

Gauri Godse

B.S.L. LL.B.
Advocate

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TO WHOMSOEVER IT MAY CONCERN

CERTIFICATE OF TITLE

1) I, the undersigned, at the request of M/S CONCORDE DEVELOPERS, having registered address at, 201/401, Ardhant Building, Agyari Lane, Tarbhi Naka, Thane (west) - 400601, 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, accrued and/or to be accrued thereon situate lying and being at village Majiwade, Pokhran Road No. 2 Taluka and District Thane within the Registration District and Sub-District Thane and within the limits of Municipal Corporation of City of Thane, and bearing following particulars

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Survey Number	Plot Number	Area
192	2A	18031 sq. mtrs
192	2B	400 sq. mtrs.
193	3B	7050 sq. mtrs.
194	3B	224.37 sq. mtrs

more particularly described in the Schedule hereunder written.
(hereinafter referred to as the "said property")

2) I have caused notice to be published in two local News Papers "Free Press Journal" Mumbai on 10th June 2010 and "THANE VABHAV" on 7th May 2010 inviting claims/objections of any party to the said property. However till date I have not received any claim/objection of any party, to the said property.

3) I had instructed my client M/S CONCORDE DEVELOPERS to cause search to be taken of the record in respect of the said property from the office of Sub-Registrar at Thane for the period of last 30 years. Accordingly Search reports dated 13th August 2009, 17th August 2009, 5th March 2010 and 21st 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) Thane is submitted with me by my client.

[Signature]

A 4) I have perused the following documents relating to the said property.

- (i) Photocopy of registered document of Indenture of Sale dated 13th February 1955 registered on 27th April 1955 at serial no. 197 in the office of Sub-Registrar Thana, executed by Hasmukhlal Nathalal, Pravinchandra Nanalal and Narandas Karsondas as Vendors in favour of HOIST-O-MECH Ltd. as Purchasers.
- (ii) Photocopy of registered document of Indenture of Sale dated 23rd November 1960 registered at serial no. 604 in the office of Sub-Registrar Thana, executed by Pandurang Govind Waghe, Court Receiver, appointed by Joint Civil Judge, (J.C.) at Thana in Regular Suit No. 473 of 1955, as Vendor in favour of Hasmukhlal Nathalal, Pravinchandra Nanalal, Dulabhdas Kaldas and Narandas Karsondas as Purchasers.
- (iii) Photocopy of Deed of Declaration dated 23rd November 1960 executed before Joint Civil Judge & Judicial Magistrate, First Class, by Narayan Babaji Khanbe in favour of Hasmukhlal Nathalal, Pravinchandra Nanalal, Dulabhdas Kaldas and Narandas Karsondas.
- (iv) Photocopy of Deed of Declaration dated 23rd November 1960 executed before Joint Civil Judge & Judicial Magistrate, First Class, by Narayan Babaji Khanbe in favour of Pandurang Govind Waghe, Hasmukhlal Nathalal,



Pravinchandra Nanalal, Dulabhdas Kalidas and Narandas Karsandas.

- (iv) Photocopy of certified copy of Deed of Declaration dated 23rd November 1960 executed before Joint Civil Judge & Judicial Magistrate, First Class, by Pandurang Govind Waghe in favour of Haasmukhlal Nathalal.
- (v) Photocopy of Deed of Declaration dated 23rd November 1960 executed before Joint Civil Judge & Judicial Magistrate, First Class, by Babu Pandurang Humble in favour of Pandurang Govind Waghe, Haasmukhlal Nathalal, Pravinchandra Nanalal, Dulabhdas Kalidas and Narayan Karsandas.
- (vi) Photocopy of registered document of Deed of Rectification dated 28th April 1961 registered at serial no. 284 in the Office of Sub-Registrar, Thana executed by Pandurang Govind Waghe, Court Receiver, as Vendor in favour of Haasmukhlal Nathalal, Pravinchandra Nanalal, Dulabhdas Kalidas and Narandas Karsandas as Purchasers.
- (vii) Photocopy of registered document of Indenture of Sale dated 1st April 1962 registered at serial no. 406 in the Office of Sub-Registrar, Thana executed by Pandurang Govind Waghe, Court Receiver, appointed by Joint Civil Judge, (J.D.) at Thana in Regular Suit No. 473 of 1956 as Vendor in favour of Haasmukhlal Nathalal, Pravinchandra Nanalal, Dulabhdas Kalidas and Narandas Karsandas as





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

- (ii) Photocopy of Agreement dated 31st January 1963 executed between Hasmukhlal Nuthatal Zaveri as party of First Part, Pravinchandra Nuthatal Shah, as party of Second Part and Narandas Kamandes as party of Third Part.
- (v) Photocopy of Notarised Document dated 28th August 1988 executed by Hord-O-Mech Ltd. as borrower in favour of BCI, NBI and BNP for deposit of Title Deeds.
- (vi) Photocopy of Joint Supplemental Agreement dated 22nd September 1988 of Hypothecation of Book Debts executed by Hord-O-Mech Ltd. as Borrower in favour of Bank of India, Banque National De Paris (BNP) and New Bank of India.
- (vii) Photocopies of certified copies of Confirmation Deeds dated (i) 18th February 1988 executed by M/s National Industries as Vendor, Jitendra Gonsalia Proprietor of M/s Fine Profile Cutters as Party of Second Part and Arvind Mahadeo Bhide as Consenting Party registered on 23rd February 1988 at serial no. TNN-1-1327/1988 in the Office of The Sub-Registrar Thane; (ii) 18th February 1988 executed by M/s National Industries as Vendor, Jitendra Gonsalia Proprietor of M/s A.B.C. Equipment Industries as Party of Second Part and Arvind Mahadeo Bhide as Consenting Party registered on 22nd February 1988 at serial no. TNN-1-1328/1988 in the Office of The Sub-Registrar Thane; (iii) 18th February 1988 executed by M/s National Industries as Vendor, Himmatlal D.

