

RAJESH D. KHOBRADE

ADVOCATE HIGH COURT Res:- Flat No.A/003, "Annapurna", At Post Bhabola, Vasai (W), Tal-Vasai,
Dist-Thane Pin Code 401207 Mobile No.9175430899

Date: - 9/04/2014


TITLE CERTIFICATE.

TO WHOM SO EVER IT MAY CONCERN

Ref: In the matter of the Non Agriculture Land bearing Survey No. 97/1/2+4/6/2+ 4/7/3+ 4/12/2 +4/11/2+4/15 area admeasuring 1922.95 sq. mtrs. out of total area admeasuring 15080 sq. mtr. or thereabout assessed at Rs. 10.67 situate lying and being at village - Waliv, Taluka - Vasai, District - Thane within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar is jointly owned by M/s. M. M. Enterprises through its partners Mr. Munir Ahmad Mohmmad Sayyed Khan & others (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)

THIS IS TO CERTIFY THAT: -

1. I have taken search at the office of Sub-Registrar at Vasai / Nallasopara/ Virar/ Mumbai for 62 years from the year 1952 to 2014 vide receipt No. 3539 dated 7/03/2014.



2. I have investigated the revenue records maintained by Tahsildar Vasai and Talathi Sajja – Walli, Taluka-Vasai, Dist. Thane with respect to the said property.
3. I have collected the relevant information from the sworn Declaration of the said owner M/s. M. M. Enterprises through its partners Mr. Munir Ahmad Mohammad Sayyed Khan & others.

AND I FURTHER CERTIFY THAT: -

1. The said owner M/s. M. M. Enterprises through its partners Mr. Munir Ahmad Mohammad Sayyed Khan & others is absolutely owned seized and possessed of or otherwise well and sufficiently entitled to the said property.
2. The said owners M/s. M. M. Enterprises through its partners Mr. Munir Ahmad Mohammad Sayyed Khan & others have not sold, mortgage, transferred or disposed of the said property to any person/s or any group or association of the persons or have not created any charge, lien or encumbrances of any nature or third party interest over the said Property.
3. On the basis of Title Deed, 7/12 extracts, Mutation Entry and Search Report as provided by search clerk, I opine that the title to the said owner M/s. M. M. Enterprises through its partners Mr. Munir Ahmad Mohammad Sayyed Khan & others is clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.

Dated: 9/04/2014

At: Vasai.


(SHRI RAJESH D. KHOBRAGADE)

ADVOCATE HIGH COURT

RAJESH D. KHOBRADE

ADVOCATE HIGH COURT Resd- Flat No.A/003, "Annapurna", At Post Bhabela, Vasai (W), Tal-Vasai
Dist-Thane Pin Code 401207 Mobile No.9175430899

SEARCH-REPORT

I have investigated the title of Agriculture Land bearing Survey No. 97/1/2+4/6/2+ 4/7/3+ 4/12/2 +4/13/2+4/15 area admeasuring 1922.95 sq. mtrs out of total area admeasuring 15080 sq. mtr. or thereabout assessed at Rs. 10.67 situate lying and being at village - Walliv, Taluka : Vasai, District : Thane within the Jurisdiction of Sub-Registrar at Vasai / Nallasopara/ Virar is jointly owned by M/s. M. M. Enterprises through its partners Mr. Munir Ahmad Mohmmad Sayyed Khan & others (hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity)

I have also taken search for 62 from Sub Registrar at Mumbai, Vasai I/II/III and Nallasopara/Virar from 1952 to 2014 vide receipt No 3539 dated 7/03/2014

YEARS FINDINGS

1952	Nil
1953	Nil
1954	Nil
1955	Nil
1956	Torn
1957	Torn
1958	Torn



1959	Nil
1960	Torn
1961	Nil
1962	Torn
1963	Nil
1964	Torn
1965	Torn
1966	Nil
1967	Nil
1968	Nil
1969	Nil
1970	Nil
1971	Nil
1972	Nil
1973	Nil
1974	Nil
1975	Nil
1976	Nil
1977	Torn
1978	Torn
1979	Torn
1980	Torn
1981	Torn

1982 Entry – Gift Deed between Mrs. Anandibai Prabhakar
 Paigaonkar and Mrs. Yamunabai Laxman Paigaonkar
 And
 Mr. Dwarkanath Tukaram Paigaonkar



1983 Torn
1984 Torn
1985 Torn
1986 Torn
1987 Nil
1988 Entry - Conveyance Deed Between Mr. Kashinath

Mukund Patil & others

AND

Mr. Madhukar B. Khatar

1989 Torn
1990 Torn
1991 Nil
1992 Torn
1993 Nil
1994 Entry - Conveyance Deed between Mr. Madhukar B.

Khatar

AND

Parsi Panchayat Fronts Properties Mumbai
through its trustee Mr. Jamshed Nasarwanji
Gajdar

1995 Entry No. 1 - Conveyance Deed between Mr. Pramod
Mahadev Patil and others

AND

M/s. Postwaia & Gandhi Charities through its trustee
Mr. Rushi P. Gandhi



Entry No. 2 – Conveyance Deed between Mr. Tukaram
Pandu Paigaonkar and Dwarkanath Tukaram
Paigoankar

AND

Mr. Narendra Ratilala Shah

Entry No. 3 – Conveyance Deed between Mrs. Prema
Dhondu Paigaonkar & others

AND

M/s. Postwala & Gandhi Charities through its
trustee Mr. Rushi P. Gandhi

Entry No. 4 – Conveyance Deed Between Mr. Vinayak Daji
Dhangar & others

AND

M/s. Postwala & Gandhi Charities through its
trustee Mr. Rushi P. Gandhi

Entry No. 5 – Exchange Deed between Parsi Panchayat
Fronts Properties Mumbai through trustee Mr.
Jamshed Nasarwanji Gajdar and others

