



LAXMI & CO.

Legal Management & Advocate Firm

Office:104 Shayam Apartment, Hari Pandav Path, Navi-Mumbai, Uran-400702.
A-3 Satym Bldg, Near SBI Bank, Agashi Road, Virar-(W)-401303.
Contact No.7045230370.

2nd April 2015

SEARCH REPORT

Sub.: THIS IS TO CERTIFY THAT I have taken search in the office of Sub-Registrar and relevant Land Revenue Record Thasildar, Talathi Saja Manikpur and Umlman at Vasai, District Thane, of N.A. land bearing: 1) Survey No. 69 Hissa No. 12, admeasuring area 4530.00 sq. mtrs., Rs.8.32 paise, 2) Survey No.69 Hissa No.13, admeasuring area 2692.14, sq.mtrs. Rs.5.29 paise, lying being and situate at Village Manikpur, Taluka Vasai, District Thane and 3) Survey No.197B, Hissa No.-, admeasuring area 710.00 sq. mtrs, Rs.1.19 paise, lying being and situated at Village Chulne, Taluka Vasai, District Thane, within the area of Sub-Registrar Vasai No.I, II & III belong to M/s.Unique Land Realty (P) Ltd. incorporated under the provision of Indian Companies Act 1956, having its office at Saheb Building, 195 D.N. Road, Fort, Mumbai-400 001, through its directors Shri Ashok Mehta & Shri Piyush Ashok Mehta and have found the following entries to have been made.

TRUE COPY

Ashok

H. ROSHANLAL D. SHISODIA
B.L.S.LL.B.
ADVOCATE HIGH COURT,
34, Hari Pandav Path,
Uran-400702, Navi-Mumbai-9769150003.

Dear Sir,

We have gone through the following photo copy documents submitted by the Applicant. Sub-Registration Office Vasai Other encumbrances/ Transaction relevant Record at Vasai, District Palghar.

1.Survey No. 69 Hissa No. 12 admeasuring area 4530 sq.mtrs. Rs.8.32 paise, Village Manikpur, Tal. Vasai, Dist. Thane.

1952 - Record not available		1953 - Record Not available		1954 - Nil		1955 - Nil		1956 - Nil		1957 - Nil		1958 - Nil	
1954 - Nil	1955 - Nil	1956 - Nil	1957 - Nil	1958 - Nil	1959 - Nil	1960 - Nil	1961 - Nil	1962 - Nil	1963 - Nil	1964 - Nil	1965 - Nil	1966 - Nil	1967 - Nil
1968 - Nil	1969 - Nil	1970 - Nil	1971 - Nil	1972 - Nil	1973 - Nil	1974 - Nil	1975 - Nil	1976 - Nil	1977 - Nil	1978 - Nil	1979 - Nil	1980 - Nil	1981 - Nil
1982 - Nil	1983 - Nil	1984 - Nil	1985 - Nil	1986 - Nil	1987 - Nil	1988 - Nil	1989 - Nil	1990 - Nil	1991 - Nil	1992 - Nil	1993 - Nil	1994 - Nil	1995 - Nil
1996 - Nil	1997 - Nil	1998 - Nil	1999 - Nil	2000 - Nil	2001 - Nil	2002 - Nil	2003 - Nil	2004 - Nil	2005 - Nil	2006 - Nil	2007 - Nil	2008 - Nil	2009 - Nil
2010 - Nil	2011 - Nil	2012 - Nil	2013 - Entry										

Deed of Conveyance Registered with the Sub-Registered of Registration under Serial No. 1488/2013 dated 16th February 2013 & Power of Attorney Registered document Serial No.1489 dated 16th February 2013 with the office of Sub Registrar, Vasai II, in between of 1) SHRI PANKAJ JASWANTRAI DOSHI and 2) SHRI KIRIT JASWANTRAI DOSHI, as the "VENDORS". The vendor has agreed to sell the said property to M/S AMEYA REALTORS



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& INFRASTRUCTURE a Regd. Partnership firm through its partners 1) Shri Prafulla Jaganath Sane, 2)Shri Sunil Moreshwar Aacholkar as the 1st Confirming party at or for a price of Rs. 41,00,000/- vide an Agreement to sell dated 15/06/2006. The said Agreement to sell is Legal, Valid & subsisting.

