### Gauri Godse

Advocate

These Office is Consequent to the Address | 1 of Floor, Vertication, New E.X. E. Stott, Story College (States, 18 to a) Fact, Assistance County, These (Veter) 456 SEC Sec. (SEE 1918 - Dec 19620) 67367

Court Realmon | MANN, France No. 18, Consent Ferral High Grant, Municipal Treal Pages 2012/201200

Martin Office Code No. 18, his first, their business General Fine Double Fund, Daugries Master Stant, Fort, Martin



#### TO WHOMSOEVER IT MAY CONCERN

#### CERTIFICATE OF TITLE

DEVELOPERS having registered address at, 201/401, Armant Building, Agyari Lana, Tambhi Naka, Thane (west) – 490501, have investigated their title to the property being ALL THOSE pieces and parcels of land, hereditaments and premises, TOGETHER WITH the Factory, Buildings. Sheds, Godowns, structures and premises, constructed thereon, together with all their rights; title, interest, benefits, privileges, easements incidental and/or ancillary, account and/or to be account thereon situate tying and being at situage Majiwade, Pokhran Read No. 2 Taluka and District Thane within the Registration District and Sub-District Trians and within the limits of Municipal Corporation of City of There, and bearing following particulars.



Survey Number	rlissa Number	Aitta
192	2A	18031 sq. mus
192	28	400 aq. mtru.
193	2B	7050 sq. mbs.
194	88	224.97 sq. mirs

more particularly described in the Schedule hereunder written.

Theretrafter referred to as the "said property")

- 2) I have caused notice to be published in two local Nove Papers.

  "Free Press Journal" Mumbas on 10" June 2010 and "THANE

  VARBHAV" on 7" May 2010 inviting claims/objections of any party
  to the said property. However, fit date I have not received any
  claim/objection of any party, to the said property.
- 3) I had pretructed my client MVS.CONCORDE DEVELOPERS to cliente search to be taken of the record in respect of the said property from the office of Sub-Registrar at There for the period of last 30 years. Accordingly Search reports dated 13th August 2009.

  17th August 2009, 5th March 2010 and 21th June 2010, letter dated 9th April 2010 prepared by Mr. Sachin Patil, Search Clerk, as per search taken in the office of Sub-Registrar of Assurance, (Office No. 1, 2 and 5) Thans is submitted with me by my client.

Jule

(4) I have perused the tolkowing documents relating to the said property.

- (ii) Photocopy of registered document of Indenture of Sale disted 13th February 1965 registered on 27th April 1966 at settal no. 197 in the office of Sub-Registrar Thans, executed by Hammulthful Nathabit. Postinghandra Nariabit and Narandae Kersondae as Vendors in favour of HOBIT-O-MECH Ltd. as Purchasien.
- (ii) Photocopy of registered document of Indenture of Sale dated 23" November 1960 registered at serial no 604 in the office of Sub-Registrar There, executed by Pandurang Goverd Waghe, Court Reselver, appointed by Joint Civil Judge, (J.C.) at Thans in Regular Suit No. 473 of 1955; as Vendor in favour of Hasmukhlat Nathatal, Prevendandra Namital, Dutabhdas Kelidas and Naryandas Karsondas as Purchasers.
  - (iii) Photocopy of Deed of Disclaration dated 23<sup>rd</sup> November 1980 executed before Joint Civil Judge & Judicial Magistrate, First Class, by Narayan Babaji Khambe in favour of Harmushhal Nathesal, Pravinchandra Nanaial, Dulabhous Kalidas and Narandas Karsondas.
  - (iv) Photocopy of Deed of Declaration dated 23<sup>st</sup> November 1960 executed before Joint Civil Judge & Judicial Magistrate, First Class, by Narayan Babaji Khambe in favour of Pandurang Govind Wagne. Haumukhiai Nathalial.

Page 3 of 30



Previnctumina Namalal, Dulabhdas Kalidas and Narandas Karsondas

- (v) Photocopy of certified copy of Dead of Declaration dated 23<sup>rd</sup> November 1950 executed before Joint Chil Judge & Judicial Magistrate, First Class, by Pandurang Govind Waghe In Sever of Hasmuttilal Nathulal.
- (vi) Photocopy of Deed of Declaration dated 23<sup>rd</sup> November 1980 executed before Joint CMI Judge & Judicial Magnitrate, First Class, by Betre Pandurang Hambre in favour of Pandurang Govind Wagne, Haamulchiai Nathatial, Previnctional Manalal, Delabhdes Kalidas and Narayan Earsondes.
- (vii) Photocopy of registered document of Deed of Rectification dated 26<sup>th</sup> April 1961 registered at sentel no. 284 in the Office of Sub-Registrar, Thans executed by Pendurang Govind Waghe, Court Receiver, as Vendor in favour of Hasmulinhal Nathalal, Previnchendra Nanalal, Dulebhdes Kalides and Narandas Karsondas as Purchasers.
- (viii) Photocopy of registered document of Indenture of Sale
  dated 9th April 1992 registered at serial no. 405 in the
  Office of Sub-Registrar, Thans executed by Pandurang
  Govind Waghe, Court Receiver, appointed by Joint Civil
  Judge, (J.D.) at Thana in Regular Sult No. 473 of 1955 as
  Vendor in tayour of Hasmushial Nathalai, Pravinchandra
  Nanalai, Dulebhous Kalidas and Narandes Karsondes as

Page 4 of the



Purchasers in respect of Survey No. 189 Hissa No. 2 and Burvey No. 192 Hissa No. 3.

- (iii) Photocopy of Agmement stated 31<sup>st</sup> January 1963 executed between Haemukofal Nathratel Zaveri as party of First Part, Previnchandra Nanatal Shafe, as party of Second Part and Narandas Kamondas as party of Third, Part.
- (X) Photocopy of Notamed Document dated 28<sup>th</sup> August 1988
  executed by Hamil-O-Mach Ltd. as borrower in fevour of BOIL
  NBI and SINP for deposit of Title Deeds.
- (iii) Photocopy of Joint Supplemental Agreement dated 22<sup>rd</sup>
  September 1983 of Hypothecation of Book Debts executed
  by Hont-O-Mech Ltd. as Borrower in favour of Barik of India,
  Banque National De Paris (BNP) and New Bark of India.
- (i)18<sup>th</sup> February 1988 sescuted by Mit National Industries as Vendor, Jitandra Goradia Proprietor of Mis First Profile Cutters as Party of Second Part and Arvind Mahadeo Bhide as Concerning Party registered on 23<sup>th</sup> February 1988 at senal no. TNN-1-1327/1988 in the Office of The Sub-Registrar Thans; (ii) 18<sup>th</sup> February 1988 executed by Mis National Industries as Vendor, Jitandra Goradia Proprietor of Mis A.S.C. Equipment Industries as Party of Second Part and Arvind Mahadeo Bhide as Commenting Party registered on 22<sup>th</sup> February 1988 at senal no. TNN-1-1328/1988 in the Office of The Sub-Registrar Thans; (iii) 18<sup>th</sup> February 1989 executed by Mis National Industries as Vendor, Himmatiai D.

Page E of 20 /

Geradia Proprietor of M/s United Engineers as Party of Second Part and Arvind Mahadeo Bride as Consenting Party registered on 23th February 1988 at serial no. TNN-1-1320/1988 in the Office of The Sub-Registrar Trians and (iv) 18th February 1988 executed by Arvind Mahadeo Bhide as Vendor, M/s National Industries, through Partners Natesh Harmattal Goradia, Jihandra Himmattal Goradia, and Himmattal Dharamshi Goradia as Purchasers, registered on 23th February 1988 at serial so. TNN-1-1330/1988 in the Office of The Sub-Registrar Thans.