AND

M/s. Postwala & Gandhi Charities through its
trustee Mr. Rushi P. Gandhi



Entry No. 6 – Conveyance Deed between Mrs. Anandibai
Padmakar Paigankar & others

AND

Mr. Narendra Ratilal Shah

Entry No. 7 – Conveyance Deed between Mrs. Anandibai
Padmakar Paigankar & others

AND

M/s. Postwala & Gandhi Charities through its
Director Rushi P. Gandhi

1996 Torn

1997 Torn

1998 Nil

1999 Nil

2000 Torn

2001 Torn

2002 Nil

2003 Nil

2004 Nil

2005 Nil

2006 Nil

2007 Nil

2008 Entry – Conveyance Deed between M/s. Postwala &
Gandhi Charities through its Director Rushi P.
Gandhi

AND

Mr. Mahibullah Mohd Safi Khan and others



2009

Entry No. 1 – Conveyance Deed between Mr. Mahibullah
Mohd Safi Khan and others

AND

Yogini Mehul Parekh and Mehul Dhirajlal
Parekh

Entry No. 2 – Conveyance Deed between Mr. Mahibullah
Mohd Safi Khan and others

AND

Mr. Patrick Nicholas Pereira

Entry No. 3 – Conveyance Deed between Mr. Mahibullah
Mohd Safi Khan and others

AND

Mr. Imran Ahmad Julfikar Khan

Entry No. 4 – Conveyance Deed between Mr. Mahibullah
Mohd Safi Khan and others

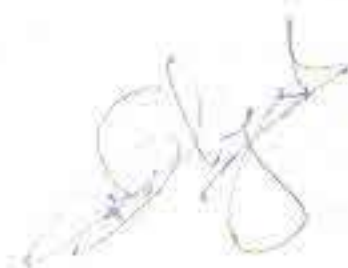
AND

M/s. Jagan Sagar Developers Pvt. Ltd.

Entry No. 5 – Conveyance Deed between Mr. Mahibullah
Mohd Safi Khan and others

AND

Mr. Mahendra Shantital Shah

A handwritten signature in black ink, appearing to be 'S. S. Shah', is located at the bottom left of the page.

Entry No. 6 – Road Right Agreement between Mr.
Mahibullah Mohd Safi Khan and others
AND
Mr. Imran Ahmad Julfikar Khan

Entry No. 7 – Conveyance Deed between Mr. Mahibullah
Mohd Safi Khan and others
AND
Mr. Azruddin Rashid Tharodhara

Entry No. 8 – Conveyance Deed between Mr. Mahibullah
Mohd Safi Khan and others
AND
Mohammad Rafi Mohd Ramzan

2010 Entry No. 1 – Conveyance Deed between Mr.
Mahibullah Mohd Safi Khan and others
AND

Saifullah Jamirullah Choudhary

Entry No. 2 – Conveyance Deed between Mr.
Mahibullah Mohd Safi Khan and others
AND
Mr. Vinlesh Kumar C. Singh

Entry No. 3 – Conveyance Deed between Mr.
Mahibullah Mohd Safi Khan and others
AND



Mr. Jamshed Alam Khan Aji Ahmad

Entry No. 4-

Conveyance Deed between Mr.

Azruddin Rashid Thardhara

AND

Sita Naresh Choudhary

Entry No. 5-

Conveyance Deed between Mr.

Mahibullah Mohd Safi Khan and others

AND

Mr. Imran Ahmad Iulkadar Khan

Entry No. 6-

Conveyance Deed between Mr.

Mahibullah Mohd Safi Khan and others

AND

Mr. Mehmood Moinuddin Ansari

Entry No. 7-

Conveyance Deed between Mr.

Mahibullah Mohd Safi Khan and others

AND

Mr. Abdul Rehman Shah

Entry No. 8-

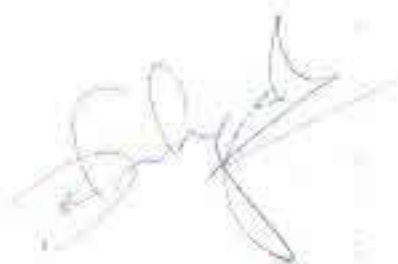
Conveyance Deed between Mr.

Mahibullah Mohd Safi Khan and others

AND

Mr. Abdul Sajjad Noormohammad Khan

& others



Entry No. 9-

Conveyance Deed between Mr.
Mahibullah Mohd Safi Khan and others

AND

Mr. Mohammad Moinuddin Ansari
& others

2011

Entry No. 1 - Conveyance Deed between Mr.
Mahibullah Mohd Safi Khan and others

AND

M/s. New Star Builder

Entry No. 2 - Conveyance Deed between Mr.
Vimleshkumar C. Singh

AND

M/s. New Star Builder

Entry No. 3 - Conveyance Deed between Mr.
Mohammad Rafi Mohd. Ramzan

AND

M/s. New Star Builder

Entry No. 4 - Conveyance Deed between Mr.

