest that the said property is in residential zone.

9) 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.

10) ACQUISITION/RESERVATIONS :-

That on perusal of property card extract issued by City Survey Office Panvel no acquisition is seen with respect to said property.

11) 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

a) The said Plot is owned by **M/s. Future Homes Constructions the Developers** as owner thereof.



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12) 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 Homes Constructions the Developers** with respect to the said Plot is clear, marketable and without any encumbrance, charge etc.
- b) **M/s. Future Homes Constructions the Developers** have right to develop the said plot and sale the units i.e. flats etc to desiring prospective purchasers on what is commonly known as "Ownership Basis".

Place: Panvel.
Date: 2/7/2016.



(S.M.Lad)
Advocate.

**NOTES OF SEARCH FROM Index II**

01/01/1986 to 6/05/2016

YEAR	FINDINGS
1986	Village Entry Not Found Register is in Torn Condition
1987	Village Entry Not Found Register is in Torn Condition
1988	Village Entry Not Found Register is in Torn Condition
1989	Village Entry Not Found Register is in Torn Condition
1990	Village Entry Not Found Register is in Torn Condition
1991	Village Entry Not Found Register is in Torn Condition
1992	Village Entry Not Found Register is in Torn Condition
1993	Village Entry Not Found Register is in Torn Condition
1994	Village Entry Not Found Register is in Torn Condition
1995	Available Index Checked
1996	Available Index Checked
1997	Conveyance Deed SR Panvel Serial No. 22/1997.
1998	Available Index Checked

1999	Available Index Checked
2000	Available Index Checked
2001	Available Index Checked,
2002	Available Index Checked
2003	Available Index Checked
2004	Available Index Checked
2005	Available Index Checked
2006	Available Index Checked
2007	Available Index Checked
2008	Village Entry Not Found Register is in Torn Condition
2009	Village Entry Not Found Register is in Torn Condition
2010	Village Entry Not Found Register is in Torn Condition
2011	Village Entry Not Found Register is in Torn Condition
2012	Village Entry Not Found Register is in Torn Condition
2013	Village Entry Not Found Register is in Torn Condition
2014	Village Entry Not Found Register is in Torn Condition
2015	Conveyance Deed SR-4 Serial No. 8701/2015 Release Deed SR-3 Serial No. 6381/2015
2016	Up to 6/05/2016 no entry found

Note-

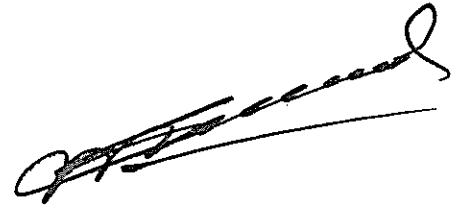
- 1) Index-II Record of Year 1986 to 2001 (Manual Index) available for search is almost in torn condition and in bad shape.
- 2) Computerized Index-II of the year 2002 to 2016 not bounded alphabetically and in haphazard manner.
- 3)
 - a) Sub-Registrar Office No. 1 - Index-II Record from Jan 2016 Onwards not made available for search.
 - b) Sub-Registrar Office No.2-Some of the Index-II Record for Year 2002 to 2015 is in loose, mix and torn condition and for the Year 2016 Index-II record available.
 - c) Sub-Registrar Office No. 3 - Index-II Record from Jan 2016 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.
- 5) That during search certain agreements for sale were found to be registered with respect to flats in the old building but as they were with respect to members of the society they are not detailed herein.

Hence this Search Report issued.

Place : Panvel
Date: 6/5/2016.

Note:-
Earlier search receipts are already given.
Search Receipt No. 5399, dt. 6/05/2016
issued by Sub-Registrar Panvel
is handed over along with reports.



(S. M. Lad)
Advocate



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पावती
Friday, 06 May 2016 11:30 AM नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 5399 दिनांक: 06/05/2016

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: पवल1-0-2016

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड सतोष लाड

वर्णन अर्ज क्र. 1915/2016 मौजे पनवेल भूखंड क्र 269/2 सन 2015 ते 2016

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JOINT S R PANVEL 1

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डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000740956201617E दिनांक: 06/05/2016

बँकेचे नाव व पत्ता:

दुय्यम निबंधक, वर्ग-२

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