- February 1991 executed by and between Arvind Mahadeo Bride and Pradio Rainhade, Partners of Mrs United for Cold Storage, as Vendors and Mahadea Umakant Franday as Purchaser, registered on 27th March 1991 at serial no. TNN-1-2275/1891in the Office of The Sub-Registrar Thans-1.
- (xiv) Photocopy of registered document of Cardinose of Sale dated 7" February 2005, issued by Mumbal Debts Recovery Tobusal –I in Sevour of (1) She Summited Chhagantal Kamavat. (2) Shel Sandeep Sumatital Kamavat. (3) Shel Sachin Sumatital Kamavat. (4) Shel Shegyashri Sandeep Karpavat and (5) Smit Seema Sachin Kamavat. as Purchasers and registered on 16" February 2005 at social no. TNN-2-778-2005 in the Office of Sub-Registrar, Thans

No.2

Page 6 of 30

A govi

Photocopy of certified copy of Mortgage Doed dated 21"

July 2005 registered on 21" October 2005 at serial no. TNN2-6597-2005 in the Office of The Sub-Registrar Thome -2,
executed by Shiri Surneitte Chhagantal Karnavet, Shiri
Smideep Surnettial Kimmavet, Shiri Sachin Sematital
Karnavet, Smit Shagyeshiri Sandeep Karnavet and Smit
Seems Section Karnavet as Mortgagers, Ws. Sunjana
Developers through Permons Shiri Surnettal Chhagantal
Karnavet and others as Borrower and The Thans Jansta
Shakari Bank Ltd. as Mortgages.

- (xvi) Photocopy of registered document of Development
  Agreement dated 21st February 2006 registered at senial no.
  TNN-2 11351-2005 in the office of Sub-Registrer Thane-2
  executed by and between Arvind Mehaded Shide and Jyob
  Sumutiful Kansavat
- (xviii) Photocopy of registered document of Development Agreement dated 22<sup>rd</sup> April 2005 executed by and between Arvind Mahadeo Shide as The Owner and Jyoti Sometial Kamarval as the Developer registered at series no TNN-5-3461/2006 in the Office of The Sub-Registrar Thans-5.
- (xviii) Photocopy of registered document of Deeds of Declaration Cum Indemnity Good dated 27° February 2008, registered at Serial Nos. TNN-2-1959-2008 and TNN-2-1969-2008 at the office of The Sub-Registrar Thane-2 executed by Shri Sumatilal Chinaganial Karnavat. Shri Sandeep Sumatilal

Page 7 of 30

Kamavat, Shri Sachin Sumatiki Kamayat, Stnt Bhagyanhri Sandeep Kamavat and Smt Seema Sachin Kamavat.

- (xix) Photocopy of Deed of Partnership dated 1<sup>st</sup> December 2000 forming Partnership Firm in the name of M/s Surpana Developers and Deed of Retirement-Cum-Continuation Sated 13<sup>th</sup> August 2001 executed between (1) Stri Sumptial Chhagantal Kamevat, (2) Stri Sandeep Sumatilal Kamevat, (3) Stri Sachin Sumatilal Kamevat, (4) Stri Bhogysson: Sandeep Kamevat and (5) Stri Seuria Sachin Kamevat, (6) Suvatal Chhaganmal Befria. (7) Satisti Suvatal Bafria. (8) Princeen Suvatal Bafria, (9) Sureicha Satish Bafria, and (10) Jayansee Praveen Bafria, all as partners of M/s. Sanjana Developers.
- (xx) Photocopy of registered document of Conveyance dated 27th
  April 2007 registered on 27th April 2007 at serial no. TRN1/02427/2007 in the office of Sub-Registrar Thans-1.

  Executed by (1) Shill S. C. Karnavet, (2) Shill Sandeep S.
  Kamavet, (3) Shill Sadhim S. Karnavet, (4) Shill Shappashill S. Kamavet and (5) Shill Section S. Karnavet all Partners of Mrs. Surjania Denalopers as Vendors in favour of (1) Dir.

  Stephen Samuel Affred (2) Karimkullickal Vergheer Simon and (3) Thomas Mathews all Trustees of Sebsory Trust, as Purchasers
- (ioi) Photocopy of Letter dated 1<sup>st</sup> October 2009 for release of charge issued by The Thune Janata Sahakari Stank Ltd. in fevour of Mrs. Surgana Developers.

Page 8 of 30

- (xxii) Photocopy of Deed of Partnership dated 13<sup>th</sup> June 2000 executed by the Partners of M/s. Concorde Developers.
- registered on 7th October 2009 at serial no. TNN-5 /8740-2009 in the office of Sub-Registrar Thans-5 executed by and between Stri Sumatted Chhagantal Kamavat, Shn Sandeep Sumattel Kamavat, Shn Sandeep Sumattel Kamavat, Shn Sachin Sumattel Kamavat, Shn Sachin Shagyeshn Sandeep Kamavat and Smt Seems Sachin Kamavat, all Partners of Mh. Scripina Developers, as Vendors and Ms. Concorde Developers through Partners Stri, Surai Ramesh Parmar, Shn Manush G. Mahta, Shn Pradeep G. Rathod, Shri, Pankaj G. Rathod, Shri, Suresh V. Juntre and Shri, Sargey Pankh as Parchasers.
- (extv) Photocopy of Possession letter dated 7<sup>th</sup> October 2009 for recording hundring over of possession of said Property to M/s CONCORDE DEVELOPERS.
- (ion) Original Affidavit-Cum-Declaration dated 16th August 2010 executed by Shri Sandeep Sumathal Kamavat, Shri Sashin Sumathal Kamavat, Smt Bhagyastin Sandeep Kamavat and Snt Seema Sachin Kamavat, all Partners of Mrs. Surjana Developers.
- have perused following papers and proceedings and Orders passed therem relating to the said property.

Page 9 of 30



- Phintocopy of Plaint without annexures in Suit No. 1235 of 1983 filed in the High Court Bombay by Bank of India against Hoist-O-Mech Ltd. and 4 others
- (ii) Photocopy of Order dated 13<sup>th</sup> April 1993 passed by High Gourt Berntury in Draft Notice of Motion No. 4 of 1993 in Suit No. 1235 of 1993.
- (III) Photocopy of Notice of Motion No. 989 of 1993 along with Affidavit- in - Support in Suit No. 1255 of 1993.
- (iv) Photocopy of Order dated 6<sup>th</sup> October 1993 passed by High Court Bembay in Company Petition No. 160 of 1990 filed by Crompton Greaves Ltd. against M/s. Hoist-O-Mech Ltd.
- (v) Photocopy of Letters dated 91\* August 2002 and 19\* September 2002 issued by M.S. Bodharwalla & Cu. to the Bank of India and The Court Receiver, High Court Bornbay, respectively.
- (vi) Photocopy of Putitic Notice states 23<sup>rd</sup> July 2003 published in The Economic Times and Public Notice dated 23<sup>rd</sup> July 2003 published in Nav Shakil.
- (vii) Photocopy of true copy of Application dated 11<sup>th</sup> August 2003 along with Order dated 14<sup>th</sup> August 2003, filed in OA.
  No. 221 of 2001 and 222 of 2000 in Murrical Dobts Recovery.
  Tribunal-I, with Order dated 14<sup>th</sup> August 2003 passed below.
  It by Murrical Debts Recovery Tribunal-I.
- (viii) Photocopy of Letter dated 54<sup>th</sup> August 2003 incued by DRT Receiver to Advocate for M/s. Senjena Developers. All.

Page 10 or so

- Photocopy of Possession letter deted 16th August 2003 innued by DRT Receiver.
- Photocopy of Letter dated 31" May 2004 assued by DRT 1100 Receiver to The Competent Authority, U.C. Thans (West).
- Photocopy of true copy of Copy of Application dated 25° 000 January 2005 slong with Afficient-in-support filed by Mrs. Sanjana Developers filed in Original Application No. 221 of 2001 and 222 of 2000 in Mumbai Debt Recovery Tribunal -1 and Ontire dated 28th January 2005 passed below it.
- Photocopy of Draft Terms and Conditions of DRT sale Delit recorded in Original Application No. 221 of 2001 in BHC Suit No. 1235 of 1993 and Original Application No. 222 of 2000 in Bi+C Suit No. 1888 of 1992 in Mumbal Debt Recovery Tribural - 1.
- Photocopy of Order (suted 30°) September 1905 for grant of codfin N.A. permission under section 65 of Land Revenue Code, insued by Collector, Thans.
  - Photocopy of Dider dated 16th April 1980 immed by CHINE Competent Aumonty, Thanse Orban Agginmeration under section 27 of The LR.C Act 1976 in favour of M/s. Hold O-Mech Ltd.
  - Photocopy of Order dated 25" July 2006 under section 5(4) (WV) of The Urban Land (Cailing and Regulation) Act 1976 passed by the Addt Collector & Competent Authority. There Urban Agglomeration in favour of M/s. Surjains Developers.