Patrick Nicholas Periera

AND

Mr. Mustakim A Hasan Abdul Razak
Shaikh

2012 Entry No. 1 – Conveyance Deed between Mr. Imram
Ahmad Julkadar Khan & others

AND

M/s. M. M. Enterprises

Entry No. 2 – Conveyance Deed between Mr.
Mahibullah Mohd Safi Khan and others

AND

M/s. Zar Builders & Developes

2013 Index Not ready for search

2014 Index not ready for search

From the title deeds, 7/12 extract, mutation entries, and
from the search as provided by the search clerk Mr. R.P. Singh it
establishes that:-

Vide Mutation Entry No. 155

Mr. Balu Krishna Patil has been cultivating the land bearing survey
No. 4 Hissa No. 6 hence the name Mr. Balu Krishna Patil has been
entered in 7/12 extract of the land bearing survey No. 4 Hissa No. 6
as "Samanya Kul" ;

Vide Mutation Entry No. 191 dated 25/02/1957

Mr. Narsinghi Keshev Joshi has expired on 17/12/1954 leaving
behind his son 1) Mr. Manohar, 2) Mr. Arvind, 3) Ms Annapurnabai
as the legal heirs to succeed over the land bearing survey No. 4
Hissa No. 7.

Vide Mutation Entry No. 219 dated 20/05/1957



Mr. Daji Pandu Dhangar has been cultivating the land bearing survey No. 4 Hissa No. 7 belonging to Mr. Narshingh Keshev Joshi hence the name Mr. Daji Pandu Dhangar has been entered in 7/12 extract of the land bearing survey No. 4 Hissa No. 7 as " Samanya Kul " .

Vide Mutation Entry No. 227

Mr. Nama Laxman Patil has been cultivating the land bearing survey No. 97 Hissa No. 1 belonging to Mr. Dwarkanath Laxman Raut hence the name Mr. Nama Laxman Patil has been entered in 7/12 extract of the land bearing survey No. 97 Hissa No. 1 as " Samanya Kul " .

Vide Mutation Entry No. 248 dated 20.05.1957

Mr. Manohar Mahadev Patil has been cultivating the land bearing survey No. 4 Hissa No. 15 belonging to Mr. Kamlakar Y. Naik hence the name Mr. Manohar Mahadev Patil has been entered in 7/12 extract of the land bearing survey No. 4 Hissa No. 15 as " Samanya Kul " and Mr. Pilu Laxman Patil has not cultivating the said land hence name of Mr. Pilu Laxman Patil has been deleted from 7/12 extract.

Vide Mutation Entry No. 285 dated 1/12/1957

Mr. Bhashkar Ragho Paigaonkar has expired on 6/10/1957 leaving behind only son Mr. Padmakar Bhaskar Paigaonkar as the legal heirs to succeed over the land bearing survey No. 4 Hissa No. 12.

Vide Mutation Entry No. 287 dated 20/12/1957

Mr. Kamlakar Y. Naik alias Joshi has expired on 11.01.1955 leaving behind his son 1) Madhukar Kamlakar, 2) Dinanath Kamlakar.



nephew 3) Sumant Raghunath 4) Jayant Raghunath Naik as the legal heirs to succeed over the land bearing survey No. 4 Hissa No. 15.

Vide Mutation Entry No. 329

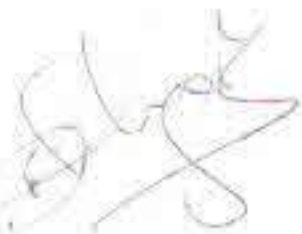
Mr. Balu Krishna Patil raised the loan of Rs. 1300/- from the Gokhivare Vividh Karyakari Society and the lien is marked of the said Society in the 7/12 extract of the land bearing survey No. 4 Hissa No. 6.

Vide Mutation Entry No. 435 dated 6/04/1963

Asper BATL Act 1948 under section 32G order No. 1553, the tenant of the said land Mr. Balu Krishna Patil has purchased the said land under reference from the owner Mr. Ramdas Govind Raut for the consideration of Rs. 1400/- purchase price of the land bearing survey No. 4 Hissa No. 6 has to be paid in Eight equal installment from 1/01/1960 and the name of the tenant has been reflected in the owner section as the said land in his actual possession and encumbrance of the purchase price of the land of the owner has been reflected on the record of right and asper the provision of BATL Act 1948 under section 43 restriction on transfer of land has been reflected on the record of right in land bearing survey No. 4 Hissa No. 6.

Vide Mutation Entry No. 438 dated 6/04/1963

Asper BATL Act 1948 under section 32G order No. 87, the tenant of the said land Mrs. Budhibai Nama Paigaonkar has purchased the said land under reference from the owner Mr. Dwarkanath Laxman Raut for the consideration of Rs. 1080.25 purchase price of the land bearing survey No. 97 Hissa No. 1 has to be paid and the name of the tenant has been reflected in the owner section as the said land in his actual possession and encumbrance of the purchase price of the land of the owner has been reflected on the record of



right and as per the provision of BATL Act 1948 under section 43 restriction on transfer of land has been reflected on the record of right in land bearing survey No. 97 Hissa No. 1.

