

SHAILESH R. OSWAL

B. Com., LL.B.

ADVOCATE

Off:- 101, 1st Floor, Virupaksha Plaza, Above Cambridge Shop, Near Virupaksha Mandir, Shivaji Road, Panvel – 410 206, Tel:- (O) 0222768957, (M) 9324058969, Reg. No. MAH-1525 - 1993

Ref. No ;-

Date ; - 06/04/2018

SEARCH REPORT & TITLE CERTIFICATE

Sub :- Search & Title certificate report with Respect to property bearing Survey No. 21, Hissa No. 0, situated at Village – Aakurli, Taluka Panvel, District Raigad.

TO WHOMSOEVER IT MAY CONCERN

1) INSTRUCTION :

On the request of M/s. Shikara Construction Pvt. Ltd., through its Director Mr. Ashok B. Mehra, having its office at 204, Bezzola Complex, Opp. – Suman Nagar, Sion Trombay Road, Chembur, Mumbai - 71, I have taken search in respect of the said property, which is described as follows.

2) PROPERTY DESCRIPTION :-

All that pieces and parcel of land situated, lying at village Aakurli, Taluka & 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 as described in the revenue record as Survey No. 21, Hissa No. 0, situated at Village – Aakurli, Taluka Panvel, District Raigad, (hereinafter referred to as the "Said Property")

3) SEARCH :

Accordingly, I have carried out search of the Index No. II as maintained in the office of Joint Sub-Registrar of Assurances at Panvel- 1, 2, 3, 4 & 5, Registrar of Assurance of Panvel for a period of 30 years i.e. form 1/1/1989 to 31/3/2018, vide Receipt No. 4417 dated 03/04/2018, and revenue record with respect to the said property. Note of search are reproduced herein below.

4) DOCUMENTS :

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

- 7/12 extract.
- Zerox copy of sale deed
- Order copy of Revenue Officer bearing RTS Appeal No. 170/2013, dated 17/12/2013

5) 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, I am of the opinion that,

- That said land is owned by M/s. Shikara Construction Pvt. Ltd.,
- That title of M/s. Shikara Construction Pvt. Ltd. over the said property is clear and marketable
- That there are no encumbrance or charge recorded against said property.



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Ref. No :-

Date :- 03/04/2018

NOTES OF SEARCH FROM Index II since
01/01/1989 to 31/03/2018

Year	Findings
1989	Village Entry Not found Register is in Torn Conditions
1990	Village Entry Not found Register is in Torn Conditions
1991	Village Entry Not found Register is in Torn Conditions
1992	Village Entry Not found Register is in Torn Conditions
1993	Village Entry Not found Register is in Torn Conditions
1994	Village Entry Not found Register is in Torn Conditions
1995	Village Entry Not Found Register is in Torn Conditions
1996	Village Entry Not found Register is in Torn Conditions
1997	Village Entry Not found Register is in Torn Conditions
1998	Village Entry Not found Register is in Torn Conditions
1999	Village Entry Not found Register is in Torn Conditions
2000	Village Entry Not found Register is in Torn Conditions
2001	Village Entry Not found Register is in Torn 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	No Entry Found
2012	No Entry Found
2013	Sale Deed dated 12/04/2013 is executed by and between Sadu Panga Bhopi therein referred to as "Vendor" and Vishal Datta Bhopi therein referred to as "Purchaser". The said Sale Deed is registered with Joint Sub-Registrar of assurance Panvel-1, under Document Serial No. PVL1 – 03908– 2013.
2014	Sale deed dated 24/7/2014 is executed by and between Mr. Ashok Bansiram Mehra and Mr. Vishal Datta Bhopi therein referred to as "Purchasers" and Mr. Ramdas Balu Bhopi, Krishna Balu Bhopi and

Shailish