

Ref.:

Date :

SEARCH REPORT & TITLE CERTIFICATE

This is to certify that at the instance of **M/s. Simran Enterprises** having office at Room no. 16, Daria Building, Dr. Dadabhai Navroji Road, Flora Fountain, Mumbai 400023.

I, the undersigned have examined the documents and records of the property bearing S. No. 743/2, 743/3A, 743/4, 743/5 & 743/8P totally admeasuring 11754 Square meter situated at Kasbe: Panvel, Tal. Panvel, Dist.: Raigad, and have also taken a search of the above property for 30 years i.e from the year 1985 to 2014 and after due considerations certify:

- That the property is a Non-Agricultural property and is situated within Panvel Municipal limits of Kasbe: Panvel, Tal: Panvel, Dist: Raigad.
- That the said property was purchased by Shri Chunilal Jasrup Munot (Marvadi) from Shri Shaban Ali Fazel Bhai Khoja & others vide registered sale deed dt : 12.7.1939.
- That Shri Chunilal Jasrup Munot (Marvadi) expired on 18.3.1965 and as per his will dt. 16.04.1959, name of his Son Shri Manikchand Chunilal Munot (Marvadi) was mutated as owner of the said property in the revenue records.
- That as per application of Tenant Shri Ladkya Gaty Ghoganda & others, Tahasildar Panvel vide its order dt. 07.09.1994 released their rights in S. No. 743/2 and subsequently handed over the possession of S.No.743/2 to the owner Shri Manikchand Chunilal Munot (Marvadi).
- That as per application of Tenant Shri Pandurang Ganpat Terade, Tahasildar Panvel vide its order dt. 04.05.1999 released their rights in S. No. 743/3A and subsequently handed over the possession of S.No.743/3A to the owner Shri Manikchand Chunilal Munot (Marvadi).



- That as per application of Tenant Smt. Shantabai Bagaram Mhatre & otrs, Tahasildar Panvel vide its order dt. 07.09.1994 released their rights in S. No. 743/4 and subsequently handed over the possession of S.No.743/4 to the owner Shri Manikchand Chunilal Munot (Marvadi).
- That as per application of Tenant Shri Uttam Namdeo Gaikar & others, Tahasildar Panvel vide its order dt. 18.03.2006 released their rights in S. No. 743/5 and subsequently handed over the possession of S.No.743/5 to the owner Shri Manikchand Chunilal Munot (Marvadi).
- That as per application of Tenant Shri Mahadev Shankar Mhatre and others Tahasildar Panvel vide its order dt. 25.10.1994 released their rights in S. No. 743/8 and subsequently handed over the possession of S.No.743/8 to the owner Shri Manikchand Chunilal Munot (Marvadi).
- That vide registered sale deed dt: 28.2.1995 duly registered at the sub-registrar of assurance Panvel, S. No. 743/2 admeasuring 5.1 Are i.e. 510 Square meter area was sold by Shri Manikchand Chunilal Munot (Marvadi) to Shri Sachin Omprakash Agarwal.
- That vide registered sale deed dt: 22.5.2003 duly registered at the sub-registrar of assurance Panvel, S. No. 743/3A admeasuring 37.6 Are i.e. 3760 Square meter area was sold by Shri Manikchand Chunnilal Munot (Marvadi) to Shri Sachin Omprakash Agarwal (HUF).
- That out of total area of 4150 square meter of S. No. 743/4, Shri Manikchand Chunnilal Munot (Marvadi) Vide registered sale deed dt: 28.2.1995 duly registered at the sub-registrar of assurance Panvel, sold an area admeasuring 19.5 Are i.e. 1950 Square meter to Mrs .Kusum Sachin Agarwal and Vide registered sale deed dt: 28.2.1995 duly registered at the sub-registrar of assurance Panvel, sold the balance area of 22 Are i.e. 2200 square meter from S.No. 743/4 to Mr .Omprakash M. Agarwal.