Vide Mutation Entry No. 506 dated 1/04/1964

As per BATL Act 1948 under section 32G order No. 126, the tenant of the said land Mr. Manohar Mahadev Patil has purchased the said land under reference from the owner Mr. Madhukar Kamiakar Naik for the consideration of Rs. 3646.00 purchase price of the land bearing survey No. 4 Hissa No. 15 has to be paid in 10 equal installment from 31.03.1964 and the name of the tenant has been reflected in the owner section as the said land in his actual possession and encumbrance of the purchase price of the land of the owner has been reflected on the record of right and as per the provision of BATL Act 1948 under section 43 restriction on transfer of land has been reflected on the record of right in land bearing survey No. 4 Hissa No. 15

Vide Mutation Entry No. 539 dated 26/11/1964

As per BATL Act 1948 under section 32G order No. 1567, the tenant of the said land Mr. Daji Pandu Dhangar has purchased the said land under reference from the owner Mr. Monohar Narsingh Joshi for the consideration of Rs. 1150.00 purchase price of the land bearing survey No. 4 Hissa No. 7 has to be paid in 10 equal installment from 1.01.1960 and the name of the tenant has been reflected in the owner section as the said land in his actual possession and encumbrance of the purchase price of the land of the owner has been reflected on the record of right and as per the provision of BATL Act 1948 under section 43 restriction on transfer of land has been reflected on the record of right in land bearing survey No. 4 Hissa No. 7.

Vide Mutation Entry No. 552 dated 5/12/1964

As per BATL Act 1948 under section 32G order No. 1553, the tenant of the said land Mr. Balu Krishna Patil has purchased the said land



under reference from the owner Mr. Ramdas Govind Raut for the consideration of Rs. 1705.63 purchase price of the land bearing survey No. 4 Hissa No. 6 has fully paid and the name of the tenant has been reflected in the owner section as the said land in his actual possession and encumbrance of the purchase price of the land of the owner has been reflected on the record of right and as per the provision of BATL Act 1948 under section 43 restriction on transfer of land has been reflected on the record of right in land bearing survey No. 4 Hissa No. 6.

Vide Mutation Entry No. 678 dated 25/08/1966

As per letter from Waliv Seva Sahakari Societ, Mr. Daji Pandurang Dhangar raised a loan of Rs. 2896/-, and the lien is marked in the 7/12 extract of the said land bearing survey No. 4 Hissa No. 7.

Vide Mutation Entry No. 711 dated 10/12/1966

Mr. Balu Krishna Patil has expired on 5/07/1966 has leaving behind his son 1) Mr. Sakham Balu Patil, 2) Mr. Mukund Balu Patil, 3) Mr. Sadashiv Balu Patil, 4) Mr. Pandharinath Balu Patil, and daughter 5) Mrs. Chimibai Krishna Patil, as the legal heirs to succeed over the land bearing survey No. 4 Hissa No. 6.

Vide Mutation Entry No. 712 dated 10/12/1966

As Mrs. Chimibai Krishna Patil married and settled to her husband place and as per statement from Mrs. Chimibai Krishna Patil had released her shares in favour of her brothers 1) Mr. Sakham Balu Patil, 2) Mr. Mukund Balu Patil, 3) Mr. Sadashiv Balu Patil, 4) Mr. Pandharinath Balu Patil of the land bearing survey No. 4 Hissa No. 6.

Vide Mutation Entry No. 722 dated 10/08/1967

As per BATL Act 1948 under section 32M as per the tenancy certificate the said Mr. Daji Pandurang Dhangar had paid the entire purchase price of Rs. 1386.09 as decided under section 32G hence the encumbrances of the purchase price has been deleted from the



record of rights and as per the provision of the BATL Act 1948 u/s 43 restriction on transfer of land has been recorded on the record of right of the land bearing survey No. 4 Hissa No. 7.

Vide Mutation Entry No. 855 dated 26/03/1972

This Mutation Entry is regarding Indian Coinage Act. and not much relevant as far as title is concerned.

Vide Mutation Entry No. 940 dated 4/05/1974

Mr. Padmakar Bhashkar Paigaonkar has expired on 11/03/1974 leaving behind his daughters 1) Mrs. Yamunabai Laxman Patil, 2) Miss Jaya Padmakar paigaonkar, and wife 3) Mrs. Anandibai Padmakar Paigaonkar as the legal heirs to succeed over the land bearing survey No. 4 Hissa No. 12 & 13.

Vide Mutation Entry No. 965 dated 21/12/1974

As per BATL Act 1948 under section 32M as per the tenancy certificate the said Mr. Manohar Mahadev Patil had paid the entire purchase price of Rs. 3646.00 as decided under section 32G hence the encumbrances of the purchase price has been deleted from the record of rights and as per the provision of the BATL Act 1948 u/s 43 restriction on transfer of land has been recorded on the record of right of the land bearing survey No. 4 Hissa No. 15.

Vide Mutation Entry No. 1008 dated 19/06/1976

As per instruction from Mr. Dhondu Nama Paigaonkar, lien is marked of the Wally Seva Sahakari Society for the amount of Rs. 1200/-, in the 7/12 extract of the land bearing survey No. 97 Hissa No. 1.

Vide Mutation Entry No. 1315 dated 6/07/1981

As per instruction from Mr. Manohar Mahadev Patil, lien is marked of the Wally Seva Sahakari Society for the amount of Rs. 13500/-, in the 7/12 extract of the land bearing survey No. 4 Hissa No. 15.

Vide Mutation Entry No. 1354 dated 14/12/1981

As per NOC from Waliv Seva Sahakari Society, lien of the said society is deleted from the 7/12 extract of the land bearing survey No. 97 Hissa No. 1 of Mrs. Budhibai Nama Paigaonkar.

Vide Mutation Entry No. 1359 dated 1/01/1982

As per BATL Act 1948 under section 32M as per the tenancy certificate the said Mrs. Budhibai Nama Paigaonkar had paid the entire purchase price of Rs. 1080.25 as decided under section 32G hence the encumbrances of the purchase price has been deleted from the record of rights and as per the provision of the BATL Act 1948 u/s 43 restriction on transfer of land has been recorded on the record of right of the land bearing survey No. 97 Hissa No. 1

Vide Mutation Entry No. 1364 dated 10/01/1982

Miss Jaya Padmakar paigaonkar has expired on 29/09/1977 and name of the legal heirs already entered as per Mutation Entry No. 940 hence name of decease Miss Jaya Padmakar paigaonkar, has been deleted from the 7/12 extract of land bearing survey No. 4 Hissa No. 12 & 13.