Page 11 of 30

- 7/12 Extracts in respect of the said property
- (xvii) Photocopy of certified copy of Map dates 20th February 2008 prepared by the Office of Taketa Inspector Land Records Thans for demarcating boundaries of Survey Nos. 192/2, 3A and 103/2 of Mouse Mayworle. There
- (www). Photocopy of certified copy of Village Firm No. 12 prepared as per Notification No. 761 dated 23" December 2000 issued by Consolidation Commissioner and Director Land Records, Puts.
- (xix) Photocopy of Certified copy of Kamijanta Patras No. 8/09
- True copy of Letter dated 45 March 2009 by Tehstider. CKKO Thane.
- Certified copy of Extract of sanctioned Development Plan in Booti. respect of the said property.
- (xxiii) Certified copy of Mutation Entry Nos. 576, 590, 688, 689. 692, 713, 731, 791, 793, 813, 1077, 1217, 1296, 1530, 1640. 1897, 2270, 2224, 2407, 2422, 2442, 2679, 2680 and 2706.
- (xxiii) Letters dated 15" April 2010 and 9" July 2010 written to The Sub-Registrar, Thorne 1.
- II) After perusal of the contents of the above referred documents and papers and proceedings and Orders passed therein. I hereby submit my opinion as under
  - a) if appears that in pursuance of the auction sale. Pandurang Gowing Waghin, being Court Receiver, appointed by Joint Civil Judge (J.D.) at Thorus in Regular Suit No. 473 of 1955, by a 2

Page 12 of 30 /

registered Indenture of Sale dated 23" November 1980. transferred and conveyed apsolute right, title and interest of the various properties as described in the schadels written therein and as shown in the attached plan (hereinafter referred to as the "mail property") which included land altuated at Majorada District Thane bearing Survey No. 192 Hissa No. 2 admeasuring 5 acres 24 gunthers, Survey No. 193 Hissa No. 2 administrance 2 screen 9 gunthes and Survey No. 194 Hissa No. 3 admossuring 0 acres 3 gunthas, in favour of Hasmustital Nutrialist Previnctioners Nanalai, Duisbhdas Kalidas and Narryundus Kamondas as Purchagers. Though the smit attached plan was not available for my panual the said document above that suit property was described in the document. It appears that Narayan Babaji Khambe, Pandurang Govind Wagne and Bapu Pandurang Humbre, being parties to the sold Regular Suit No. 473 of 1955 executed separate Deeds of Declaration dated 22" November 1980, before Joint Civil Judge & Judicial Magistrate. First Clans, thereby declaring their absolute right, title and interest in the out property and further declared that there was no subsisting claim of whatsouver nature reliding to suit properly and further agreed and declared to indemnify the Auction Purchasers from any loss of any kind Perunal of further documents and revenue record shows that there was no claim of any nature raised with respect to the documents meritioned in the said Doods of Declaration dated 23<sup>rd</sup> November 1980; Ade

Page 13 of 30

- If impears that is reductored Deed of Rectification dated 20th April 1961 was executed by Pandurang Govind Wagne, Court as Vendor in fireour of Hasmuthtat Nathutar, Receiver. Provinchandra Narmial Dulabhana Kalidas and Narandas Kansondas as Purchasers for recitiying the location of Survey No. 194 Hissa No. 3 an shown in the attached plan of indenture of Sale dated 23" November 1980 and thus attached new planshowing correct location of Survey No. 194 Hissa No. 2. However the said attached plan was not available for my pertiss.
- c) It appears that by Agreement dated 31st January 1963 executed between Hasmuthlat Nathalat Zaveri as party of First Part. Frannchandra Nanalai Shah, as party of Second Part and Nationalus Karsondas as party of Third Part, the parties declared that by Joint Venture Agreement dated 16th July 1959 the said parties alongwith Dunabhdes Kalidas Shan agreed to have equal shares in the property purchased in Auction in Regular Sult No. 473 of 1955, however Durlabhdas Kalidas Shan retired from the joint venture from 15° Merch 1991 and granted and conveyed his 1/4" share to Hammukhlal Nathalial Zaven for a consideration of Rs. 3000/- paid to him.
- d) There was no written document available for my perusal in respect of entering into joint winture and deed of minimum. but from the available documents it appears that though the suit property of Regular Sist No. 473 of 1955 was purchased in suction sale by Hasmachial Nathatal, Prayinghandra Nanalal,

Page 14 of 30

Chilabhdas Kalidas and Narayandas Karsondas as Purchasers.

Chilabhdas Kalidas had granted and conveyed his share in favour of Plasmachtal Nathabil Zaveri. Thus right title and interest in the said suit property of Regular Suit No. 473 of 1666 purchased in suction sale vested in Hammachial Nathabil.

Preventhandra Nanalai, and Narayandas Karsondas.

- e) it appears that by a registered Indenture of Sale dated 13° February 1965, Habrountial Nathalat, Provinchandra Nathalat and Narandae Karsondae, being owners transferred and conveyed their right, title and interest in land situated at Majivade Dietrict Thana total admissauring 29255 square yards bearing Survey No. 192 Irrisea No. 2(part) admissauring 20745 square yards. Survey No. 193 Hasia No. 2(part) admissauring 8370 square yards and Survey No. 194 Hasia No. 3(part) admissauring 171 square yards (hereinafter referred to as the "subject property") in favour of HOIST-O-MECH Ltd. as Purchasers. Thus pursuant to the velicity executed registered indenture of Sale dated 13° February 1985, right, title and interest of Hasmukhlai Nathalai. Provinchandra Namibil and Narandas Karsondae in the subject property vested in HOIST-O-MECH Ltd.
- The appears that Host-O-Mech Ltd had availed various Cash
  Credit Facilities from Bank of India, New Bank of India and
  Banque National De Paris and various immovemble properties
  including subject property was mortgaged and charged to the
  said Banks towards security. Though none of the available ...

Page 18 iii 30 J

documents relating to the said mortgage contains any schedules of mortgaged property. It appears from the contents of document dated 26th August 1988 executed by Halat-O-Mach Ltd. as borrower in favour of ECH, NBI and BNP for deposit of Title Deeds that subject property was mortgaged with the said Banks.

- Back of India Instituted Sult No. 1235 of 1993 in the Bombay
  High Court against Hoist-O-Mech Ltd being Borrower and
  Hartan Chandra Kothi being Guarantor and joined Banque
  Nationale De Parts and New Bank of India as party Defandants
  being secured creditors of Hoist-O-Mech Ltd. whose security
  runks part passu with that of Bank of India and prayed for
  recovery of amounts as stated in the particulars of caum therein.
  It appears that Banque Nationale De Parts had also instituted.
  Suit No. 1696 of 1992 and Court Receiver was appointed,
  nesure the same Court Receiver was also appointed in Suit No.
  1235 of 1993.
- h) From the available papers and proceedings it appears that by Order dated 5<sup>th</sup> October 1993 passed by High Court Bumbay in Company Patifica No. 160 of 1990 filed by Crompton Greaves Ltd. against M/s. Holst-O-Mech Ltd. the Patition was granted and directions were assed to Official Liquidator.
- f) From the available papers and proceedings it appears that Court Receiver, Fligh Court, Bombay was discharged and M/s... Seven Stars was appointed as Receiver from the panel of DRT.

Page 16 of 30

Mumbal After Inviting offers by public notice, highest bid offered by Mrs. Surjana Developers was accepted and Sala was confirmed and it appears that possession of property of Mrs. Host-O-Mech Ltd. situated at Pokhran Road No. 2, Majorade, Thans (west) bearing Survey No. 192 Hissa No. 2 (part), Survey No. 193 Hissa No. 2 (part), and Survey No. 194 Hissa No. 2 (part), was handed over by DRT Renerver to Mrs. Surgana Developers it appears that in the possession receipt instead of Survey No. 194 Hissa No. 3 (part) inadvertently Survey No. 194 Hissa No. 3 (part) inadvertently Survey No. 194 Hissa No. 3 (part) inadvertently Survey No. 194 Hissa No. 2 (part) is written. However subsequent documents and revenue record shows that pursuant to said Sale Certificate dated 7th February 2006, correct survey number is 194/5 (part).