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Goradia Proprietor of M/s Unitech Engineers as Party of Second Part and Arvind Mahadeo Bhide as Consenting Party registered on 23rd February 1988 at serial no. TNN-1-1328/1988 in the Office of The Sub-Registrar Thane and (iv) 18th February 1988 executed by Arvind Mahadeo Bhide as Vendor, M/s National Industries, through Partners Nareish Himmatlal Goradia, Jitendra Himmatlal Goradia, and Himmatlal Dharamshi Goradia as Purchasers, registered on 23rd February 1988 at serial no. TNN-1-1330/1988 in the Office of The Sub-Registrar Thane.

(xii) Photocopy of certified copy of Agreement dated 18th February 1991 executed by and between Arvind Mahadeo Bhide and Pradip Rajhade, Partners of M/s United Ice Cold Storage, as Vendors and Mahendra Umakant Pandey as Purchaser, registered on 27th March 1991 at serial no. TNN-1-2275/1991 in the Office of The Sub-Registrar Thane-1.

(xiv) Photocopy of registered document of Certificate of Sale dated 7th February 2005, issued by Mumbai Debts Recovery Tribunal -I in favour of (1) Shri Sumatlal Chhaganlal Karnavat, (2) Shri Sandeep Sumatlal Karnavat, (3) Shri Sachin Sumatlal Karnavat, (4) Smt Bhagyashri Sandeep Karnavat and (5) Smt Seema Sachin Karnavat, as Purchasers and registered on 18th February 2005 at serial no. TNN-2-778-2005 in the Office of Sub-Registrar, Thane.

No. 2

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[Signature]



(xiv) Photocopy of certified copy of Mortgage Deed dated 21st July 2005 registered on 21st October 2005 at serial no. TNN-2-6097-2005 in the Office of The Sub-Registrar Thane-2, executed by Shri Sumatlal Chhaganlal Karnavat, Shri Sandeep Sumatlal Karnavat, Shri Sachin Sumatlal Karnavat, Smt Bhagyashri Sandeep Karnavat and Smt Seema Sachin Karnavat as Mortgagors, M/s. Sunjans Developers through Partners Shri Sumatlal Chhaganlal Karnavat and others as Borrower and The Thane-Janata Shikari Bank Ltd. as Mortgagee.

(xv) Photocopy of registered document of Development Agreement dated 21st February 2006 registered at serial no. TNN-2-11351-2006 in the office of Sub-Registrar Thane-2 executed by and between Arvind Mahadeo Bhide and Jyoti Sumatlal Karnavat.

(xvi) Photocopy of registered document of Development Agreement dated 22nd April 2006 executed by and between Arvind Mahadeo Bhide as The Owner and Jyoti Sumatlal Karnavat as the Developer registered at serial no. TNN-5-3451/2006 in the Office of The Sub-Registrar Thane-5.

(xvii) Photocopy of registered document of Deeds of Declaration Cum Indemnity Bond dated 27th February 2008, registered at Serial Nos. TNN-2-1953-2008 and TNN-2-1953-2008 at the office of The Sub-Registrar Thane-2 executed by Shri Sumatlal Chhaganlal Karnavat, Shri Sandeep Sumatlal





Karnavat, Shri Sachin Sumatlal Karnavat, Smt Bhagyashri
Sandeep Karnavat and Smt Seema Sachin Karnavat.

- (xx) Photocopy of Deed of Partnership dated 1st December 2000 forming Partnership Firm in the name of M/s Surjana Developers and Deed of Retirement-Cum-Continuation dated 13th August 2001 executed between (1) Shri Sumatlal Chhaganlal Karnavat, (2) Shri Sandeep Sumatlal Karnavat, (3) Shri Sachin Sumatlal Karnavat, (4) Smt Bhagyashri Sandeep Karnavat and (5) Smt Seema Sachin Karnavat, (6) Suresh Chhaganmul Bafna, (7) Satish Suresh Bafna, (8) Praveen Suresh Bafna, (9) Suraksha Satish Bafna, and (10) Jayshree Praveen Bafna, all as partners of M/s. Surjana Developers.
- (xxi) Photocopy of registered document of Conveyance dated 27th April 2007 registered on 27th April 2007 at serial no. Th-1-102437/2007 in the office of Sub-Registrar Thane-1, executed by (1) Shri S. C. Karnavat, (2) Shri Sandeep S. Karnavat, (3) Shri Sachin S. Karnavat, (4) Smt Bhagyashri S. Karnavat and (5) Smt Seema S. Karnavat all Partners of M/s. Surjana Developers as Vendors in favour of (1) Dr. Stephen Samuel Alfred (2) Karimkuddikal Varghese Simon and (3) Thomas Mathews all Trustees of Bethany Trust, as Purchasers.
- (xii) Photocopy of Letter dated 1st October 2009 for release of charge issued by The Thane Janata Sahakar Bank Ltd. in favour of M/s. Surjana Developers.

(xii) Photocopy of Deed of Partnership dated 13th June 2000 executed by the Partners of M/s. Concorde Developers.