Vide Mutation Entry No. 1433 dated 19/06/1982

Mrs. Anandibai Prabhakar Paigaonkar and Mrs. Yamunabai Laxman Paigaonkar executed registered gift deed dated 14.12.1981 for the amount of Rs. 2,000/- in favour of Mr. Dwarkanath Tukaram Paigaonkar of the land bearing survey No. 4 Hissa No. 13part.

Vide Mutation Entry No. 1444 dated 18.08.1982

As per family settlement the Original Owner Mr. Sakharām Balu Patil and others had given application to sub-Divisional officer, Bhiwandi for distribution of the property and the Thasildar vide Taluka Hukam No. RTS/WS/ 1325 order dated 18/08/1982 has

distributed the land bearing survey No. 4 Hissa No. 6 In favour of Mr. Mukund Balu Patil.

Vide Mutation Entry No. 1455 dated 16/09/1982

Mr. Mukund Balu Patil has expired in the year 1982 has leaving behind his son 1) Mr. Kashinath, 2) Vinayak Mukund, wife 3) Mrs. Bhimabal, and daughter 4) Smt. Babibai Nathu Patil, 5) Damyanti Mukund Patil, 6) Mrs. Vimal Dattatray Patil, as the legal heirs to succeed over the land bearing survey No. 4 Hissa No. 6.

Vide Mutation Entry No. 1601 dated 2/08/1984

As per letter from Wally Seva Sahakari Societ regarding no dues from Mr. Kashinath Mukund Patil, lien of the said society is deleted from the 7/12 extract of the land bearing survey No. 4 Hissa No. 6.

Vide Mutation Entry No. 1616 dated 15/10/1984

Mrs. Budhibai Nama Paigaonkar has expired leaving behind her daughter 1) Premabai Dhondu Paigaonkar 2) Indira Dhondu Paigaonkar, 3) Hemlata Dhondu Paigaonkar as the legal heirs to succeed over the land bearing survey No. 97 Hissa No. 1.

Vide Mutation Entry No. 1659 dated 12/06/1985

As per instruction from Mr. Pramod Mahadev Patil, lien is marked of the Waliv Seva Sahakari Society for the amount of Rs. 5000/-, in the 7/12 extract of the land bearing survey No. 4 Hissa No. 15.

Vide Mutation Entry No. 1973 dated 27/05/1988

As per letter dated 8/03/1988 bearing outward No. 9/1987/88 from Wally Seva Sahakari Society, lien of the said society is deleted from the 7/12 extract of the land bearing survey No. 4 Hissa No. 15.

Vide Mutation Entry No. 2059 dated 1/02/1989

Mr. Kashinath Mukund Patil & others executed conveyance deed dated 13/12/1988 in favour of Mr. Manohar Vasudeo Khatar and

Mr. Madhukar B. Khata of the land admeasuring D-61-7 land bearing Survey No. 4 Hissa No. 6 for the amount of Rs. 7,50,000/-

Vide Mutation Entry No. 3006 dated 1/09/1989

Mr. Daji Pandu Dhangar has expired on 7/04/1989 leaving behind his son 1) Mr. Vinayak Daji Dhangar, and daughter 2) Mrs. Jaywanti Laxman Malvi, 3) Mrs. Kusum Ganpat Patil as the legal heirs to succeed over the land bearing survey No. 4 Hissa No. 7.

Vide Mutation Entry No. 3262 dated 21/12/1994

Mr. Manohar Vasudeo Khatar and Mr. Madhukar B. Khatar have executed conveyance deed dated 19/12/1994 in favour of Parsi Panchayat Fronts Properties Mumbai through its trusted Mr. Jamshed Nasarwanji Gajdar and others of the land bearing survey No. 4 Hissa No. 6 for the amount of Rs. 26,55,600/-

Vide Mutation Entry No. 3322 dated 15/05/1996

Mr. Pramod Mahadev Patil and others have executed conveyance deed dated 14/12/1995 under document No. 3149/1995 in favour of M/s. Postwala & Gandhi Charities through its trustee Mr. Rushi P. Gandhi of the land bearing survey No. 4 Hissa No. 7 & 15 for the amount of Rs. 2,05,325/- as per sale permission order issued by Collector Thane wide order No. RB Desk/TNC-2/S.P/ SR-1115/1995

Vide Mutation Entry No. 3324 dated 15/05/1996

Mr. Tukaram Pandu Paigaonkar and Dwarkanath Tukaram Paigaonkar and Confirming party Mr. B. P. Sachival executed conveyance deed dated 14.12.1996 in favour M/s. Postwala & Ghandi Charities through its trustee Rushi P. Gandhi under document No. 3156/95 of the land bearing survey No. 4/13P as per order issued by Collector Thane wide order No. RB Desk/TNC-2/S.P/SR dated 7.04.1995.

Vide Mutation Entry No. 3325 dated 15/05/1996

Mrs. Prema Dhondu Paigaonkar & others and Confirming party Mr. B. P. Sachinwala and Mr. Narendra Ratilal Shah executed conveyance deed dated 14.12.1995 in favour M/s. Postwala & Gandhi Charities through its Director Rushi P. Gandhi under document No. 3150/95 of the land admeasuring 0-59-29 land bearing survey No. 97 Hissa 1 for the amount of Rs. 17,30,826/- as per Sale permission order issued by Collector Thane vide order No. RB Desk/TNC-2/S.P/SR -1114.