If appears that by Order dated 28th January 2006 application of M/s. Surjana Developers for issuing Sale Certificate of property of M/s. Holes-C-Mech Ltd. situated at Pothnan Road No. 2. Majivade, Thatse (west) beasing Survey No. 192 Hissa No. 2 (part), Survey No. 193 Hissa No. 2 (part) and Survey No. 194 Hissa No. 3 (part) in the name of their assigns and nominees, was allowed and accordingly Sale Certificate was essued in the name of (1) Shirt Summital C. Karnavat, (2) Shiri Sandsep S. Karnavat, (3) Shiri Sandsep S. Karnavat and (5) Shiri Seems S. Karnavat, thereby declaring them Purchasers of the property situated at Polynan Road No. 2. Majivade, Thans (west) total edineesuring 28255 aquana yards bearing Survey No. 182 Hissa No. 2 (part) admissioning 20745 aquana yards. Survey No. 193 Hissa No. 2 (part)

Page 17 of 30

admeasuring 8339 square yards and Survey No. 194 Hissa No. 3 (part) admissioning 171 square yards. (hereinafter referred to in the "Audion Sale Property")

- k) Pursuant to the wolldly issued Sale Certificate dated 77 February 2005 and duty registered the entire right, title and interest of the owner Mrs. Hoist-O-Mech Ltd. in respect of the said Auction Sale Property vested in (1) Shir Sumatitul C. Kernavat, (2) Stri Sandeep S. Kernavat. (3) Stri Santili S. Kainavat (4) Smt Bhagyashri S. Kamavat and (5) Smt Seema 5. Karnavet
- It appears that for fixation of boundaries and ascertaining area of respective survey numbers of the said Auction Sale Property. a survey was carried out through TILR Thane and as per Order dated 15" July 2005 Mutation Entry No. 2422 is effected and certified. Pursuant to the said Mutation Entry No. 2422 survey numbers of the said Auction Sale Properly are renumbered with tollowing areas

Old Survey and Hissa Number	New Survey and Hissa Number	Area in square meters
192/2	102/2A	17051
192/2	192/28	400
193/2	193/29	11005
1943	194/38	280

m) It appears that attracement under the Urban Land (Ceiling and Regulation) Act 1976 was filed on behalf of Mis. Surjana

Page 18 of 30

Developen through parmers Shri Sumental Chhaganial Kamayat and penusel of Order dated 25th July 2006 penused under section 8(4) of the said ULC Act 1976 shows that no area was declared as surplus. None of the documents intede available for my perusal shows any other declaration and/or any used of engumblance under the provisions of ULC Act 1970 in respect of the said property.

- it appears that by a registered Deed of Conveyance dated 27<sup>th</sup> April 2007 (1) Shri S. C. Karnavat. (2) Shri Sendeep S. Kamayat, (3) Shri Sachin S. Kamayat, (4) Smt Shagyashri S. Ksmavat and (5) Shit Seema S. Kamavat Transferred and correspond their right, title and interest in respect of an area of 2030-21 square meters constituting an area of 1020 square meters out of Survey No. 192/2A, 955:18 square meters out of Survey No. 193/28 and 55:00 square meters out of Survey No. 194/3B, out the said Auction Sale Property, in favour of (1) Dr. Stephen Samuel Aifred (2) Kanmhuttickel Varghese Simon and (ii) Thomas Muthews of Trustees of Bathany Trust. It appears that said sale in respect of an area of 2030.21 square meters. out the said Auction Sale Property is recorded by Mutation Entry No. 2679
- at it appears that after execution of said sale in respect of an area. of 2000;25 aguing meters out the said Auction Sale Property. the right title and interest of basince portion admessuring. 23705 97 square mellers adusts lying and being at village Majiwade, Poktain Road No. 2 Talula and Disbut There within

Page 19 of 30

the Registration District and Sub-District Thane and within the limits of Municipal Corporation of City of Thane, and bearing following particulars:

Survey	Hisna Number	Arms
192	2A.	10031.sq. mira
192	28	400 sq. mire.
103	28	7050 sq. mtra
184	38	224 96sq, mbs

more particularly described in the Schedow hereunder written i.e. the said property remained with (1) 5hr. 5. C. Kamavat, (2) Shill Sandeep S. Karnavat. (3) Shri Sachin S. Karnavat. (4) Smt. Bhagyashri S. Karnavat and (5) Smt Seeme S. Kernavat.

p) Thereafter fresh surrey was comed out through TILR and accordingly letter dated 4th March 2009 bearing No. M.V.K.S. 1/T-VH N./K.JV/1308/S.R.-324/09 was lesued by the Tahsildar, Thane and accordingly Kamijastapatrak was issued and it appears that after following due procedure Mutation Entry No. 2660 was effected and certified, thomby recording the said sub-division in respect of the said Auction Sale Properly and accordingly 7/12 extracts were issued. Thus from perusal of the 7/12 extracts and Mutation Entry Non. 2422 and 2690 in respect of the said. Property it appears that names of (1) Shri S. O. Karmavat, (2) 5hri Sandeep 5 Karmavat, (3) 5hri Saction 5. Kamavat, (4) 5mt Bhagysstrt S. Kamavat and (5) Smt Seama

Proper 20 of 30

5. Karnavat is entered as atisolate Owners and in possession of the Said Property.

 d) It appears that by registered Deed of Conveyance dated 7<sup>th</sup> October 2009, the Said Property is sold, conveyed and transferred by Shri Sumatital Chhagariat Karnavet. Sandero Sumatilai Kamavat, Shri Sachin Sumatilai Kamavat, Smit Bhagyanhn Sandrep Karnavat and Smit Seama Sachin Karnavat, all Partners of Mrs. Surjana Developers, to Mrs. Concerne Developers through Partners Shrt. Surai Rumissh Planssr, Shri, Manish G. Mohta, Shri, Pradeep G. Rathod, Shri, Parkey G. Rathod, Shirt Suresh Y. Jantes and Shri, Sanjay Pareith and accordingly Mutation Entry No. 2705 is also effected and pertitled in the name of M/s. Concords Developers through said Partners in respect of the said property as absolute owners. and in possession. Possession letter dated 7th Outober 2009 is also recorded regarding handling over of possession of said Property to Mire CONCORDE DEVELOPERS Since the registered Deed of Conveyance dated To October 2009 was signed by Shir Sumatital Chhagamtal Kamavat for himself and as Constituted Attorney of other Vendors, by way of abundant precoution, Affidavil Curri-Declaration dated 16th August 2010 is executed by other Vendors Le Shri Sandeep Sumatikil Kamayat, Shir Section Sumanital Kamayat, Smit Bhagyashul Sandeep Kamavat and Smt Seema Sachin Kamavat, all Partners of M/s. Surgana Developers, thereby confirming the execution of the said Deed of Conveyance dated 7th Outober

Page 21 of 30



2009 in import of the said property in favour of Mrs. Concorder
Developers

- Permul of the aforesaid Search Report in respect of the Said Property shows that
  - (i) Confirmation Deeds dated (i)18" February 1986 imecuted by M/s National Industries as Vendor. Jitandra Goradia Proprietur of M/s Fine Profile Cutters an Party of Second Part and Arvend Mahadeo Bhide as Consenting Party (ii) 18" February 1968 executed by M/s National Industries as Vendor, Jandon Geradia Proprietor of Mis A.B.D. Equipment Industries as Party of Second Part and Arvind Manageo Bhide as Consenting Party, (iii) 18th February 1965 executed by M/s National Industries on Vendor, Himmattai D. Goradia Proprietor of Mis-United Engineers as Party of Second Part and Arvind Manadeo Bhide as Consenting Party and (IV) 18" February 1988 associted by Arvind Mahadeo Shide as Vendor, Ma National Industries, through Parthers Nacosh Hummunist Goradia, Jitandra Himmetel Strudia, and Himmetel Dharamahi Goradia as Purchasers and (V) Agreement dated 16th February 1991 executed by and between Arvind Mahadeo Bhida and Pradip Raidiade Partners of Mis. Unded ins Cold Storage, as Vendors and Mahendra