That the 1st Confirming party M/S AMEYA REALTORS & INFRASTRUCTURE in turn has Agreed to sell the said to a Regd. Partnership firm through its partners 1) Shri Prafulla Jaganath Sane, 2)Shri Sunil Moreshwar Aacholkar, IInd Confirming party SHRI ASHOK M. MEHTA, PROP. UNIQUE BUILDERS & DEVELOPERS at or for a price of Rs. 85,88,360/- vide agreement to sell dated 01/08/2006. The said Agreement to sell is Legal, Valid & subsisting.

That the said IInd Confirming party SHRI ASHOK M. MEHTA, PROP. UNIQUE BUILDERS & DEVELOPERS in turn has Agreed to sell the said property to Purchaser M/S UNIQUE LAND REALTY PVT LTD, THROUGH ITS DIRECTORS 1) SHRI ASHOK M. MEHTA 2) SHRI PIYUSH A. MEHTA herein at or for a price of Rs. 1,09,72,560/- vide Agreement to sell dated 01/04/2009 & the said Agreement is Legal, Valid & subsisting.

That the purchaser has paid a sum of Rs. 1,09,72,560/- to IInd Confirming party from time to time who in turn has paid a sum of Rs.85,88,360/- to 1st Confirming party from time to time who in turn has paid a time to VENDOR.

2. Survey No.197B Hissa No. - , admeasuring area 710 sq.mtrs. Rs.1.19 paise, Village Chulne, Tal. Vasai, Dist. Thane.

1952 - Record not available		1953 - Record Not available		
1954 - Nil	1955 - Nil	1956 - Nil	1957 - Nil	1958 - Nil
1959 - Nil	1960 - Nil	1961 - Nil	1962 - Nil	1963 - Nil
1964 - Nil	1965 - Nil	1966 - Nil	1967 - Nil	1968 - Nil
1969 - Nil	1970 - Nil	1971 - Nil	1972 - Nil	1973 - Nil
1974 - Nil	1975 - Nil	1976 - Nil	1977 - Nil	1978 - Nil
1979 - Nil	1980 - Nil	1981 - Nil	1982 - Nil	1983 - Nil
1984 - Nil	1985 - Nil	1986 - Nil	1987 - Nil	1988 - Nil
1989 - Nil	1990 - Nil	1991 - Nil	1992 - Nil	1993 - Nil
1994 - Nil	1995 - Nil	1996 - Nil	1997 - Nil	1998 - Nil
1999 - Nil	2000 - Nil	2000 - Nil	2001 - Nil	2002 - Nil
2003 - Nil	2004 - Nil	2005 - Entry		

By a Conveyance Dated 08/11/2005 registered in the office of the Sub-registrar at Vasai at Serral No.6424 1) Inas Francis Ghosal, 2) Pascol Francis Ghosal, 3) Johna Girgol Damel alias Johna Grogry D' Mello, 4) Marshana Pascol Pereira alias Marshan Pascol Pereira through C.A. Kunal Karu Frnandes have sold and conveyaed the said land to 1) Pankaj Jaswantrai Doshi, 2) Kirit Jaswantrai Doshi for Rs.20,00,000/- (Twenty lakh only), vide Mutation Entry No.2092, dated 19/11/2005. The sale permission in respect of the said land is issued by Sub-Divisional officer, Bhiwandi, Division, vide his Order No.BD/ KUV/ VP/ VASAI/ SR/ 117/ 2005, duly certified on 21/07/2005 for the purpose of residence use only vide Mutation Entry No.2092, dated 21/11/2005, on duly certified on 19/11/2005.



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2006 - Nil 2007 - Nil 2008 - Entry

Shri.Pascal Francic Ghonsalves has filed the civil suit No.143/2008 for declaration and injunction. The Plaintiff is challenging the permission for sale given in Kunal Kharu Fanardis & others Civil Court S. D. Vasai. Lease pendency No.9671/2008.