(xiii) Original Deed of Conveyance dated 7th October 2009 registered on 7th October 2009 at serial no. TNN-5/8740-2009 in the office of Sub-Registrar Thane-5 executed by and between Shri Sumatlal Chhaganlal Karnavat, Shri Sandeep Sumatlal Karnavat, Shri Sachin Sumatlal Karnavat, Smt Bhagyashri Sandeep Karnavat and Smt Seema Sachin Karnavat, all Partners of M/s. Surjana Developers, as Vendors and M/s. Concorde Developers through Partners Shri. Suraj Ramesh Parmar, Shri. Manish G. Mehta, Shri. Pradeep G. Rathod, Shri. Pankaj G. Rathod, Shri. Suresh Y. Jantre and Shri. Sanjay Parekh as Purchasers.

(xiv) Photocopy of Possession letter dated 7th October 2009 for recording handing over of possession of said Property to M/s CONCORDE DEVELOPERS.

(xv) Original Affidavit-Cum-Declaration dated 12th August 2010 executed by Shri Sandeep Sumatlal Karnavat, Shri Sachin Sumatlal Karnavat, Smt Bhagyashri Sandeep Karnavat and Smt Seema Sachin Karnavat, all Partners of M/s. Surjana Developers.

5) I have perused following papers and proceedings and Orders passed therein relating to the said property.



- (i) Photocopy of Plaint without annexures in Suit No. 1235 of 1993 filed in the High Court Bombay by Bank of India against Hoist-O-Mech Ltd. and 4 others.
- (ii) Photocopy of Order dated 13th April 1993 passed by High Court Bombay in Draft Notice of Motion No. 4 of 1993 in Suit No. 1235 of 1993.
- (iii) Photocopy of Notice of Motion No. 980 of 1993 along with Affidavit in Support in Suit No. 1235 of 1993.
- (iv) Photocopy of Order dated 5th October 1993 passed by High Court Bombay in Company Petition No. 180 of 1990 filed by Crompton Greaves Ltd. against M/s. Hoist-O-Mech Ltd.
- (v) Photocopy of Letters dated 31st August 2002 and 19th September 2002 issued by M.S. Bodhanwala & Co. to the Bank of India and The Court Receiver, High Court Bombay, respectively.
- (vi) Photocopy of Public Notice dated 23rd July 2003 published in The Economic Times and Public Notice dated 23rd July 2003 published in Nav Shakti.
- (vii) Photocopy of true copy of Application dated 11th August 2003 along with Order dated 14th August 2003, filed in OA No. 221 of 2001 and 222 of 2000 in Mumbai Debts Recovery Tribunal-I, with Order dated 14th August 2003 passed below it by Mumbai Debts Recovery Tribunal-I.
- (viii) Photocopy of Letter dated 14th August 2003 issued by DRT Receiver to Advocates for M/s. Sanjanta Developers.



- (ix) Photocopy of Possession letter dated 18th August 2003 issued by DRT Receiver.
- (x) Photocopy of Letter dated 31st May 2004 issued by DRT Receiver to The Competent Authority, ULC, Thane (West).
- (xi) Photocopy of true copy of Copy of Application dated 25th January 2005 along with Affidavit-in-support filed by M/s. Sanjana Developers filed in Original Application No. 221 of 2001 and 222 of 2000 in Mumbai Debt Recovery Tribunal – 1 and Order dated 28th January 2005 passed below it.
- (xii) Photocopy of Draft Terms and Conditions of DRT sale recorded in Original Application No. 221 of 2001 in BHC Suit No. 1235 of 1993 and Original Application No. 222 of 2000 in BHC Suit No. 1698 of 1992 in Mumbai Debt Recovery Tribunal – 1.
- (xiii) Photocopy of Order dated 30th September 1995 for grant of N.A. permission under section 65 of Land Revenue Code, issued by Collector, Thana.
- (xiv) Photocopy of Order dated 16th April 1990 issued by Competent Authority, Thane Urban Agglomeration under section 27 of The ULC Act 1976 in favour of M/s. Hoist-O-Mech Ltd.
- (xv) Photocopy of Order dated 25th July 2006 under section 8(4) of The Urban Land (Ceiling and Regulation) Act 1976 passed by the Addl. Collector & Competent Authority, Thane Urban Agglomeration, in favour of M/s. Sanjana Developers.



- (vi) 712 Extracts in respect of the said property
- (vii) Photocopy of certified copy of Map dated 20th February 2008 prepared by the Office of Taluka Inspector Land Records Thane for demarcating boundaries of Survey Nos. 1832, 3A and 1832 of Mouje Majwade, Thane.
- (viii) Photocopy of certified copy of Village Form No. 12 prepared as per Notification No. 751 dated 22nd December 2000 issued by Consolidation Commissioner and Director Land Records, Pune.
- (ix) Photocopy of Certified copy of Kamjasta Patrak No. 8/09
- (x) True copy of Letter dated 4th March 2008 by Tahsildar, Thane
- (xi) Certified copy of Extract of sanctioned Development Plan in respect of the said property.
- (xii) Certified copy of Mutation Entry Nos. 578, 590, 688, 659, 692, 713, 731, 791, 793, 813, 1077, 1217, 1295, 1530, 1640, 1697, 2270, 2224, 2407, 2422, 2442, 2675, 2686 and 2703.
- (xiii) Letters dated 15th April 2010 and 9th July 2010 written to The Sub-Registrar, Thane-1.