Urraitant Panday as Purchaser are in respect of remaining area of Survey No. 192/2 (part) i.e. excluding the area of 20745 square yards conveyed and transferred to Holat-D-Mech Ltd. by Hasmulthial Preventione Namalal and Namandas Nathetal. Karsondes by registered Conveyance dated 13th February 1965. By registered Conveyance dated 23rd November 1560 Hammukhlai Nathalal, Pravinchand Narralat, Chiabhoga Kalidas and Narandas Karsondas had purchased Survey No. 192/2 admeasuring 5 Acres and 24 Gunthas Le. 27104 square yards along with other survey numbers. Thus out of said 27104 source yards of Survey No. 192/Z an area of 20745 square yards was conveyed and transferred to Host-O-Mech Ltd. by Hasmuittfall Nathalat, Prayinchand Namelal and Nameday Karsonday and the said area of 20745 square yards of Survey No. 192/2(part) is transferred and conveyed by Certificate of Sale dated 7th February 2005, insued by Mumbal Debts Recovery Tribunal -I in favour of (1) Shri Sumalilat Chhagarrat Karnavat. (2) Shri Sandeep Sumntilal Karnavat. (3) Ster Sachin Sumehlal Kamavat, (4) Smt Shagyaanri Sandeep Kamavat and (5) Sint Seema Sachin Karneval. Thus said four Confirmation Deeds dated 18th February 1988 and Agreement dated 16th





February 1991 as stated hereinabove in this clause does not pertain to the said property

- 100 Fransfer of the said area of 20745 source wards of Survey No. 192/2(part) by Certificate of Sele dated 7" February 2005, issued by Mumbal Debts Recovery Tribunal -I in favour of (1) Shri Sumatital Chhagantal Kamevet. (2) Shri Sandeep Sumettial Kamevet. (3) Shr) Sachin Sumatilat Karnavut, (4) Sntt Bhagyashri Sandeep Kamavat and (5) Smt Seema Sachin Karnavat is also evident from the letter dated 4" March 2009 bearing No M.V.K.S. 1/T3/H.N./K.N/1386/S.R.-324/09 insued by the Tahalidar recording the subdivision of the said. property as per fresh survey carried out through TILR. Thans and perusal of the 7/12 extracts and Mutation Entries 2422, 2679 and 2680 in respect of the said Property recording names of (1) Shr 5. C. Karnavat. (2) Shri Sandeep S. Karmayat, (3) Shri Sachin S. Karnavat (4) Son Shagyanni 5. Karnavat and (5) Smt Seema S. Karnavat as absolute Owners and in possession of the Said Property.
- By Murtgage Dead dated 21" July 2005 registered on (00) 21" October 2005 at senst no. TNN-2-8597/2005 the Said Property was mortgaged with The Thane January Surprised Barok Ltd., nowover, The Thorne Juneau

Page 24 of 36

Sahakan Bank Ltd. has released their sharps on the Said Property in favour of M/s. Bunjana Developers and leated Letter dated 1<sup>st</sup> October 2009 to that effect.

- Development Agreement dated 21" February 2006 OW: registered at Serial No. 1351/2006 in executed by and between Arvins Mattadeo Bhide and Jyoti Sumetilal Kamavet in respect of Survey Nos. 192/2(part). Perusal of the said Document and attached 7/12 extracts and Mutation Entry No. 2432. shows that it is not in respect of the Said Property.
- Development Agreement dated 22th April 2008 registered at sinnar no. TNN-5-3461/2000 executed by and between Arvind Mahadeb Bhide as The Seiler and Jyot Sumetital Kernavat as the Purchaser in raspect of Survey No. 192/3A; does not pertain to the sald property. The said Development Agreement was incorrectly shown as entry of the year 2006 in this search report, however by letter dated 9" April 2010. search clark has rectified the typing mistake in the search report stating that the said Development Agreement is of the year 2008 and not 2006.
- Deeds of Declaration Cum Indemnity Bond dated 27th (54) February 2008, executed by Shn. Sumatrial Chinganial Kamavat Shri Sandeep Sumatilal

Page 25 at 30

Karnavat, Shiri. Sachin Sumutilai Komovut, Smt. Bhagyathri Sandeep Karravat and Smt. Seama Sachin Kernavat, for recording surrander of an area of 465.97 square maters out of Said Property being Survey Nos. 193/28(port) and 194/28(port) and 406 Square Meters out of the Said Property being Survey No. 190/2A (part) to Thate Municipal Corporation, for arms reserved for Public Road and Amenity Open Space respectively thereinafter referred to as the said surrendored area). The said Decarations further record the right is reserved by the said Owners to claim FSI benufit for the said surrendered area.

Perusal of the Search Report shows that (i) record of DWIT thin years 1060 to 1965, 1997, 1996 in torn, however it is also recorded that "No entry evallable", (ii) record for the years 1999, 2000, 2001 is "sent to data emry" and (iii) Index for the year 2010 is not available. The Search Report dated 1/2 March 2010 records only one transaction in the year 2009 Le. Conveyance dated 7\* October 2009 in respect of the said property in layour of M/s. Concorde Developers: By letter dated 15th April 7010 and 5th July 2010 written by San Sura M/S.CONCORDE chient my. Parmar for DEVELOPERS. The But Registrar, Thane was requested to give the required information for the years 1999 to 2001 and 2009, however I am informed

Page 25 of 30

by my client that till date no further search pould be taken due to want of record for the years 1999 to 2001 and 2010

Thus pursuant to the validly issued Size Certificate (VIII) dated ?" February 2005 and duly registered and as per tresh survey as recorded in infler dated 4" March 2009 bearing No. M.V.K.S.1/T3/H.N./K./V/1368/E.R.-324/09 issued by the Tahaildar the entire right, title and interest of the owner M/s. Hoist-O-Mech Ltd. in respect of the said Property vested in (1) Shri. Sumattial C. Kamavat, (2) Shrt. Sendeep S. Kamavat. (3) Ehrt. Sachin S. Karnavat, (4) firmt. Bhagyashn S. Kernavat and (5) Smt. Seisma S. Kernavat and thereafter by execution of registered Deed of Conveyance dated 7" October 2009, in Tayour of M/s. Concords Developers through Partners Shri-Saraj Ramenh Furmar, Shri Manish G. Mohta, Shri Prodeep G. Rathod, Shri Panka G. Rathod, Shri Suresh Y, Jantre and 5hit. Sprigy Paresh the entire right, title and interest in respect of the unid Property vested in M/s Concorde Developers, excluding area. of 488.97 square meters out of Said Property being Survey Nos. 193/28(part) and 194/38(part) and 400-Square Metars out of the Said Property being Survey No. 192/2A (part) venting in Thane Municipal Corporation, for area reserved for Public Road and

Prop= 27 of 30



Amenity Open Space respectively and including the right reserved to svall oppresponding FSI benefit for the said surrendered near

b) In view of the aforesaid and penusal of Search Reports dated 13th August 2009, 17th August 2009, 5th March 2010 and 21th June 2010, mutation epities and 7/12 agreeds in respect of the said property snows that no encumbrance of any third party is seen in respect of the said property excluding the said surrendered area. Thus After perusal of all the above referred documents and papers and proceedings, in my opinion the Title of MIS CONCORDE DEVELOPERS to the said property encluding area of 455.97 square maters out of Said Property being Survey Nos. 193/28(part) and 194/3B(part) and 406 Square Meters out of the Said Property. being Survey No. 192/24 (part) vesting in These Municipal Corporation, for an area reserved for Public Road and Amenity Open Space respectively, is clear and marketable as so date subject to any entries found in the Index II of the said property for the year 1890 to 2001 and 2010 as the same in presumbly not available in Office of The Sub-Registrar, Thace.