Vide Mutation Entry No. 3329 dated 15/05/1996

1) Mr. Vinayak Daji Dhangar, 2) Mrs. Jaywanti Laxman Malvi, 3) Mrs. Kusum Ganpat Patil and Confirming party Mr. B. P. Sachinwala, executed conveyance deed in favour of M/s. Postwala & Gandhi Charities through its trustee Mr. Rushi P. Gandhi of the land admeasuring 0-38-4 land bearing survey No. 4 Hissa No. 7 under document No. 3664/95 for the amount of Rs. 12,52,548/- and Sale permission order from Collector Thane vide his order No. RB/Desk4/TNC-2/SP/SR/1112/95 dated 12/09/95.

Vide Mutation Entry No. 3336 dated 3/06/1996

Parsi Panchayat Fronts Properties Mumbai through trustee Mr. Jamshed Nasarwanji Gajdar and others own the land admeasuring 0-61-7 land bearing survey No. 4/6 and As per exchange deed Parsi Panchayat Fronts Properties Mumbai through trustee Mr. Jamshed Nasarwanji Gajdar and others exchanged area admeasuring 0-06-23 out of 0-61-7 of the land bearing survey No. 4/6 to M/s. Postwala and Gandhi Charities through trustee Mr. Rushi P. Gandhi and Mr. Narendra Ratilal Shah and M/s. Postwala and Gandhi Charities through trustee Mr. Rushi P. Gandhi and Mr. Narendra Ratilal Shah exchanged land admeasuring 0-08-0 out of 0-38-4 land bearing survey No. 4/7 to Parsi Panchayat Fronts Properties Mumbai through trustee Mr. Jamshed Nasarwanji Gajdar and others and the same is registered as per exchange deed register No. 2962/95.

Vide Mutation Entry No. 3426 dated 7/07/1997

Mrs. Anandibai Padmakar Paigaonkar & others and Confirming party Mr. B. P. Sachinwala, M/s. Postwala & Gandhi Charities through its trustee Rushi P. Gandhi executed conveyance deed dated 14.12.1995 in favour of Mr. Narendra Ratilal Shah under document No. 3153/95 dated 14.12.95 of the land admeasuring 0-22-29 land bearing survey No. 4 Hissa No. 12 for the amount of Rs. 7,27,212/-.

Vide Mutation Entry No. 3439 dated 21/08/1997


Mrs. Anandibai Padmakar Paigaonkar & others and Confirming party Mr. B. P. Sachinwala, Narendra Ratilal Shah executed conveyance deed dated 14.12.1995 in favour of M/s. Postwala & Gandhi Charities through its Director Rushi P. Gandhi of the land admeasuring 0-11-11 land bearing survey No. 4 Hissa No. 12 for the amount of Rs. 3,62,264/-.

Vide Mutation Entry No. 3510 dated 27/07/1999

The land bearing survey No. 97 Hissa No. 1/2 and Survey No. 4 Hissa No. 6/2 and Survey No. 4 Hissa No. 7/2 and Survey No. 4 Hissa No. 7/3 and Survey No. 4 Hissa No. 12/2 and Survey No. 4 Hissa No. 13/2 and Survey No. 4 Hissa No. 15 was apportioned to Postwala & Gandhi Charities Trust through its trustee Mr. Rushi Firoz Shah and others after measurement by T.I.L.R. Vasai and accordingly, by his order No. Akarfod Patrak No. 1222/1999 dated 26/07/1999 form No. 12 were prepared. As per the said measurement the above mentioned property has been apportioned to the Postwala & Gandhi Charities Trust through its trustee Mr. Rushi Firoz Shah and others.

Vide Mutation Entry No. 4942 dated 12/06/2008

Postwala & Gandhi Charities Trust through its trustee Mr. Rushi Firoz Shah Gandhi and others executed conveyance deed in favour of Mr. Mahibullah Mohd Safi Khan and others under



document No. 5322/2008 dated 23.05.2008 of the under mention property for the consideration of Rs. 4,23,00,000/-

S. No.	Area	Assess
4/6/2	0-06-1	1.36
	p.kh. 0-00-1	
4/7/3	0-28-3	6.00
4/12/2	0-11-4	2.54
	p.kh. 0-00-2	
4/13/2	0-38-2	7.47
	p.kh. 0-00-9	
4/15	0-06-3	0.83
97/1/2	0-59-3	10.67

Total	1-50-8	

Vide Mutation Entry No. 5306 dated 13/07/2009

Mr. Mahibullah Mohd Safi Khan and others executed deed of conveyance in favour of Yogini Mehul Parekh and Mehul Dhirajlal Parekh under document No. 5012/2009 of the land admeasuring 1220 sq. mtr. out of land bearing survey No. 97/1/2 of the said property for the consideration of Rs. 43,00,000/-.

Vide Mutation Entry No. 5380 dated 16/10/2009

Mr. Mahibullah Mohd Safi Khan and others executed conveyance deed in favour of Mr. Patrick Nicholas Pereira under document No. 6687/2009 of the land admeasuring 81.70 sq. mtr. out of land bearing survey No. 4 Hissa No. 13/2 for the consideration of Rs. 2,64,000/-.

