



**Rajesh D. Patil** B.Com., LL.B.  
Advocate - High Court

541, Morva Village,  
Uttan Road, Bhayandar (W),  
Thane-401 101.  
Tel (R) : 2814 5011  
Mob. : 3278 0465

Ref. No.

### SEARCH REPORT

Re. : Land bearing Old Survey No.664, New Survey No.236, admeasuring 17120 sq. meters, situate, lying and being at Village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane.

Owners : M/s. Estate Investment Co. Pvt. Ltd.

I have taken searches in respect of the aforesaid property in the office of Sub-Registrar, Thane, from 1976 to 1991 and in the Office of Sub-Registrar, Bhayandar, from 1992 to 2005.

Notes of Search taken by me in the Sub-Registry of Thane from 1976 to 1991 :

	No Transaction	Detected
1976		
1977	"	"
1978	"	"
1979	"	"
1980	"	"
1981	"	"
1982	"	"
1983	"	"
1984	"	"
1985	"	"
1986	"	"
1987	"	"
1988	"	"
1989	"	"
1990	"	"
1991	"	"

Notes of Search taken by me in the Sub-Registry of Bhayandar  
from 1992 to 2005 :

1992	"	"
1993	"	"
1994	"	"
1995	"	"
1996	"	"
1997	"	"
1998	"	"
1999	"	"
2000	"	"
2001	"	"
2002	"	"
2003	"	"
2004	"	"
2005	"	"

From the aforesaid searches and on the basis of Revenue Records, I hereby state and certify that the title to the said property is clear, marketable and same is free from all encumbrances.

Dated : 21st July 2005.

  
Advocate



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TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No.664, New Survey No.236, admeasuring 17120 sq. meters, situate, lying and being at Village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, owned by M/s. Estate Investment Co. Pvt. Ltd. and have to state as hereunder:

1. On perusal of Revenue Records, it appears that M/s. Estate Investment Co. Pvt. Ltd. are the grantee of the Government in respect of the properties situate at Village Bhayandar including the said property.
2. On perusal of an Agreement, dated 3/12/2003, it appears that the said M/s. Estate Investment Co. Pvt. Ltd. agreed to sell an area admeasuring 16260 sq. meters, forming the portion of land bearing Old Survey No.664, New Survey No.236, situate, lying and being at Village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, to one M/s. Ashish Construction Co. and in pursuance to the said Agreement, dated 3/12/2003, the said M/s. Estate Investment Co. Pvt. Ltd. had executed a Power of Attorney in favour of Shri Ramakant M. Kadam, one of the partners of M/s. Ashish Construction Co., conferring upon him several powers inter-alia power to assign the development rights of the said an area admeasuring 16260 sq. meters, forming



the portion of land bearing Old Survey No.664; New Survey No.236, situate, lying and being at Village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, to the person or persons of his choice.

3. By an Agreement, dated 10th June, 2005, the said M/s. Ashish Construction Co., in its turn agreed to grant development rights of the said area admeasuring 16260 sq. meters, forming the portion of land bearing Old Survey No.664, New Survey No.236, situate, lying and being at Village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, to SHRI SHAILESH S. SHAH at the price and on the terms and conditions therein contained and in pursuance to the said Agreement, dated 10th June, 2005, the said M/s. Ashish Construction Co. had also executed a Power of Attorney in favour of the said Shri Shailesh S. Shah, conferring upon him several powers inter-alia power to deal with and/or develop the said an area admeasuring 16260 sq. meters, forming the portion of land bearing Old Survey No.664, New Survey No.236, situate, lying and being at Village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, by constructing building or buildings thereon.

4. I have also taken the searches in the office of Sub-Registrar of Thane from 1976 to 1991 and also in the Office of Sub-Registrar of Bhayandar from 1992 to 2005. However, during the course of my searches, I have not come across any registered documents pertaining to the said property.



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5. On the whole from the searches taken by me in the office of Sub-Registry of Thane and Bhayandar and also on the basis of documents produced before me as well as on the basis of information provided to me, I hereby state and certify that M/s. Estate Investment Co. Pvt. Ltd. are the grantees of the Government in respect of land bearing Old Survey No.664, New Survey No.236, admeasuring 17120 sq. meters, situate, lying and being at Village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane and as such, subject to the grant executed by the Government in favour of M/s. Estate Investment Co. Pvt. Ltd. and its predecessor in title, the title of the said property is clear, marketable and free from all encumbrances. I further state and certify that the said SHRI SHAILESH SEVANTILAL SHAH is entitled to deal with and/or develop the said area admeasuring 16260 sq. meters, forming the portion of land bearing Old Survey No.664, New Survey No.236, situate, lying and being at Village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, by constructing building or buildings thereon, as per the permissions and sanctions to be obtained from the Authorities concerned.

Dated : 21st July 2005.

Advocate