# SCHEDULE OF THE SAID PROPERTY

ALL THOSE pieces and purcels of land, hereditements and premises. TOGETHER WITH the Factory, Buildings, Sheds, Godpwis, structures. and premises, constructed thereon, situate lying and being at village Majnwide. Politican Road No. 2 Talula and District Thane within the

Spoke

Figur 28 of 30

Registration District and Sub-District There and within the limits of Municipal Corporation of City of Thank, and bearing following particulars:

Servey Number	Hissii Number	Апп
102	2A	10031 ag. mt/s
192	28	400 sq. mms.
103	28	7000 sq. intrs
194	38	224.97 aq. mtrs

Bounded us follows:

On or towards the East	By 12 meter wide road kinding to Little Flower High School, NRB, Blue Star and Glaxo
On or towards the West	By 6 meter wide Road leading to United industries and by the Plot of Betherry Trust
On or towerth the North	illy 40 meter wide Politican Road No. II
On or towards the South	By land of United industries

Dated this 4th September, 2016

(Gaust Godge)

Artyoonin

#### Enclosuries:

- Copy of Search Reports dated 13th August 2009, 17th August 2009, 5th March 2010 and 21th June 2010 with copy of latter dated 9th April 2010 prepared by Mr. Sachin Patit. Search Clark
- 2) Copy of Letters detect 15" April 2010 9" July 2010

Page 29 of 30

fir fr. sper st. () (7m. H. Form No. 1) min ett ut. Gen Ell ma CHRODOST CODA [ MENTANGERAJILE ] RECORD FOR PASSION TO GOVERNMENT STATES OF THE SOUTH PROPERTY OF T 50)-3- fundom 32/1/2008 mism with the Housewal France Parts I whole to was the total אות אותו של הי ובי ובי וויותו וייוים - get o if 2008 (30) of (with the ball) Очения ж тини सह दुव्यम विषयिक साम के. र California Accommission.

### "SEARCH REPORT"

### SACHIN PATIL

COLUMN TWO

Seurch Clerk

To. Mr. Suraj Parmar

Rasposted Sir.

Search has been taken from 1989 to 2009 available index check with Sub-Registrar of Assurance, (Office No.1, 2 & 5) There for Search Application No.1259/2009, dated 12.08.2009 for the properly bearing Servey No.192, Hexas No.2A, 29, lying being and attented at Village Majlwade, Tal. & Diet. There the details of Search is so under >

Description Search Your No entry available. Record is Torn. 1980 his entry available. Record to Tom. 1981 No entry available. Record is Torn. 1982 No entry available. Record in Torn. 1983 No entry available. Poporti is Torn. 1984 No only available. Record is Taxn. 1885 Nu transaction traced: 1889 No transaction traced. 1987 Confirmation Deed Type of Document 1988 TNN-1-13J7/1988 Dated 23.02.1988 Decument No. M's. National Industrial through its partner Narosh S. College. Gordin, Arvind M. Bhide Alle. Fine Profile Cutters through Jitandra H. Gordin Purchaser Survey No.192, Hissa No.2 Part, 3/Part, sress H-R-P. Property Description 0.038, altunted at Village Majavade, Tel. & Diet. Thomas. Fu.52,0000-Mindlet Value Continuation Dood Type of Decement TNN-1-1338/1988 Dated 23.02.1988 Goormant No. Mrs. Hational Industrial through its partner Narvah S. Sellar Goodia, Arvind Mt. Bhilde Mis. ABC Equipment industries through visendra 5. Purchasin Gurdin Survey No.192, Hinns No.2 Part, 3Part, area H-R-P Property Description 0-2-39, attusted at Villace Mailwade, Tel. & Dist. Thirtie Pa 53,0004 Reschot Voture

Search Year	Description	
	Type of Document	Confinnation Deed
	Document No.	TNW-1-1329/1988 Dated 23.02.1968
	Seder	M/s. National Industrial through its partner Naresh S. Gerdia, Arvind M. Shide
	Purchaser	M/s. Unit Engineers through Prop. Hitsmattel Gorda.
	Property Description	Survey No.192, Hissa No.2 Part, 3Part, area H-R-i 0-2-39, situated at Village Majorade, Tal. & Dis There.
	Market Value	Fa.52,000/-
	Type of Occurrent	Confemation Deed
	Document No.	THK-1-1330/1068 Duted 23.02.1988
	Setter	Arvirid Mahadev Bhide
	Purchaser	Mos. National Industries through Partner Naresh Himmattel Gordie and other
	Property Description	Survey No.192, Hissa No.2 Part, 3Part, area H-R-P 0.2-39, situated at Village Majiwade, Tal. & Dist. Thuns.
	Market Yulue	Rt.2,60,0004
1909	Ma	entry waitable. No transaction traced.
1900		No transaction traced.
1991	Type of Document	Agreement
	Document No.	TNN-1-2275/1991 Dated 27.03.1991
	Sellar	Mix. United Ice Bond Spez through partner Arvind Mahadev Shide, Pradeop Rathod
	Purchaser	Mahendra Umakant Pandev
	Property Description	Surway No.192, Hissa No.2 Part, 3Part, therein 650 Sq.Ft. Bull-up area's third, altituded at Village Majouds, Tal. & Clat. These.
	Market Venue	Rs.1,52,500F
1092	No entry available, Record is Tom,	
1993		No transaction traced.
1994	No transaction traced.	
1998		No transaction traced.
1966	No entry available. Record is Tom-	
1997		No transaction traced.
1958		No transaction traced.
11550		ACTIVITIES OF THE PARTY OF THE
1999		Sent to Date Entry.
CLOSE		Sent to Data Entry.

Search Year	Description	
2001	Sent to Data Entry.	
2002	No transaction traced.	
2003	No transection baced.	
2004	No transaction traced.	
2008	Type of Document	Sala Certificate
	Document No.	THIN-2-778/2005 Dated 16:02:2005
	Sollor	Debta Recovery Tribunal Receiver Appointed by Mumbal Recovery Tribunal – 1 of the properties of Historicate Ltd.
	Putchassr	Surrettial Chinagantal Kamavat and other
	Property Description	Survey No. 192, Himsa No.2 Part, area 24460 Sq.Mb situated at Village Majiwade, Tat. & Clut. Thans.
	Agreement Value	Par.5,15,00,0004
	Type of Document	Mortgage Deed
	Document No.	TNN-2-6597/2005 Dated 21.10:2005
	Sellor	Sumattial Crinogenial Kamavet and other
	Planting	The Januta Sahukari Bank Ltd., Thane through Manager B. D. Tatade
	Property Description	Survey No.199/2Part, 193/2Part, 194/2Part, are 24489 Sq.Attr., situated at Village Majiwade, Tal., Dist. Thans.
	Agreement Value	Rx.5,00,00,000/-
	Market Value	Ris 1.005-
2900	Type of Document	Development Agreement
30.5	Document No.	TNN-2-1361/2006 Dated 21.02.2006
	Seder	Arvind Mehadev Bhide
	Purchaset	Jyce Burnetilal Karnevat
	Property Description	Survey No.194/3 area 78.00 Sq.Mtr., 193/2 are 132.00 Sq.Mtr., 182/2 area 610 Sq.Mtr., total are 1020 Sq.Mtr., situated at Village Majwade, Tal. o Dist. Thans.
	Agreement Value	Pii 20,00,0004
	Marriest Value	Rs.87,00,000/-
	Type of Document	Development Agreement
	Document No.	TNN-5-3461/2008 Dated 22:04:2006
	Seller	Arvind Mahadev Bhide
	Prochase	Jyoti Sumatiisi Karnavat
	Property Description	Survey No. 192/3A area 3500 Sq.Mtr. and thereis shed's area 1401.08 Sq.Mtr. situated at Vitage Mujiwade. Tel. & Dist. Thane.
	Agreement Value	Rs.18,60,000/-
	Market Value	Rs.5.24,08,664/-
2007		No transmission traced

Sweeth Year	Description	
2008	Type of Document	Indomnity Bond (telligal) during
	Document No.	TNW-2-1959/2008 Dated 27 02:2006
	Saller	T.M.C.
	Purchaser	Samufilat Chagamiat Kernavat
	Property Description	Survey No.192/2A, 193/2B, 194/3B, unee 465.97 Sq.Mtr., situated at Village Majfende, Tal. & Dist. Thuns.
	Agreement Viewe	Rn.1.004
	Type of Document	Indomnity Bond (adigail waves)
	Document No.	Tres-2-1960/2068 Outed 27:02:2008
	Seller	Samultal Chapunial Kamavat
	Purchimer	TMC
	Property Description	Survey No.192/2A, 193/2B, 194/3B, urus 406.00 Sq.Mir., situated at Village Majiwode, Tid. & Cest. Thans.
	Agreement Vidue	R±1.00-
2000	Index out available.	