(f) 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) It appears that in pursuance of the auction sale, Pandurang Gowind Waghre, being Court Receiver, appointed by Joint Civil Judge (J.D.) at Thane in Regular Suit No. 473 of 1955, by a



registered Indenture of Sale dated 23rd November 1960 transferred and conveyed absolute right, title and interest of the various properties as described in the schedule written therein and as shown in the attached plan (hereinafter referred to as the 'suit property') which included land situated at Majvade District Thane bearing Survey No. 192 Hissa No. 2 admeasuring 5 acres 24 gunthas, Survey No. 193 Hissa No. 2 admeasuring 2 acres 9 gunthas and Survey No. 194 Hissa No. 3 admeasuring 0 acres 3 gunthas, in favour of Hasmukhlal Nathalal, Pravinchandra Nanalal, Durbhidas Kaldas and Narayandas Karsondas as Purchasers. Though the said attached plan was not available for my perusal the said document shows that suit property was described in the document. It appears that Narayan Babaji Khembe, Pandurang Govind Wagne and Babu Pandurang Humbre, being parties to the said Ragula: Suit No. 473 of 1955 executed separate Deeds of Declaration dated 23rd November 1960, before Joint Civil Judge & Judicial Magistrate, First Class, thereby declaring their absolute right, title and interest in the suit property and further declared that there was no subsisting claim of whatsoever nature relating to suit property and further agreed and declared to indemnify the Auction Purchasers from any loss of any kind. Perusal of further documents and revenue record shows that there was no claim of any nature raised with respect to the documents mentioned in the said Deeds of Declaration dated 23rd November 1960.



b) It appears that a registered Deed of Rectification dated 28th April 1961 was executed by Pandurang Govind Wagne, Court Receiver, as Vendor in favour of Hasmukhlal Nathatal, Pravinchandra Nanatal, Durlabhdas Kalidas and Narandas Karsondas as Purchasers for rectifying the location of Survey No. 194 Hissa No. 2 as shown in the attached plan of Indenture of Sale dated 23rd November 1960 and thus attached new plan showing correct location of Survey No. 194 Hissa No. 2. However the said attached plan was not available for my perusal.

c) It appears that by Agreement dated 31st January 1963 executed between Hasmukhlal Nathatal Zaveri as party of First Part, Pravinchandra Nanatal Shah, as party of Second Part and Narandas Karsondas as party of Third Part, the parties declared that by Joint Venture Agreement dated 16th July 1959 the said parties alongwith Durlabhdas Kalidas Shah agreed to have equal shares in the property purchased in Auction in Regular Suit No. 473 of 1955, however Durlabhdas Kalidas Shah retired from the joint venture from 15th March 1961 and granted and conveyed his 1/4th share to Hasmukhlal Nathatal Zaveri 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 venture and deed of retirement, but from the available documents it appears that though the suit property of Regular Suit No. 473 of 1955 was purchased in auction sale by Hasmukhlal Nathatal, Pravinchandra Nanatal,





 Dulabhdas Kalidas and Narayandas Karsandas as Purchasers.

Dulabhdas Kalidas had granted and conveyed his share in favour of Hasmukhlal Nathalal Zaveri. Thus right title and interest in the said suit property of Regular Suit No. 473 of 1955 purchased in auction sale vested in Hasmukhlal Nathalal, Pravinchandra Nathalal, and Narayandas Karsandas.

- e) It appears that by a registered Indenture of Sale dated 13th February 1955, Hasmukhlal Nathalal, Pravinchandra Nathalal and Narandas Karsandas, being owners transferred and conveyed their right, title and interest in land situated at Mahvada, District Thane total admeasuring 29255 square yards bearing Survey No. 192 Hissa No. 2(part) admeasuring 20745 square yards, Survey No. 193 Hissa No. 2(part) admeasuring 8309 square yards and Survey No. 194 Hissa No. 3(part) admeasuring 171 square yards (hereinafter referred to as the 'subject property') in favour of HOIST-O-MECH Ltd as Purchasers. Thus pursuant to the validly executed registered Indenture of Sale dated 13th February 1955, right, title and interest of Hasmukhlal Nathalal, Pravinchandra Nathalal and Narandas Karsandas in the subject property vested in HOIST-O-MECH Ltd.

- f) It 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 immovable properties including subject property was mortgaged and charged to the said Banks towards security. Though none of the available

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

- g) From the available papers and proceedings, it appears that Bank of India instituted Suit No. 1235 of 1993 in the Bombay High Court against Hoist-O-Mech Ltd. being Borrower and Harish Chandra Kolhi being Guarantor and joined Banque Nationale De Paris and New Bank of India as party Defendants being secured creditors of Hoist-O-Mech Ltd. whose security ranks pari passu with that of Bank of India and prayed for recovery of amounts as stated in the particulars of claim therein. It appears that Banque Nationale De Paris had also instituted Suit No. 1686 of 1992 and Court Receiver was appointed, hence 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 5th October 1993 passed by High Court Bombay in Company Petition No. 150 of 1990 filed by Crompton Greaves Ltd. against M/s. Hoist-O-Mech Ltd. the Petition was granted and directions were issued to Official Liquidator.
- i) From the available papers and proceedings it appears that Court Receiver, High Court, Bombay was discharged and M/s. Seven Stars was appointed as Receiver from the panel of DRT.

A Mumbai. After inviting offers by public notice, highest bid offered by M/s. Surjana Developers was accepted and Sale was confirmed and it appears that possession of property of M/s. Host-O-Mech Ltd. situated at Pokhran Road No. 2, Majivade, Thane (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 Receiver to M/s. Surjana Developers. It appears that in the possession receipt instead of 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 1st February 2005, correct survey number is 194/3part.

