

VIVEK N. BHUTADA
ADVOCATE
B.Com. L.L.B.



C/103, Riddhi C.H.S. Ltd.,
Near Play Ground,
Vasant Nagri II,
Vasai (East) Thane.
Mob. 9766450397

Date :- 10-11-2016

Ref. No. VNB/ 55 /2016

SEARCH REPORT
TO WHOMSOEVER IT MAY CONCERN

This is to certify that I has taken search in the Office of Sub - Registrar Thane District, from 2002 to 2016 vide Receipt No. 1111125649 dated 21.10.2016 in respect of **Building No. 03 on Plot No. B** (hereinafter referred as **said Building**) in the layout of land bearing Old Survey No. 227 New Survey No. 28 Hissa No. 01 situated at Village Navghar, Taluka and District Thane (hereinafter referred to as the **said land**) and my finding are as follows:

YEAR : FINDING

2002 : NIL
2003 : NIL
2007 : NIL
2008 : NIL
2009 : NIL
2010 : NIL

2011 : **Document No. TNN-4 2721/2011**

Deed of Conveyance executed by Yesubai Yashwant Mhatre through her constitute attorney Kailash Sudam Kini in favour of Seven Eleven Construction Company Pvt. Ltd., in respect of said Land.

Document No. TNN-7 8638/2011

Deed of Conveyance executed by Yesubai Yashwant Mhatre in favour of M/s Indralok Developers in respect of said Land.

2012 : NIL

- 2013 : **Document No. TNN-7/7699/2013**
Consent Decree passed in Special Civil Suit No. 701/2012 filed M/s Seven Eleven Construction Co. Pvt. Ltd. in the court of Hon'ble Civil Judge (S.D.), Thane against the said Yesubai Yashwant Mhatre, M/s Indralok Developers and Shri Kailash Sudam Kini
- 2014 : NIL
- 2015 : **Document No. TNN-7 2636/2015**
Agreement executed by M/s Indralok Developers in favour of Mira Bhayandar Municipal Corporation in respect of 832.46 Sq. Meters land (which is reserved for 15 Meter D.P. Road).
- Document No. TNN-10 12952/2015**
Development Agreement executed between M/s Indralok Developers and M/s Tanvi Developers in respect of FSI admeasuring 1035.73 Sq. Meters concerning to Building No. 03 in the layout of said Land.
- 2016 : **Document No. TNN-4 4362/2016**
Deed of Release executed by The Estate Investment Company Pvt. Ltd., in favour of M/s Indralok Developers in respect of said Land.

UNREADY

This is to note that this Search report is subject to Unready and Unavailable record.

VIVEK N. BHUTADA



ADVOCATE.

MH003528796201617E	Government of Maharashtra	Regn. 39 k1
Department of Registration and Stamps		
21 Oct 2016	Receipt	Receipt no.: 1111125649
	Name of the Applicant :	Vivek Nandkishor Bhutada
	Details of property of which document has to be searched :	Dist :Thane Village :Navaghar S.No/CTS No/G.No. : 227
	Period of search :	From :2002 To :2016
	Received Fee :	375
The above mentioned Search fee has been credited to government vide GRN no :MH003528796201617E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php '.		

S. Pawar
Search Clerk
Mumbai.

SERACH REPORT/ INVESTIGATION OF TITLE

Dated this 30th Day of February, 2013.

To,

Thane.

Subject: Investigation of title in respect of:

Schedule: Old Survey No. 227/1, New Survey No. 28/1, adm. 0-40-2 h,r,p, situated at
Revenue Village Navghar, Tal. & Dist. Thane (hereinafter referred to as "the said
property").

Dear Sir / Madam,

As per your instruction, we have taken the search taken at Thane-1-2-4-5-7-10. Sub-
Registrar's offices from years 1983 to 2012, i.e. 30 years.