Note: In the office of Bub-Registrer Thans (Office No.1, 2 & 5) Computerised index it from 2002 to 2009 are not maintained properly.

Plance check 7/12 extract and Phorphia.

Date | 13,08,2009 Place | Thans.

Sachin Patil (Sauch Clerk)

(Dr. Nr. oger e. 1) (Ple. R. Form No. 1) which ten HE ORIGINAL COPY Cles 173 aus. [ mantheday] I NOW THANHER LAND SOLD SENSON MANAGED AND THE BOARD ASSESSED AS SOLD SENSON MANAGED AND ASSESSED AS SOLD SENSON MANAGED AS SOLD SENS Major 97-16 2004 स्तेतन वारीन Bearing Jam. ころなす いまななる しまりまましていまりかけるかい Killin. They have the morn man on promoted, वैश्वयम् व नेव्हासा सह दुव्यम निवंद्यक राण क. २ (भागाविक्यकार्यकार Carbine of Assentant.

# "SEARCH REPORT"

## SACHIN PATIL

Search Clerk

To, Mr. Suraj Parmar

### Respected Sir.

Sensiti has been taken from 1980 to 2009 evaluable index check with Sub-Registrar of Assurance, (Office No.1, 2 & 5) There for Search Application No.1260/2009, dated 12/08/2009 for the property bearing Survey No.183, Hissa No.28, lying being and shared at Village Majiwade, Tul. & Diet. There the details of Search is as under :-

Search Year	Description .	
1900	No emby avaliable, Record is Torn.	
1981	No entry available: Record is Tom.	
1882	No erary available. Record in Torn.	
1983	No entry available. Record is Torn.	
1984	No entry available. Record is Yorn.	
1986	No entry available. Record in Torn.	
1856	No transaction traced.	
1987	No transaction trained.	
1988	No bensaction traced.	
1980	No entry available. No transaction tracest.	
1090	No transaction traced.	
1991	No transaction traced	
1002	No entry available. Record is Tom.	
1993	No transaction traced.	
1994	No transaction traced.	
ta95	NO transaction traced.	
1996	No entry available. Record in Torre.	
1997	No transaction proper	
1968	No fransaction traced.	
1999	Sent to Date Entry.	
2000	Sout to Data Entry.	
2001	Sent to Data Entry.	
2002	No transaction traced	
2003	No humanion traced	
2004	No transaction traced	
2005	Type of Document Mortgage Deed	

Sourch Year		Description
	Document No.	THN-2-8697/2005 Dated 21.10.2005
	Smiler	Sumattial Chinaganial Karnayat and other
	Purchaser	The Janate Sahakari Bank Ltd., Thane through Manager S. D. Tatade
	Property Description	Survey No.193/2Fort, 193/2Fort, 194/2Fort, are 24490 Sq.Afr., situated at Villago Majiwado, Tal Dist. Thore.
	Agreement Value	Pis.E,00,00,000-
-	Market Value	Hs.1.007-
200fi	Type of Document	Development Agreement
	Document No.	TNN-2-1351/2006 Dated 21.02.2088
	Seter	Arvind Mahaday Bhide
	Purchaser	Jyoti Sumalital Karnavat
	Property Description	Sarvey No.164/3 area 75.00 Sq.Mtr., 193/2 area 132.00 Sq.Mtr., 192/2 area 810 Sq.Mtr., total area 1020 Sq.Mtr., alturind at Village Majerado, Tal. & Cital Thane
	Agreement Value	Fix 20,00,000/-
	Market Varue	Pa.87.00.000/-
1007		No imprection traced
2006	Type of Document	Indemnity Bood (without ways)
	Document No.	TWW-2-1950/2008 Dated 27:02:2008
j	Seller	T.M.C.
	Pumhagor	Sprintfiel Chapanhii Kamavat
	Property Description	Survey No.192/2A, 193/2B, 194/3S, area 465.97 Str.Mir., situated at Village Majiwade, Tal. & Dist. Thore.
	Agroument Vision	As.1.00-
	Type of Document	Indomnity Band certifyet appeals
	Discoment No.	TNN-2-1960/2008 Duled 27:02:2008
	Seller	Summital Chagonial Kemayot
	Purchasur	T.M.C.
	Property Description	Survey No.192/2A, 103/2B, 194/3B, area 408.00 Sq3/fir, situated at Vitage Majwade, Tal. & Dist. Thans.
	Agreement Value	Fis. 1.00%
2009		Index out available

Mate:

in the office of Sub-Registrar Trans (Office No.1, 2 & 5) Computarised Index 6 from 2002 to 2009 are not maintained properly.

Please check 7/12 extract and Pherphar.

Date: 13.01.2000 Place: These.

Sachin Patil (Search Clerk)

# "SEARCH REPORT"

# SACHIN PATIL

Search Clerk

To, Mr. Sural Panimir

#### Respected Sir.

Snarch has been taken from 1990 to 2009 available index check with Buti-Registrar of Assurance, (Office No.1, 2 & 6) Thane for Search Application No.1282/2009, dated 17.09.2009 for the properly bearing Survey No.194, House No.3B, lying being and situated at Village Majiwade, Tal. & Dist. Thans the deballs of Search is as under;-

Search Year	Description
1000	No entry available. Record is Torn.
1981	Mo entry available. Record is Torn.
1982	No entry available. Record is Tom.
1982	No entry available. Record in Torn.
1994	No entry available. Respond to Torn.
1985	No entry available. Record is Torn.
1996	No transaction truced
1987	No tramassion traced.
1988	No Immunction trupped.
1860	No entry available. No transaction traced.
1090	No transaction traced
1991	No transaction traced.
1892	No entry available. Placond in Torn.
1993	No transaction trapped
7994	No transaction traced.
1998	We transaction traced.
1995	No entry avalable, Flacord is Torn.
1997	No traverettion traced.
1998	No transaction traced.
1999	Rent to Data Entry.
2000	Sort to Data Entry.
2001	Sent to Data Entry.
2002	No transaction traced.
2003	No transaction tracest
2004	No transaction paged.
2003	No transaction tracest

Sourch Year		Description
2005	Type of Decement	Mortgage Deed
	Document No.	TNN-3-6687/2005 Dated 21 10:2905
	Seiter	Sumating Ohlaganial Karnavat and other
	Purchaser	The Januta Sahakari Bank Md., Those through Monoger S. D. Telade
	Property Description	Survey No.192/2Part, 193/2Part, 194/2Part, are 24469 Sq.Mir., situated at Vilinge Mejlwode, Tal. : Dist. Thans.
	Agreement Value	Ps.5.00.00,000/-
	Market Value	Fa.1,00V
2000	Type of Document	Development Agreement
	Document No.	TWN-2-1351/2000 Densit 21.02.2000
	Seller.	Arvind Mahadev Shidu
	Paralment	Jyofi Simetilal Kamavat
	Property Description	Borvey No.194/3 area 78.00 Sq.Mtr., 193/2 area 132.00 Sq.Mtr., 192/2 area 810 Sq.Mtr., total area 1020 Sq.Mtr., situated at Village Mejiwade, Tal. 6 Diet, Thores.
	Agreement Value	Ra.20.00:0004
	Minfort Value	Su.67.00.000/-
2007		No transation traued.
2009	Type of Document	Indemesty Band (willing)
	Document No.	TNN-2-1959/2008 Dated 27.02.2008
	Saler	TMC
	Purchaser	Sanatiul Chagorial Kamavat
	Property Description	Survey No.192/2A, 193/2B, 194/3B, area 465.97 Sq.Mtr., elecated at Village Majlwade, Tal. & Dist. Thurse.
	Agreement Volum	Rs.1.00r-
	Type of Document	Indemnity Bond (wangaif www.s)
	Document No.:	TNN-2-1990/2008 Dated 27:02:2008
	Sintiar	Sumatilia Chagontal Kernavat
	Purchaser	TMC
	Property Description	Survey: No.192/2A, 193/2B, 194/38, area 406.09 Sq.Mir., sibinfed at Wiloge Methodo, Tel. & Dist. Thans.
	Agreement Value	Rs.1.004
MODE		Index not available.

Note: In the office of Sub-Registrar Thans (CRDov No.1, 2 & 5) Computarised Index il from 2002 to 2009 are not maintained properly.

Please check 7/12 axtract and Pherphar.