D) It appears that by Order dated 28th January 2005 application of M/s. Surjana Developers for issuing Sale Certificate of property of M/s. Host-O-Mech Ltd. situated at Pokhran Road No. 2, Majivade, Thane (west) bearing 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 issued in the name of (1) Shri Sumatiel G. Karnavat, (2) Shri Sandeep S. Karnavat, (3) Shri Sachin S. Karnavat, (4) Smt Bhagyashri S. Karnavat and (5) Smt Seema S. Karnavat, thereby declaring them Purchasers of the property situated at Pokhran Road No. 2, Majivade, Thane (west) total admeasuring 28255 square yards bearing Survey No. 192 Hissa No. 2 (part) admeasuring 20745 square yards, Survey No. 193 Hissa No. 2 (part)

admeasuring 8339 square yards and Survey No. 194 Hissa No. 3 (part) admeasuring 171 square yards (hereinafter referred to as the 'Auction Sale Property')

k) Pursuant to the validly issued Sale Certificate dated 17th February 2005 and duly registered the entire right, title and interest of the owner Mrs. Hasm-O-Mech Ltd. in respect of the said Auction Sale Property vested in (1) Shri Sumatilal C. Karnavat, (2) Shri Sandeep S. Karnavat, (3) Shri Sachin S. Karnavat, (4) Smt Bhagyashri S. Karnavat and (5) Smt Seema S. Karnavat.

l) 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 15th 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 Property are renumbered with following areas:

Old and Number	Survey Hissa	New Survey and Hissa Number	Area in square meters
192/2		192/2A	17051
192/2		192/2B	400
193/2		193/2B	8005
194/3		194/3B	280

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



Development through partners Shri. Sumatlal Chhaganlal Kamavat and perusal of Order dated 26th July 2006 passed under section 6(4) of the said ULC Act 1976 shows that no area was declared as surplus. None of the documents made available for my perusal shows any other declaration and/or any kind of encumbrance under the provisions of ULC Act 1976 in respect of the said property.

n) It appears that by a registered Deed of Conveyance dated 27th April 2007 (1) Shri S. C. Kamavat, (2) Shri Sandeep S. Kamavat, (3) Shri Sachin S. Kamavat, (4) Smt Bhagyashri S. Kamavat and (5) Smt Seema S. Kamavat transferred and conveyed 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. 102/2A, 955.18 square meters out of Survey No. 103/2B and 55.83 square meters out of Survey No. 104/3B, out the said Auction Sale Property, in favour of (1) Dr. Stephen Samuel Alfred (2) Karimkuttickal Varghese Simon and (3) Thomas Mathews all Trustees of Bathary 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.

o) It appears that after execution of said sale in respect of an area of 2030.21 square meters out the said Auction Sale Property, the right, title and interest of balance portion admeasuring 23705.97 square meters situate lying and being at village Majhwade, Pokhran Road No. 2 Taluka and District Thane within





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

Survey Number	Hissa Number	Area
182	2A	16031 sq. mtrs.
183	2B	400 sq. mtrs.
185	2B	7050 sq. mtrs.
184	3B	224.86sq. mtrs.

more particularly described in the Schedule hereunder written i.e. the said property remained with (1) Shri S. C. Kamavat, (2) Shri Sandeep S. Kamavat, (3) Shri Sachin S. Kamavat, (4) Smt. Bhagyashri S. Kamavat and (5) Smt Seema S. Kamavat.

- p) Thereafter fresh survey was carried out through T.S.R. and accordingly letter dated 4th March 2009 bearing No. M.V.K.S 1/T3/H.N/K.W/1300/S.R.-324/09 was issued by the Tahsildar, Thane and accordingly Kamjastapatra was issued and it appears that after following due procedure Mutation Entry No. 2650 was effected and certified, thereby recording the said sub-division in respect of the said Auction Sale Property and accordingly 7/12 extracts were issued. Thus from perusal of the 7/12 extracts and Mutation Entry Nos. 2422 and 2650 in respect of the said Property it appears that names of (1) Shri S. C. Kamavat, (2) Shri Sandeep S. Kamavat, (3) Shri Sachin S. Kamavat, (4) Smt. Bhagyashri S. Kamavat and (5) Smt Seema

 S. Kamavat is entered as absolute Owners and in possession of the Said Property.

q) It appears that by registered Deed of Conveyance dated 7th October 2009, the Said Property is sold, conveyed and transferred by Shri Sumatlal Chhaganlal Kamavat, Shri Sandeep Sumatlal Kamavat, Shri Sachin Sumatlal Kamavat, Smt Bhagyashri Sandeep Kamavat and Smt Seema Sachin Kamavat, all Partners of M/s. Surjana Developers, to M/s. Concorde Developers through Partners Shri. Sunaj Ramesh Pamar, Shri. Manish G. Marda, Shri. Pradeep G. Rathod, Shri. Parraj G. Rathod, Shri. Suresh Y. Jambre and Shri. Sanjay Parshh and accordingly Mutation Entry No. 2705 is also effected and verified in the name of M/s. Concorde Developers through said Partners in respect of the said property as absolute owners and in possession. Possession letter dated 7th October 2009 is also recorded regarding handing over of possession of said Property to M/s. CONCORDE DEVELOPERS. Since the registered Deed of Conveyance dated 7th October 2009 was signed by Shri Sumatlal Chhaganlal Kamavat for himself and as Constituted Attorney of other Vendors, by way of abundant precaution, Affidavit-Cum-Declaration dated 10th August 2010 is executed by other Vendors i.e. Shri Sandeep Sumatlal Kamavat, Shri Sachin Sumatlal Kamavat, Smt Bhagyashri Sandeep Kamavat and Smt Seema Sachin Kamavat, all Partners of M/s. Surjana Developers, thereby confirming the execution of the said Deed of Conveyance dated 7th October



2000 in respect of the said property in favour of M/s. Concorde
Developers.