Vide Mutation Entry No. 5525 dated 8/04/2010

Mr. Mahibullah Mohd Safi Khan and others executed conveyance deed in favour of Mr. Saifullah Jamirullah Choudhary under document No. 10186/2010 dated 9.11.2009 of the land admeasuring 829.90 sq. mtr. out of total land admeasuring 15080 sq. mtr. land bearing survey No. 97/1/2+ 4/6/2 +4/7/2+ 4/7/3 +4/12/2+4/13/2+4/15 for the consideration of Rs. 26,65,000/-.

Vide Mutation Entry No. 5526 dated 8/04/2010

Mr. Mahibullah Mohd Safi Khan and others executed conveyance deed in favour of Mr. Vimlesh Kumar C Singh under document No. 01666/2010 dated 16.10.2010 of the land admeasuring 420.00 sq. mtr. out of total land admeasuring 15080 sq. mtr. land bearing survey No. 97/1/2+ 4/6/2 +4/7/2+ 4/7/3 +4/12/2+4/13/2+4/14/2 for the consideration of Rs. 13,48,500/-

Vide Mutation Entry No. 5648 dated 14/09/2010

Mr. Mahibullah Mohd Safi Khan and others executed conveyance deed in favour of Mr. Jamshed Alam Khan Aji Ahmad under document No. 4884/2010 dated 10.05.2010 of the land admeasuring 71.56 sq. mtr. out of total land admeasuring 15080 sq. mtr. land bearing survey No. 97/1/2+ 4/6/2 +4/7/2+ 4/7/3 +4/12/2+4/13/2+4/15 for the consideration of Rs. 2,31,600/-

Vide Mutation Entry No. 5669 dated 16/09/2010

Mr. Mahibullah Mohd Safi Khan and others executed conveyance deed dated 27/04/2009 in favour of Mr. Imram Ahmad Jultakar Khan under document No. 3638/2009 of the land admeasuring 09-50 out of land bearing survey No. 4 Hissa No. 13/2 and 0-02, 23 out of land bearing survey No. 4 Hissa No. 7/3 for the consideration of Rs. 42,00,000/-

Vide Mutation Entry No. 5670 dated 16/09/2010

Mr. Mahibullah Mohd Safi Khan and others executed Road Right agreement in favour of Mr. Imram Ahmad Jultakar Khan under document No. 3702/2009 of the land admeasuring 0-01-0 out of land bearing survey No. 4 Hissa No. 13/2 and land admeasuring 00-25 out of land bearing survey 4 Hissa No. 7/3

Vide Mutation Entry No. 5770 dated 10/12/2010

Mr. Mahibullah Mohd Safi Khan and others executed deed of conveyance dated 11/06/2009 in favour of M/s. Jatan Sagat Developers Pvt. Ltd., through its Director Mr. Suresh Sagat Solanki, under document No. 05014/2009 of the land admeasuring

655 sq. mtr. out of land bearing survey No. 97 Hissa No. 1/2 for the consideration of Rs. 20,00,000/-.

Vide Mutation Entry No. 5771 dated 10/12/2010

Mr. Mahibullah Mohd Safi Khan and others executed deed of conveyance dated 11/06/2009 in favour of Mr. Mahendra Shantilal Shah and Mrs. Jayeshri Mahendra Shah under document No. 05013/2009 of the land admeasuring 655 sq. mtr. out of land bearing survey No. 97 Hissa No. 1/2 for the consideration of Rs. 21,00,000/-.

Vide Mutation Entry No. 5954 dated 5/09/2011

Mr. Mahibullah Mohd Safi Khan and others executed deed of conveyance dated 9/11/2009 in favour of Mr. Azruddin Rashid Tharadhara under document No. 10185/2009 of the land admeasuring 86.38 sq. mtr. out of total land admeasuring 15080 sq. mtr. land bearing survey No. 97/1/2+ 4/6/2 +4/7/2+ 4/7/3 +4/12/2+4/13/2+4/15 for the consideration of Rs. 2,65,000/-.

Vide Mutation Entry No. 5955 dated 26/09/2011

Mr. Azruddin Rashid Tharadhara executed conveyance deed dated 26/11/2010 in favour of Sita Naresh Choudhary under document No. 18567/2010 dated 16.11.2010 of the land admeasuring 86.38 sq. mtr. out of total land admeasuring 15080 sq. mtr. land bearing survey No. 97/1/2+ 4/6/2 +4/7/2+ 4/7/3 +4/12/2+4/13/2+4/15 for the consideration of Rs. 3,00,000/-.

Vide Mutation Entry No. 6019 dated 3/01/2012

Mr. Mahibullah Mohd Safi Khan and others executed deed of conveyance dated 4/10/2011 in favour of M/s. New Star builders through its partner Mohammad Idris Khan and others under document No. 11424/2011 of the land admeasuring 180.15 sq. mtr. out of total land admeasuring 15080 sq. mtr. land bearing survey No. 97/1/2+ 4/6/2 +4/7/2+ 4/7/3 +4/12/2+4/13/2+4/15 for the consideration of Rs. 3,77,000/-.

Vide Mutation Entry No. 6020 dated 3/01/2012

Mr. Vinlesh Kumar C. Singh executed conveyance deed dated 9/03/2011 in favour of M/s. New Star Bullder through its partners Mr. Mohammad Afzal Mohd. Idris Khan & others under document No. 3073/2011 dated 9.03.2011 of the land admeasuring 420.01 sq. mtr. out of total land admeasuring 15080 sq. mtr. land bearing survey No. 97/1/2+ 4/6/2 +4/7/2+ 4/7/3 +4/12/2+4/13/2+4/15 for the consideration of Rs. 14,75,000/-.

