

**PRERNAJAIN**  
**Advocate**

Add: 401, Sai Prasad, Plot No.29, Sector 34 C, Kharghar, Panvel, Dist. Raigad

Date: 20.12.2017

**TITLECERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

**1) INSTRUCTION:**

On the request of Mr. Ashok B Mehra having address : 204, Bezzola Complex, Sien Trombay Road, Opp. Suman Nagar, Chembur (E), Mumbai, I have taken search in respect of the survey No.9, Hissa No.I & Survey No. 9 Hissa No.2 of Village Chinchavali Tarfe Waje, Taluka Panvel, Dist. Raigad which is described as follows:

**2) PROPERTY DESCRIPTION**

All that pieces and parcel of land situated lying at village Chichavali Tarfe \.Vaje, Taluka Panvel , Sub- Division of Raigad in the registration District of Raigad and within the jurisdiction of Sub- Registrar of Assurance at Panvel and within the limit of Raigad Zilla Parishad and Described in the Revenue records as under:

Revenue Village	Survey No.	H.issaNo.	AreaH-R-P	Assessment	
				Rs.	Ps.
Chichavali Tarfe	9	1	0-32-30	323.00	
Waje	9	2	0-10-40	104.00	

(hereinafter referred to as the " Said Property")

**3) SEARCH:**

In the search carried out to sub registrar office reveals that the scheduled property was purchased by *Mis* Shikara Constructions Pvt. Ltd by duly registered Sale Deed under Document bearing Serial No. }>VL-4/11733- 2015, on 19.09.2015. The said Sale Deed is still valid and subsisting.



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- 4) The 7/12 extract shows that the above mentioned property is in the name of Mis Shikara Constructions Pvt. Ltd through its direct Shri Ashok B Mehra,

I have gone through above documents and made necessary inquiries and come to the conclusion that the schedule property is free from any encumbrances and its title is clear as on date.

I have carried out search of the Index II as maintained in the office of Sub-Registrar of Assurances at Panvel Registrar of Assurance of Panvel.

5) CONCLUSION

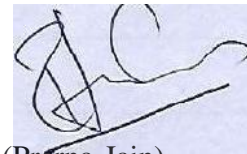
On the basis of the perusal of the documents referred above & information collected by me as has been mentioned above, so also incidents pointed out us as above, I am of the opinion that," That said land stand in the name of *Mis* Shik:araConstructions Pvt. Ltd"

6) CERTIFICATE OF TITLE:

That title of *Mis* Shikara Constructions Pvt. Ltd over the said property is clear and marketable.

Kharghar

Date: 20.12.2017



(Prerna Jain)

Advocate

**PRERNAJAIN**  
ADVOCATE HIGH COURT  
401 Sai Prasad, Plot No. 29,  
Sec-34C, Kharghar, Navi Mumbai - 410210

**PRERNAJAIN**  
**Advocate**

Add: 40'1. Sai Prasad, Plot No.29, Sector 34 C, Kharghar, Panvel, Dist. Raigad

Date: 20.12.2017

On the request of Mis Shikara Constructions Pvt. Ltd having its Office at : 204, Bexxola Complex, Sion Trombay Road, Opp. Suman Nagar, Chembur East, Mumbai- 400071, I have taken search in respect of the Survey No. 9, Hissa no.1 & Survey No.9 I-Iissa No.2 of Village Chinchavali Tarfe Waje, Taluka Panvel, Dist. Raigad.

NOTES OF SEARCH FROM INDEX -II for the period 01/01/1986 to 30/10/2017

Year	Findings
1986	Village Entry not found Registrar is in Tom Conditions.
1987	Village Entry not found Registrar is in Tom Conditions.
1988	Village Entry not found Registrar is in Tom Conditions.
1989	Village Entry not found Registrar is in Tom Conditions.
1990	Village Entry not found Registrar is in Tom Conditions.
1991	Village Entry not found Registrar is in Tom Conditions.
1992	Village Entry not found Registrar is in Tom Conditions.
1993	Village Entry not found Registrar is in Tom Conditions.
1994	Village Entry not found Registrar is in Tom Conditions.
1995	Village Entry not found Registrar is in Tom Conditions.
1996	Village Entry not found Registrar is in Tom Conditions.
1997	Village Entry not found Registrar is in Tom Conditions.
1998	Village Entry not found Registrar is in Tom Conditions.
1999	Village Entry not found Registrar is in Tom Conditions.



## PRERNAJAIN Advocate

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Year	Findings
2000	Village Entry not found Registrar is in Tom Conditions.
2001	Village Entry not found Registrar is in Tom Conditions.
2002	No entry found
2003	No entry found
2004	No entry found
2005	No entry found
2006	No entry found
2007	No entry found
2008	No entry found
2009	No entry found
2010	No entry found
2011	Sale Deed is registered with joint Sub-Registrar of Assurance Panvel, Between Mr. Vitthal Sitaram Mhatre therein referred to as "Vendor" and (1) Patil Lax.man Goitram and (2) Patil narayan Changu, therein referred to as " Purchasers' , in respect of said property. The said Sale Deed is registered under document Serial No. PVL-1-1613/2011, on 01/02/2011. The Said Sale Deed is confirmed by Kristopar Victor Qadros and others.
2012	No entry found
2013	Development Agreement with joint Sub-Registrar of Assurance Panvel, Between 1) Mr. Patil Laxman Goitram and 2) Patil narayan Changu therein referred as "Owners" and M/s Shikara Constructions Pvt. Ltd through director Ashok Mehra therein referred to as Developers, in respect of said property. The said document is registered under document Serial No. Pv"L-4-8590-2013, on 12.09.2013.
2014	No entry found
2015	1) A Deed of Cancellation for earlier registered Development Agreement dated 12.09.2013 was executed and registered under document serial no. PVL-4-4903-2015, on 19.09.2015. 2) An Indenture with joint Sub- Registrar of assurance Panvel, Between 1) Mr. Patil Lax.man Goitram and 2) Patil narayan Changu therein referred as "Vendors" and Mis Shikara Constructions Pvt. Ltd through director Ashok Mehra therein referred to as "Purchasers", in respect of said property. The said document is registered under Document Serial No. PVL-4-11733/2015, on 19.09.2015
2016	No entry found
2017	No entry found



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- 1) Index-II Record of year 1986 to 2001 (Manual Index) available for search is almost in torn condition and pages are missing.
- 2) Computerised Index-II of the year 2002 to 2014 not bounded alphabetically and in Haphazard manner.
- 3) a) Sub- Registrar Office No.1- Index-II record from Jan 2015 to till date is in mix and loose condition.  
b) Sub- Registrar Office no.2- Index-II record from Jan 2015 to till date is in mix and loose condition.  
c) Sub-Registrar Office No.3 - Index-II record from Jan 2015 to till date is in mix and loose condition.  
d) Sub-Registrar Office No.4- Index-II record from Jan 2015 to till date is in mix and loose condition.  
e) Sub-Registrar Office No.5- index-II record from Jan 2015 to till date is in mix and loose condition.

There was no 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.

Place: Kharghar  
Date: 20.12.2017



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Advocate