7) Perusal of the aforesaid Search Report in respect of the Said
Property shows that

- (i) Confirmation Deeds dated (i) 18th February 1988
executed by M/s National Industries as Vendor, Jitendra Goradia Proprietor of M/s Fine Profile Cutters
as Party of Second Part and Arvind Mahadeo Bhide
as Consenting Party (ii) 18th February 1988 executed
by M/s National Industries as Vendor, Jitendra
Goradia Proprietor of M/s A.B.C. Equipment
Industries as Party of Second Part and Arvind
Mahadeo Bhide as Consenting Party, (iii) 18th
February 1988 executed by M/s National Industries as
Vendor, Himmatlal D. Goradia Proprietor of M/s
Uniloch Engineers as Party of Second Part and
Arvind Mahadeo Bhide as Consenting Party and (iv)
18th February 1988 executed by Arvind Mahadeo
Bhide as Vendor, M/s National Industries, through
Partners Narash Himmatlal Goradia, Jitendra
Himmatlal Goradia, and Himmatlal Dharamshi
Goradia as Purchasers and (v) Agreement dated 18th
February 1991 executed by and between Arvind
Mahadeo Bhide and Pradip Rakhade, Partners of M/s
United Ice Cold Storage, as Vendors and Mahendra



 Umakant Pandav 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 Host-O-Mech Ltd. by Hasmukhlal Nathal, Pravinchand Nathal and Narandas Karsandas by registered Conveyance dated 13th February 1985. By registered Conveyance dated 23rd November 1980 Hasmukhlal Nathal, Pravinchand Nathal, Dadasaheb Falidas and Narandas Karsandas had purchased Survey No. 192/2 admeasuring 5 Acres and 24 Gunthas i.e. 27104 square yards along with other survey numbers. Thus out of said 27104 square yards of Survey No. 192/2 an area of 20745 square yards was conveyed and transferred to Host-O-Mech Ltd. by Hasmukhlal Nathal, Pravinchand Nathal and Narandas Karsandas 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, issued by Mumbai Debts Recovery Tribunal -4 in favour of (1) Shri Sumatlal Chhaganlal Kamavat, (2) Shri Sandeep Sumatlal Kamavat, (3) Shri Sachin Sumatlal Kamavat, (4) Smt Shagyaanli Sandeep Kamavat and (5) Smt Seema Sachin Kamavat. Thus said four Confirmation Deeds dated 18th February 1988 and Agreement dated 18th 

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

- (ii) Transfer of the said area of 20745 square yards of Survey No. 182/2(part) by Certificate of Sale dated 7th February 2005, issued by Mumbai Debts Recovery Tribunal - I in favour of (1) Shri Sumatlal Chhaganlal Kamavat, (2) Shri Sandeep Sumatlal Kamavat, (3) Shri Sachin Sumatlal Kamavat, (4) Smt Bhagyashri Sandeep Kamavat and (5) Smt Seema Sachin Kamavat is also evident from the letter dated 4th March 2009 bearing No M.V.K.S.1/73/H.N./K.V/1366/S.R.324/09 issued by the Tahsildar recording the subdivision of the said property as per fresh survey carried out through T&R. There and perusal of the 7/12 extracts and Mutation Entries 2422, 2579 and 2580 in respect of the said Property recording names of (1) Shri S. C. Kamavat, (2) Shri Sandeep S. Kamavat, (3) Shri Sachin S. Kamavat, (4) Smt Bhagyashri S. Kamavat and (5) Smt Seema S. Kamavat as absolute Owners and in possession of the Said Property.

- (iii) By Mortgage Deed dated 21st July 2005 registered on 21st October 2005 at serial no. TNN-2-8697/2005 the Said Property was mortgaged with The Thane Janata Sahakari Bank Ltd., however, The Thane Janata



Sahakar Bank Ltd. has released their charge on the Said Property in favour of M/s. Sanjana Developers and issued Letter dated 1st October 2008 to that effect.

- (iv) Development Agreement dated 21st February 2008 registered at Serial No. 1351/2008 is executed by and between Arvind Mahadeo Bhide and Jyoti Sumatlal Kamavat 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.
- (v) Development Agreement dated 22nd April 2008 registered at serial no. THN-5-3451/2008 executed by and between Arvind Mahadeo Bhide as The Seller and Jyoti Sumatlal Kamavat as the Purchaser in respect of Survey No. 192/3A, does not pertain to the said property. The said Development Agreement was incorrectly shown as entry of the year 2006 in the search report, however by letter dated 9th April 2010 search clerk has rectified the typing mistake in the search report stating that the said Development Agreement is of the year 2008 and not 2006.
- (vi) Deeds of Declaration Cum Indemnity Bond dated 23rd February 2008, executed by Shri. Sumatlal Chhaganlal Kamavat, Shri. Sandeep Sumatlal



Karnavat, Smt. Sachin Sunil Karnavat, Smt. Bhagyashri Sandeep Karnavat and Smt. Seema Sachin Karnavat, for recording surrender of an area of 455.97 square meters out of Said Property being Survey Nos. 193/2B(part) and 194/2B(part) and 405 Square Meters out of the Said Property being Survey No. 192/2A (part) to Thane Municipal Corporation, for area reserved for Public Road and Amenity Open Space respectively (hereinafter referred to as the said surrendered area). The said Declarations further record the right is reserved by the said Owners to claim FSI benefit for the said surrendered area.