2009 - Nil 2010 - Nil 2011- Nil 2012 - Entry

Shri.Pascal Francic Ghonsalves has filed the civil suit No.143/2008 for declaration and injunction. The Plaintiff is challenging the permission for sale given in Kunal Kharu Fanardis & others Civil Court S. D. Vasai. Lease pendency No.9671/2008 entry Remove, vide Mutation Entry No.2728 dated 09/10/2012 duly certified on 09/10/2012.

2013 - Entry

Deed of Conveyance Registered with the Sub-Registered of Registration under Serial No. 1488/2013 dated 16th February 2013 & Power of Attorney Registered document Serial No.1489 dated 16th February 2013 with the office of Sub Registrar, Vasai II, in between of 1) SHRI PANKAJ JASWANTRAI DOSHI, 2) SHRI KIRIT JASWANTRAI DOSHI, as the "VENDORS". The vendor has agreed to sell the said property to M/S AMEYA REALTORS & INFRASTRUCTURE as the 1st Confirming party at or for a price of Rs. 41,00,000/- vide an Agreement to sell dated 15/06/2006. The said Agreement to sell is Legal, Valid & subsisting.

That the 1st Confirming party M/S AMEYA REALTORS & INFRASTRUCTURE in turn has Agreed to sell the said to a Regd. Partnership firm through its partners 1) Shri Prafulla Jaganath Sane, 2) Shri Sunil Moreshwar Aacholkar, IInd Confirming party SHRI ASHOK M. MEHTA, PROP. UNIQUE BUILDERS & DEVELOPERS at or for a price of Rs. 85,88,360/- vide agreement to sell dated 01/08/2006. The said Agreement to sell is Legal, Valid & subsisting.

That the said IInd Confirming party SHRI ASHOK M. MEHTA, PROP. UNIQUE BUILDERS & DEVELOPERS in turn has Agreed to sell the said property to Purchaser M/S UNIQUE LAND REALTY PVT LTD, THROUGH ITS DIRECTORS 1) SHRI ASHOK M. MEHTA 2) SHRI PIVISH A. MEHTA herein at or for a price of Rs. 1,09,72,560/- vide Agreement to sell dated 01/04/2009 & the said Agreement is Legal, Valid & subsisting.

That the purchaser has paid a sum of Rs. 1,09,72,560/- to IInd Confirming party from time to time who in turn has paid a sum of Rs. 85,88,360/- to 1st Confirming party from time to time who in turn has paid a time to VENDOR.

1. Survey No.69 Hissa No. 13 , admeasuring area 2692 sq.mtrs. Rs.5.29 paise, Village Manikpur, Tal. Vasai, Dist. Thane.

<u>1952 - Record Not available</u>	<u>1953 - Record Not available</u>			
<u>1954 - Entry</u>	<u>1955 - Nil</u>	<u>1956 - Nil</u>	<u>1957 - Nil</u>	<u>1958 - Nil</u>
<u>1959 - Nil</u>	<u>1960 - Nil</u>	<u>1961 - Nil</u>	<u>1962 - Nil</u>	<u>1963 - Nil</u>
<u>1964 - Nil</u>	<u>1965 - Nil</u>	<u>1966 - Nil</u>	<u>1967 - Nil</u>	<u>1968 - Nil</u>
<u>1969 - Nil</u>	<u>1970 - Nil</u>	<u>1971 - Nil</u>	<u>1972 - Nil</u>	<u>1973 - Nil</u>
<u>1974 - Nil</u>	<u>1975 - Nil</u>	<u>1976 - Nil</u>	<u>1978 - Nil</u>	<u>1979 - Nil</u>
<u>1980 - Nil</u>	<u>1981 - Nil</u>	<u>1982 - Nil</u>	<u>1983 - Nil</u>	<u>1984 - Nil</u>