Vide Mutation Entry No. 6034 dated 9/02/2012

Mr. Mahibullah Mohd Safi Khan and others executed deed of conveyance dated 9/11/2009 in favour of Mr. Mohammad Rafi Mohammad Ramjan under document No. 10204/2009 of the land admeasuring 420.01 sq mtr. out of total land admeasuring 15080 sq mtr. land bearing survey No. 97/1/2+ 4/6/2 +4/7/2+ 4/7/3 + 4/12/2+4/13/2+4/15 for the consideration of Rs. 13,48,750/-.

Vide Mutation Entry No. 6035 dated 9/02/2012

Mr. Mohammad Rafi Mohd. Ramjan executed conveyance deed dated 9/03/2011 in favour of M/s. New Star Bullder through its partners Mr. Mohammad Afzal Mohd. Idris Khan & others under document No. 3071/2011 dated 9.03.2011 of the land admeasuring 420.01 sq mtr. out of total land admeasuring 15080 sq. mtr. land bearing survey No. 97/1/2+ 4/6/2 +4/7/2+ 4/7/3 +4/12/2+4/13/2+4/15 for the consideration of Rs. 14,55,000/-.

Vide Mutation Entry No. 6079 dated 7/06/2012

Mr. Mahibullah Mohd Safi Khan and others executed conveyance deed dated 4/12/2010 in favour of Mr. Imran Ahmad Julkadar Khan under document No. 13313/2010 of the land admeasuring 578.91 sq. mtr. out of total land admeasuring 15080 sq. mtr. land bearing survey No. 97/1/2+ 4/6/2 +4/7/2+ 4/7/3 +4/12/2+4/13/2+4/15 for the consideration of Rs. 20,00,000/-.

Vide Mutation Entry No. 6080 dated 7/06/2012

Mr. Mahibullah Mohd Safi Khan and others executed conveyance deed dated 10.06.2010 in favour of Mr. Mehmood Mohinuddin Ansari and others under document No. 6233/2010 dated 10.06.2010 of the land admeasuring 743.49 sq. mtr. out of total land admeasuring 15080 sq. mtr. land bearing survey No. 97/1/2+ 4/6/2 +4/7/2+ 4/7/3 +4/12/2+4/13/2+4/15 for the consideration of Rs. 20,00,000/-

Vide Mutation Entry No. 6081 dated 7/06/2012

Mr. Imran Ahmad Zulakdar Khan and others executed conveyance deed dated 27.03.2012 in favour of M/s. M. M. Enterprises through its partners Mr. Munir Ahmad Mohd. Sayyed Khan and others under document No. 3380/2012 dated 27.03.2012 of the land admeasuring 1922.95 sq. mtr. out of total land admeasuring 15080 sq. mtr. land bearing survey No. 97/1/2+ 4/6/2 +4/7/2+ 4/7/3 +4/12/2+4/13/2+4/15 for the consideration of Rs. 64,00,000/-

Vide Mutation Entry No. 6115 dated 16/08/2012

Mr. Mahibullah Mohd Safi Khan and others executed conveyance deed dated 10.05.2010 in favour of Mr. Abdul Rehman Shah under document No. 4889/2010 dated 10.05.2010 of the land admeasuring 37.17 sq. mtr. out of total land admeasuring 15080 sq. mtr. land bearing survey No. 97/1/2+ 4/6/2 +4/7/2+ 4/7/3 +4/12/2+4/13/2+4/15 for the consideration of Rs. 1,20,000/-

Vide Mutation Entry No. 6190 dated 1/01/2013

Mr. Mahibullah Mohd Safi Khan and others executed conveyance deed dated 25.06.2012 in favour of M/s. Zar Builders & Developers through its partner Mr. Ehsan Usman Rahim under document No. 6862/2012 dated 25.06.2012 of the land admeasuring 1825.81 sq. mtr. out of total land admeasuring 15080 sq. mtr. land bearing survey No. 97/1/2+ 4/6/2 +4/7/2+ 4/7/3 +4/12/2+4/13/2+4/15 for the consideration of Rs. 64,88,000/-

Vide Mutation Entry No. 6201 dated 11/01/2013

Mr. Mahibullah Mohd Safi Khan and others executed conveyance deed dated 10.11.2010 in favour of Mr. Abdul Sajjad

Nurmohammad Khan & Mr. Amrullah Mohd. Safi Khan under document No. 12340/2010 dated 10.11.2010 of the land admeasuring 74.94 sq. mtr. out of total land admeasuring 15080 sq. mtr. land bearing survey No. 97/1/2+ 4/6/2 +4/7/2+ 4/7/3 +4/12/2+4/13/2+4/15 for the consideration of Rs. 2,40,000/-

Vide Mutation Entry No. 6221 dated 14/01/2013


Mr. Patrick Nicholas Pereira executed conveyance deed dated 21.12.2011 in favour of Mr. Mustakim A. Hasan Abdul Razak Shaikh under document No. 14246/2011 dated 21.12.2011 of the land admeasuring 81.70 sq. mtr. out of land bearing survey No. 4 Hissa No. 13/2 for the consideration of Rs. 4,50,000/-.

After going through the Title Deed, 7/12 extracts, Mutation Entry and Search Report as provided by search clerk, I opine that the title to the said to the said property of the said owner M/s. M. M. Enterprises through its partners Mr. Munir Ahmad Mohammad Sayyed Khan & others is clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.

N.B: This search report is subject to torn registers, unready records and books send to Thane office for computer feeding purpose and binding purpose.

Dated: 9/04/2014

At: Vasai


ISHRI RAJESH D. KHOBRADE
ADVOCATE HIGH COURT