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- That vide registered sale deed dt: 7.7.2006, duly registered at the sub-registrar of assurance Panvel, S. No. 743/5 admeasuring 12.1 Are i.e. 1210 Square meter area was sold by Shri Manikchand Chunnilal Munot (Marvadi) to Shri Sachin Omprakash Agarwal (HUF).
- That Vide registered sale deed dt: 28.2.1995, duly registered at the sub-registrar of assurance Panvel, S. No. 743/8P admeasuring 24.0 Are i.e. 2400 Square meter area was sold by Shri Manikchand Chunnilal Munot (Marvadi) to Mrs. Kusum Sachin Agarwal.
- By Sale Deed dated: dt: 25.09.1997, Shri Sachin O. Agarwal sold all rights, title and interest in S.No. 743/2 to Jinsons Land Developers Pvt. Ltd. for a consideration mentioned therein and the said sale deed is registered with the sub-registrar of assurance Panvel.
- By Sale Deed dated: dt: 28.3.2008 Jinsons Land Developers Pvt. Ltd. sold all rights, title and interest in S.No. 743/2 to Shri Sachin O. Agarwal for a consideration mentioned therein and the said sale deed is registered with the sub-registrar of assurance Panvel.
- By registered Gift deed dt. 28.12.2011, Shri Omprakash Mangeram Agarwal gifted his property S.No. 743/4P admeasuring 22 Are (2200 Square meter) to Shri Sagar Sachin Agarwal and the said gift deed is registered with the sub-registrar of assurance Panvel.
- By Sale Deed dated: dt: 29.12.2014, Mr. Sachin O. Agarwal sold all rights, title and interest in S.No. 743/2 admeasuring 510 square meter to M/s. Simran Enterprises for a consideration mentioned therein and the said sale deed is registered with the sub-registrar of assurance Panvel vide registration No. PVL 2-9737-2014 dt. 29.12.2014.
- By Sale Deed dated: dt: 29.12.2014, Sachin O. Agarwal (HUF) sold all rights, title and interest in S. No. 743/3A admeasuring 3760 square meter & S. No. 743/5 admeasuring 1210 square meter totalling to 4970 square meter to M/s. Simran Enterprises for a consideration mentioned therein and



the said sale deed is registered with the sub-registrar of assurance Panvel vide registration No. PVL 2-9739-2014 dt. 29.12.2014.

- By Sale Deed dated: dt: 29.12.2014, Kusum S. Agarwal sold all rights, title and interest in S. No. 743/4P admeasuring 1950 square meter & S. No. 743/8P admeasuring 2124 square meter totalling to 4074 square meter to M/s. Simran Enterprises for a consideration mentioned therein and the said sale deed is registered with the sub-registrar of assurance Panvel vide registration No. PVL 2-9738-2014 dt. 29.12.2014.
- By Sale Deed dated: dt: 29.12.2014, Mr. Sagar S. Agarwal sold all rights, title and interest in S. No. 743/4P admeasuring 2200 square meter to M/s. Simran Enterprises for a consideration mentioned therein and the said sale deed is registered with the sub-registrar of assurance Panvel vide registration No. PVL 2-9736-2014 dt. 29.12.2014.
- That S. No. 743/2 & 743/3A is converted into Non- Agricultural use by Collector, Raigad through its order No. MHASA/ LNA-1/ SR/251/2006 dt. 13.03.2007
- That S. No. 743/4 & 743/5 is converted into Non- Agricultural use by Collector, Raigad through its order No. MHASA/ LNA-1/ SR/220/2006 dt. 22.02.2007.
- That S. No. 743/8 is converted into Non- Agricultural use by Collector, Raigad through its order No. MHASA/ BINSHETI/ A-1/SR/128/97 dt. 30.05.1997.
- That Panvel Municipal Council has sanctioned the building plans and granted the Commencement Certificate vide Letter No. PNP/SABA/7695/14 dt. 29.12.14 in respect to property bearing S. No. 743/2, 743/3A, 743/4, 743/5 & 743/8P totally admeasuring 11754 Square meters situated at Kasbe: Panvel, Tal. Panvel, Dist.: Raigad.



C. Fernandes
B.A.L.L.B.
Advocate High Court

OFFICE :
E-8/0:4, Opp. Apna Bazar,
Near Saibaba Mandir, Sector - 1,
Vashi, Navi Mumbai - 400 703.
(O) : 2782 6173
(M) : 98210 23638

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- That in pursuance of the said Sale deeds dt. 29.12.2014, M/s. Simran Enterprises is the absolute owner and is in actual physical possession of the said property bearing S. No. 743/2, 743/3A, 743/4, 743/5 & 743/8P totally admeasuring 11754 Square meters situated at Kasbe: Panvel, Tal. Panvel, Dist.: Raigad.

I certify that the title of M/s. Simran Enterprises in respect of the said Property being S. No. 743/2, 743/3A, 743/4, 743/5 & 743/8P totally admeasuring 11754 Square meters, situated within Panvel Municipal limits of Kasbe: Panvel, Tal: Panvel, Dist: Raigad is clear, marketable and is free from all encumbrances.

Date: 30.12.2014

C. Fernandes
C. Fernandes, B.A.L.L.B.
Advocate High Court
E - 8/0:4, Sector - 1, Vashi,
Navi Mumbai - 400 703,