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<u>1985 - Nil</u>	<u>1986 - Nil</u>	<u>1988 - Nil</u>	<u>1989 - Nil</u>	<u>1990 - Nil</u>
<u>1991 - Nil</u>	<u>1992 - Nil</u>	<u>1993 - Nil</u>	<u>1994 - Nil</u>	<u>1995 - Nil</u>
<u>1996 - Nil</u>	<u>1997 - Nil</u>	<u>1998 - Nil</u>	<u>1998 - Nil</u>	<u>1999 - Nil</u>
<u>2000 - Nil</u>	<u>2001 - Nil</u>	<u>2002 - Nil</u>	<u>2003 - Nil</u>	<u>2004 - Nil</u>

2005 - Entry

By a Conveyance Dated 31/01/1994 registered in the office of the Sub-registrar at Vasai at Serial No.282/1994, 1) Jhav Manya Ghosal has sold and conveyed the said land to M/s.Umiya Developers through Partner 1) Chunilal Dahyabhai Patel, 2) Chandrakant Jayantilal Shah for Rs.8,00,000/- (Rupees Eight Lakhs Only)

2006 - Entry

The said M/s. UMIYA DEVELOPERS, a partnership firm through its Partners, 1) Shri Chunibhai D. Patel & 2) Shri Chandubhai J. Shah, through their constitute attorney and appoint 1) Shri Pankaj J. Doshi & 2) Shri Kirit J. Doshi partners of M/s. Doshi Developers, to be our true & lawful attorney for us, in any of the acts, deeds, matters & things in respect of the said property. This record is made from copy of Conveyance and bearing No.1336 dated 24/02/2006.

2007 - Nil 2008 - Nil 2009 - Nil 2010 - Nil 2011- Nil 2012 - Nil
2013 - Entry

Deed of Conveyance Registered with the Sub-Registered of Registration under Serial No. 1486/2013 dated 16th February 2013 & Power of Attorney Registered document Serial No.1487 dated 16th February 2013 with the office of Sub Registrar, Vasai II, in between of M/s. UMIYA DEVELOPERS through its partner 1) Shri Chunibhai D. Patel, 2) Shri Chandubhai J. Shah through their constituted Attorney 1) Shri Pankaj J. Doshi and 2) Shri Kirit J. Doshi, Vendor & M/s. Doshi Developers a regd. Firm & constituted under the provision of Indian Partnership Act, through its partners 1) Shri Pankaj J. Doshi and 2) Shri Kirit J. Doshi, 1st Confirming party the Vendor has agreed to sell the said property to 1st Confirming party at or for a price of Rs.22,00,000/- the said agreement is legal valid and subsisting. The said agreement to dated 23/02/2006.

That the 1st Confirming party has in turn agreed to sell the said property to M/s. AMEYA REALTORS & INFRASTRUCTURE a regd. Partner through Shri Pratik Jagannath Sane & 2) Shri Sunil Moreshwar Aacholkar, 2nd Confirming party at or for a price of Rs.30,00,000/- the said M.O.U. is dated 15/06/2006 executed by & between 1st Confirming party and 2nd Confirming party is legal valid and subsisting.

That the 2nd Confirming party in turn has agreed to sell the said property to Shri Ashok M. Mehta, Prop. UNIQUE BUILDERS & DEVELOPERS 3rd Confirming party at a price of Rs. 44,11,640/- , vide an M.O.U. and the said M.O.U. is executed by and between 2nd Confirming party & 3rd Confirming party is legal, valid and subsisting.

That the said 3rd Confirming party SHRI ASHOK M. MEHTA, PROP. UNIQUE BUILDERS & DEVELOPERS in turn has agreed to sell the said property to Purchaser M/S UNIQUE LAND REALTY PVT LTD, THROUGH ITS DIRECTORS 1) SHRI ASHOK M. MEHTA 2) SHRI PIYUSH A. MEHTA herein at or for a price of Rs.56,37,440/- to 3rd Confirming party for time to time who in sum has paid a sum of Rs.44,11,640/- to 2nd Confirming party from time to time



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who in sum has paid a sum of Rs.30,00,000/- 1st Confirming Party, who in sum has paid a sum of Rs.22,00,000/-, is legal, valid and subsisting.