S.R.O. Thane-1

1983	- Nil
1984	- Nil
1985	- Nil
1986	- Nil
1987	- Nil
1988	- Nil
1989	- Nil
1990	- Nil
1991	- Nil
2005	- Nil
2006	- Nil
2007	- Nil
2008	- Nil



2009 - Nil
2010 - Nil
2011 - Nil
2012 - Not ready

-----X-----X-----X-----

S.R.O. Thane-2

2005 - Nil
2006 - Nil
2007 - Nil
2008 - Nil
2009 - Nil
2010 - Nil
2011 - Nil
2012 - Not ready

-----X-----X-----X-----

S.R.O. Thane-4

1992 - Nil (Sum pages torn)
1993 - Nil (Sum pages torn)
1994 - Nil (Sum pages torn)
1995 - Nil (Sum pages torn)
1996 - Nil (Sum pages torn)
1997 - Nil (Sum pages torn)
1998 - Nil (Sum pages torn)
1999 - Nil (Sum pages torn)
2000 - Nil (Sum pages torn)
2001 - Nil (Sum Pages torn)
2002 - Nil
2003 - Nil

... ■

2004	- Nil
2005	- Nil
2006	- Nil
2007	- Nil
2008	- Nil
2009	- Nil
2010	- Nil
2011	- Entry
2012	- Record up to November month available.

-----X-----X-----X-----

S.R.O. Thane-5

2005	- Nil
2006	- Nil
2007	- Nil
2008	- Nil
2009	- Nil
2010	- Nil
2011	- Nil
2012	- Not ready

-----X-----X-----X-----

S.R.O. Thane-7

2005	- Nil
2006	- Nil
2007	- Nil
2008	- Nil
2009	- Nil
2010	- Nil



2011 - Entry

2012 - Nil

-----X-----X-----X-----

S.R.O. Thane-10

2005 - Nil

2006 - Nil

2007 - Nil

2008 - Nil

2009 - Nil

2010 - Nil

2011 - Nil

2012 - Not ready

-----X-----X-----X-----

IN THE YEAR 2011:

1) Nature Of Document: DEED OF CONVEYANCE

Schedule: 1) Old Survey No. 227/1, New Survey No. 28/1, Total adm. 4170 Sq meters open land,

1) YESUBAI YESHWANT MHATRE, through power KAILAS SUDAM KINI,

To,

M/S. SEVEN ELEVAN CO. PVT. LTD. DIRECTOR VINOD L. MEHTA,

Execution Date : 29/03/2011
Index Date : 29/03/2011
Agreement Value : 7,000,000.00
Market Value : 31,365,000.00
Document Sr. No. : TNN-4/2721/2011 (Thane-4)

-----X-----X-----X-----

IN THE YEAR 2011:

2) Nature Of Document: DEED OF CONVEYANCE

Schedule: 1) Old Survey No. 227/1, New Survey No. 28/1, Total adm. 4170 Sq meters open land,

YESUBAI YESHWANT MHATRE,

To,

M/S. INDRALOK DEVELOPERS partner through 1. M/S. ANNAPURNA BUILT
CON INFRA PVT. LTD. DIRECTOR GOPALJI K. DWIVEDI, & NAVIN D.
PATIL,

Execution Date : 01/12/2011
Index Date : 01/12/2011
Agreement Value : 35,400,000.00
Market Value : 39,406,500.00
Document Sr. No. : TNN-7/8638/2011 (Thane-7)

-----X-----X-----X-----

IN THE YEAR 2011:

3) Nature Of Document: POWER OF ATTORNEY

Schedule: 1) Old Survey No. 227/1, New Survey No. 28/1, Total adm. 4170 Sq meters open
land,

1) YESUBAI YESHWANT MILATRE,

To,

M/S. INDRALOK DEVELOPERS partner through 1. M/S. ANNAPURNA BUILT
CON INFRA PVT. LTD. DIRECTOR GOPALJI K. DWIVEDI, & NAVIN D.
PATIL,

Execution Date : 01/12/2011
Index Date : 01/12/2011
Agreement Value : 00
Market Value : 00
Document Sr. No. : TNN-7/8639/2011 (Thane-7)

-----X-----X-----X-----


SCHEDULE

Old Survey No. 227/1, New Survey No. 28/1, adm. 0-40-2 h.r.p, situated at Revenue
Village Navghar, Tal. & Dist. Thane (hereinafter referred to as "the said property").

Note: *** Search report is based upon the Index - II available in the SRO's office subject
to torn records / missing records. Recorded not mentioned properly,

Thanking You,

Yours Truly,


S. Pawar
Search Clerk