- (vi) Perusal of the Search Report shows that (i) record of the years 1980 to 1985, 1992, 1996 is torn, however it is also recorded that "No entry available", (ii) record for the years 1999, 2000, 2001 is "sent to data entry" and (iii) index for the year 2010 is not available. The Search Report dated 5th March 2010 records only one transaction in the year 2009 i.e. Conveyance dated 7th October 2008 in respect of the said property in favour of M/s. Concorde Developers. By letter dated 15th April 2010 and 5th July 2010 written by Smt. Sunita Parnar for my client M/S.CONCORDE DEVELOPERS. The Sub-Registrar, Thane was requested to give the required information for the years 1999 to 2001 and 2009, however I am informed



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

(vii) Thus pursuant to the validly issued Sale Certificate dated 7th February 2005 and duly registered and as per fresh survey as recorded in letter dated 4th March 2009 bearing No. M.V.K.S.1/T3/H.N./K/V/1368/S.R.-324/08 issued by the Tahsildar the entire right, title and interest of the owner M/s. Host-O-Mech Ltd. in respect of the said Property vested in (1) Shri. Sumatlal C. Karnavat, (2) Shri. Sandeep S. Karnavat, (3) Shri. Sachin S. Karnavat, (4) Smt. Bhagyashri S. Karnavat and (5) Smt. Seema S. Karnavat and thereafter by execution of registered Deed of Conveyance dated 7th October 2009, in favour of M/s. Concorde Developers through Partners Shri. Suraj Ramesh Parmar, Shri. Manish G. Mehta, Shri. Pradeep G. Rathod, Shri. Pankaj G. Rathod, Shri. Suresh Y. Jantre and Shri. Sanjay Parekh, the entire right, title and interest in respect of the said Property vested in M/s. Concorde Developers, excluding area of 455.97 square meters out of Said Property being Survey Nos. 193/28(part) and 194/38(part) and 400 Square Meters out of the Said Property being Survey No. 1922A (part) vesting in Thane Municipal Corporation, for area reserved for Public Road and



 Amenity Open Space respectively and including the right reserved to avail corresponding FSI benefit for the said surrendered area.

8) In view of the aforesaid and perusal of Search Reports dated 13th August 2009, 17th August 2009, 5th March 2010 and 21st June 2010, mutation entries and 7/12 extracts in respect of the said property shows 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 M/S CONCORDE DEVELOPERS to the said property excluding area of 465.97 square meters out of Said Property being Survey Nds. 193/2B(part) and 194/3B(part) and 406 Square Meters out of the Said Property being Survey No. 192/2A (part) vesting in Thane Municipal Corporation, for an area reserved for Public Road and Amenity Open Space respectively, is clear and marketable as on date subject to any entries found in the Index II of the said property for the year 1996 to 2001 and 2010 as the same is presently not available in Office of The Sub-Registrar, Thane.

SCHEDULE OF THE SAID PROPERTY

ALL THOSE pieces and parcels of land, hereditaments and premises, TOGETHER WITH the Factory, Buildings, Sheds, Godowns, structures and premises, constructed thereon, situate lying and being at village Majiwade, Poldiran Road No. 2 Taluka and District Thane within the





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

Survey Number	Plot Number	Area
192	2A	18031 sq. mtrs
192	2B	400 sq. mtrs.
193	2B	7090 sq. mtrs.
194	3B	224.97 sq. mtrs

Bounded as follows:

On or towards the East	By 12 meter wide road leading to Little Flower High School, NRE, Blue Star and Gaxo
On or towards the West	By 6 meter wide Road leading to United Industries and by the Plot of Bethany Trust
On or towards the North	By 40 meter wide Pothran Road No. 1
On or towards the South	By land of United Industries

Dated this 4th September, 2010

(Gauri Godse)

Advocate

Enclosures:

- 1) Copy of Search Reports dated 13th August 2009, 17th August 2009,
5th March 2010 and 21st June 2010 with copy of letter dated 9th April
2010 prepared by Mr. Sachin Patel, Search Clerk.
- 2) Copy of Letters dated 15th April 2010 9th July 2010.

फॉर्म नं. १ (Form No. 1)

पंजी - ११६ अ
Gen. 116 A

मूल प्रत [अन्यांतरणीय]
ORIGINAL COPY (NON TRANSFERABLE)

सरकार को भुगतान के लिए प्राप्त
RECEIPT FOR PAYMENT TO GOVERNMENT

दिनांक/Date २२-१२-२००८ १२/१२/२००८

प्राप्त करने वाले/Received from श्री. राजेश कुमार

रकम/Amount १२५०/- रुपये (दो हजार पचास रुपये के समान)

मौजे/For मजि. मजि. सं. ३६६ दि. १२/१२/२००८

IN ACCOUNT OF १२५० से २००८ (३०) वर्ष

प्राप्त करने वाला
Cashier to Government

(हस्ताक्षर)
सह मुख्य निरीक्षक का. २

"SEARCH REPORT"

SACHIN PATIL

Search Clerk

To,
Mr. Suraj Patmar

Respected Sir,

Search has been taken from 1988 to 2008 available index check with Sub-Registrar of Assurance, (Office No.1, 2 & 5) Thane for Search Application No.1259/2008, dated 12.08.2008 for the property bearing Survey No.192, Hissa No.2A, 2B, lying being and situated at Village Majwade, Tal. & Dist. Thane the details of Search is as under :-

Search Year	Description	
1980	No entry available. Record is Torn.	
1981	No entry available. Record is Torn.	
1982	No entry available. Record is Torn.	
1983	No entry available. Record is Torn.	
1984	No entry available. Record is Torn.	
1985	No entry available. Record is Torn.	
1986	No transaction traced.	
1987	No transaction traced.	
1988	Type of Document	Confirmation Deed
	Document No.	THN-1-1327/1988 Dated 23.02.1988
	Seller	Mrs. National Industrial through its partner Nareesh S. Gordia, Arvind M. Bhide
	Purchaser	Mr. Fibre Profile Cutters through Jitendra H. Gordia
	Property Description	Survey No.192, Hissa No.2 Part, 3Part, area H-R-P 0-2-38, situated at Village Majwade, Tal. & Dist. Thane.
	Market Value	Rs.52,000/-
	Type of Document	Confirmation Deed
	Document No.	THN-1-1328/1988 Dated 23.02.1988
	Seller	Mrs. National Industrial through its partner Nareesh S. Gordia, Arvind M. Bhide
	Purchaser	Mrs. ABC Equipment Industries through Jitendra S. Gordia
	Property Description	Survey No.192, Hissa No.2 Part, 3Part, area H-R-P 0-2-38, situated at Village Majwade, Tal. & Dist. Thane.
	Market Value	Rs.52,000/-