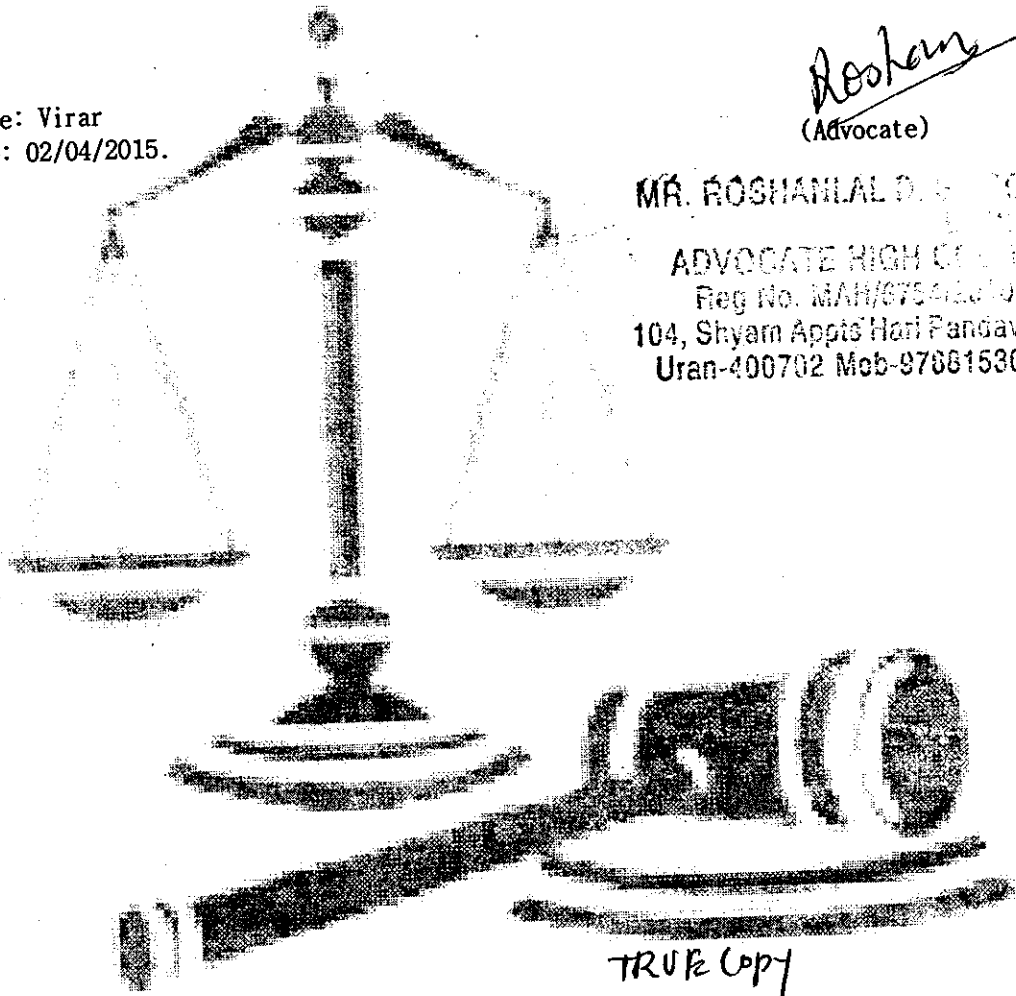
This is to certify that we have taken search in sub-Registrar office Vasai from 1952 to 2015 and investigated title in respect of the above property of subject to available records.

(This report is subject to not available old record and torn mutilated record and register for certain years have been sent for rewriting and binding.)

Place: Virar
Date: 02/04/2015.

Roshan
(Advocate)

MR. ROSHANLAL D. S. TODIA
ADVOCATE HIGH COURT,
Reg No. MAH/675422/10,
104, Shyam Appts Hari Pandav Path
Uran-400702 Mob-9766153003.



TRUE COPY

Roshan
MR. ROSHANLAL D. S. TODIA
ADVOCATE HIGH COURT,
104, Shyam Appts Hari Pandav Path,
Uran-400702 Mob-9766153003.