Date: 17.98.2009 Place: Thorns.

Sachin Patri (Bearch Clerk) | Property | Community | Property | Proper

Sourch Clark
Add-Pandpalled, Alth Congany,
Hander Wed, Thans (W)
Contact No 0018770177

Date : 05.03.2010

To, Mrs. Concorde Developers 201, Arlhant, Tembbi Naka, Thans.

#### SEARCH REPORT

PROPERTY: Property Bearing Survey No.192/2A, 28, 193/2B, 194/3B, Village Majiwada, Tat. & Olst, Thune.

PERIOD OF SEARCH > 2009 - 2010 (02 Years)

I have taken a search of above mentioned property for the period 02 years i.e. from 2000 to 2010 from the second of the Sub-Regimer of Assurance Thank (Office No. 1, 2 & 5). The Payment of asserth charges paid to Government by me Vide Receipt Nos.601/2010, Dated 05/03/2010. The Payment Receipts are attached hereto I have made the following observations is my search.

Years	Transaction	٦
2009	Transaction	I
2010	Index not evaluble.	1

Note:

In the office of Bob-Registrar Thans (Office No.1, 2 & 5) Computerized Index II from 2009 to 2019 are not maintained properly.

Please check 7/12 extract and Pherphat.

Transaction for the year: 2000

Nature of Transaction: CONVEYANCE DEED (or Preventered tra)

PROPERTY : Survey No.102/2A, 2B, 183/2B, 194/3B, total area 23705.97 Sq.Mtr.

Village Majiwade, Tel. & Dist. Thans

Name of Seller : Sumatilal Chaganial Karneval for himself and other through Power of

Attorney Holder Sandoop Sumutilal Karnavat and other Mr. Sanjana

Developers through its Partner

Name of Purchaser : Mrs. Concord Developers through its Partner Suraj R. Parmer and

other

R.R. No. TWW-5-6746/2009 Dated 07:10:2009.

Aproximent Value Fig. 41.00.00.0006

Market Value : Fa.34.00,00,000/-

Harrow this Report.

Sochin Patil Searcher JR. P. HIJH M. (1) (Pin. H. Frem No. D.

Gen (1) em

39.75

[ amortowite]

DESIGNAL COPE

INCH THANSPERSEUL

BECEIL LOK SYAMENT AN CUASIONEDA.

BECEILL LOK SYAMENT AN CUASIONEDA.

BECEILL LOK SYAMENT AN CUASIONEDA.

Service of the last

अने केंग्रेस २३१५१८०० । औ नामित की पार्थित नामाना

Busineth

e.bb/.

May the property of the state o

en el contrat.

ANT sevent 2001 COSAN

dome a degree

Craftim on Administra

(edinomic)

का द्वरपम निर्मात ठीन स

Search Clerk
Add:-Ferchpakhad, Nth Company,
Namies Watt, Thine (VI)
Contact No. 8818779117

Date: 21.06.2010

To. Mr. Burni Parmur

#### SEARCH REPORT

PROPERTY Property Desiring Survey No.192, Hinna No.2A, 26, Village Majiwada, Tal. & Dist. Thoma.

PERIOD OF SEARCH > 1999 - 2001 (03 Years)

I have taken a search of above mentioned property for the period 03 years i.e. from 1995 to 2001 from the record of the Sub-Register of Assurance There (Office No.1). The Payment of search charges paid to Government by my Vide Receipt Nos.1579/2016, Dated 21/05/2010. The Payment Receipts are attached hearth I have made the following observations in my search.

Years	Transaction
1995	Send to data onby.
2000	Sand to data entry.
2001	Sorid to diate entity.

Please check 7/12 extract, Property Card and Pherphar.

Hance this Report.

Sachin Patil

The being at 1) (the released D and 11) are considered by the state of the state of

Scarch Clerk Add:-Penchowned, Nith Coopers, Names Wed, There (4) Content No. 9818778117

Date : 21.06.2010

To, Mr. Suraj Parmar

### SEARCH REPORT

PROPERTY: Properly Bearing Survey No.193, Hines No.29, Village Majiwada, Tal. & Dist. Thans.

PERIOD OF SEARCH :- 1995 -- 2001 (03 Years)

I have taken a search of above mentioned property for the period 03 years i.e. from 1999 to 2001 from the record of the Sub-Register of Assurance Thanse (Office No.1). The Payment of search obarges paid to Sovernment by mn Vide Receipt Nos.1580/2010, Dated 21/06/2010. The Payment Receipts are attached femilio I have made the following observations in my search.

Yearn	Transaction	
1999	Send to data entry.	
2000	Send to date entry.	
2001	Sood to data entry:	

Pissase check TriZ extract, Property Card and Pherpher.

Hence this Report.

Sachin Patil

(N. P. right #C 1) (Fin. R. Form No. 1)

HOW TXT TY Cam E33 sum

ORIGINAL CORY

[anadarelin] I NOW TRANSFERRABLE !

BECEIPT FOR PAYMENT TO GOVERNMENT, 9323

त्रेते साम्यात करी संग्रीक मानामात्। सम्बद्धिकारको संग्रीक

Resumedificos

1.00

Sell decent - - col (3) cog 200

DO WILLIAM AR

प्रियम्बर म स्थानन Cuttur or Accommun उद् द्वस्पम् निषेषक ठाणम् १

110 the s

Cons arraco)

Search Clerk Auth-Perchastrad, Hith Company, Humder Wedi, Thans (W) Cooled No.8019779117

Date : 21.06.2010

To. Mr. Sural Parmor

## SEARCH REPORT

PROPERTY: Property Bearing Survey No.194, Hissa No.38, Village Majiwada, Tal. & Dist. Thans.

PERIOD OF SEARCH > 1992 - 2001 (53 Years)

I have taken a neural of show meracons property for the period 03 years i.e. from 1999 to 2901 from the record of the Sub-Register of Assurance Thans (Office No.1). The Payment of search charges paid to Government by me Vice Receipt Nos.1551/2010; Dated 21/06/2010; The Payment Receipts are attached hereto I have made the following observations in my search,

Years	Trunsaction	-
1900	Send to data entry.	-
3000	Send to data entry.	
2001	Sand to duta entry.	-

Pieces check 7/12 extract, Property Card and Pherphar.

Hence this Pirport.

Searcher

Sourcher.

Add = Panorquimod; Nith Company, Named week. There (W) Control No State 778197

Bank : € | 5 | 2050

प्रति. क्षे. भुरेश परमार

अलेका...

ती संक्षित पार्टाल, सब्ने स्पिटंड, अपना मता भीओ माजियां है, शा. जि ठाने विभीत सात व ५९२ हिस्सा में उप व २वी, या मिठकतीमा ३० वर्षांसा सर्व काण्याचे करन दिते होते. सादशू ३० वर्षांसा मी पार्च अपने क १२६९/२००९ हिनाक १२/०८/२००९ अन्यव आहरत असून, सददर सर्व विपोर्ट मध्ये द्वायपिनच्या चुकीमुळे सन २००८ की इंटी पार्च २००१, सच्चे ममूद ब्राली आहे. साइन्ह २००८ च्या इंटीचा दस्त क टमन-५-३४८/१/२००८ हिनाक २२/०४/२००८ अपने असून सदस्द इंटी २००६ मध्ये म वाचता ती सन् २००८ मध्ये वाचावात वाची ही सब विनती.

Lesmon syndaws

जापस्म विश्वास्

्युपा (सचिन पाटील) पर्च रिपोर्टर



Shin: Suray R. Pasmee.
201. Anthony.
Paser Agyan Lone.
Tembler Niews. Thems.

Dall : 15t4 Reio

The Stub. Rogistman, Thomas - 1.

Sm

I have through search clearly sun. Sachin Polli takes search of the proporty bearing survey wer 192/24,28, 193/28, 194/38 is your stace from white sist-Thome.
The year 1930 to 2009 It appeals from the search Reports that the record of the year 1999 to 2001 has been sent to Date Entry and Index of the year easy is not available. To get the Title certificate of the said property it is necessary to take season of the year 1999 to

2001 & 2000

I haveby reginest you to

The real information what the record

The the year 1999 to 2001 & 2009

Will become available to take

Search ob-it!

Shin. Suraj R. Paranjara