Search Year	Description	
	Type of Document	Confirmation Deed
	Document No.	TNN-1-1329/1988 Dated 23.02.1988
	Seller	M/s. National Industrial through its partner Naresh S. Gordia, Arvind M. Bhide
	Purchaser	M/s. Unit Engineers through Prop. Himanlal Gordia
	Property Description	Survey No.192, Hissa No.2 Part, 3Part, area H-R-P 0-2-39, situated at Village Majwade, Tal. & Dist. Thane.
	Market Value	Rs.52,000/-
	Type of Document	Confirmation Deed
	Document No.	TNN-1-1330/1988 Dated 23.02.1988
	Seller	Arvind Mahadev Bhide
	Purchaser	M/s. National Industries through Partner Naresh Himanlal Gordia and other
	Property Description	Survey No.192, Hissa No.2 Part, 3Part, area H-R-P 0-2-39, situated at Village Majwade, Tal. & Dist. Thane.
	Market Value	Rs.2,50,000/-
1989	No entry available. No transaction traced.	
1990	No transaction traced.	
1991	Type of Document	Agreement
	Document No.	TNN-1-2275/1991 Dated 27.03.1991
	Seller	M/s. United Ice-Bond Spec through partner Arvind Mahadev Bhide, Pradeep Rathod
	Purchaser	Mahendra Umakant Pandey
	Property Description	Survey No.192, Hissa No.2 Part, 3Part, therein 650 Sq.Ft. Built-up area's shed, situated at Village Majwade, Tal. & Dist. Thane.
	Market Value	Rs.1,92,500/-
1992	No entry available. Record is Torn.	
1993	No transaction traced.	
1994	No transaction traced.	
1995	No transaction traced.	
1996	No entry available. Record is Torn.	
1997	No transaction traced.	
1998	No transaction traced.	
1999	Sent to Data Entry.	
2000	Sent to Data Entry.	

Search Year	Description	
2001	Sent to Data Entry	
2002	No transaction traced	
2003	No transaction traced	
2004	No transaction traced	
2005	Type of Document	Sale Certificate
	Document No.	TNN-2-778/2005 Dated 18.02.2005
	Seller	Debt Recovery Tribunal Receiver Appointed by Mumbai Recovery Tribunal - 1 of the properties of Hatorate Ltd.
	Purchaser	Sumatlal Chhaganlal Kamavat and other
	Property Description	Survey No.192, Hissa No.2 Part, area 24460 Sq.Mtr., situated at Village Majwade, Tal. & Dist. Thane.
	Agreement Value	Rs.5,15,00,000/-
	Type of Document	Mortgage Deed
	Document No.	TNN-2-6687/2005 Dated 21.10.2005
	Seller	Sumatlal Chhaganlal Kamavat and other
	Purchaser	The Janata Sahakari Bank Ltd., Thane through Manager S. D. Tatale
	Property Description	Survey No.192/2Part, 193/2Part, 194/2Part, area 24460 Sq.Mtr., situated at Village Majwade, Tal. & Dist. Thane.
	Agreement Value	Rs.5,00,00,000/-
	Market Value	Rs.1.00/-
2006	Type of Document	Development Agreement
	Document No.	TNN-2-1361/2006 Dated 21.02.2006
	Seller	Aryind Mahadev Bhide
	Purchaser	Jyoti Sumatlal Kamavat
	Property Description	Survey 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 Majwade, Tal. & Dist. Thane.
	Agreement Value	Rs.20,00,000/-
	Market Value	Rs.87,00,000/-
	Type of Document	Development Agreement
	Document No.	TNN-5-3461/2006 Dated 22.04.2006
	Seller	Aryind Mahadev Bhide
	Purchaser	Jyoti Sumatlal Kamavat
	Property Description	Survey No.192/3A area 3800 Sq.Mtr. and therein sheds area 1491.08 Sq.Mtr., situated at Village Majwade, Tal. & Dist. Thane.
	Agreement Value	Rs.18,60,000/-
	Market Value	Rs.5,24,08,664/-
2007	No transaction traced	

Search Year	Description	
2008	Type of Document	Indemnity Bond (સર્વિયર્ન બંધ)
	Document No.	TIN-2-1988/2008 Dated 27.02.2008
	Seller	T.M.C.
	Purchaser	Sumatlal Chaganlal Kamavat
	Property Description	Survey No.192/2A, 193/2B, 194/3B, area 465.97 Sq.Mtr., situated at Village Majwade, Tal. & Dist. Thane.
	Agreement Value	Rs.1.00/-
	Type of Document	Indemnity Bond (સર્વિયર્ન બંધ)
	Document No.	TIN-2-1988/2008 Dated 27.02.2008
	Seller	Sumatlal Chaganlal Kamavat
	Purchaser	T.M.C.
	Property Description	Survey No.192/2A, 193/2B, 194/3B, area 406.00 Sq.Mtr., situated at Village Majwade, Tal. & Dist. Thane.
	Agreement Value	Rs.1.00/-
2009	Index not available.	

Note : In the office of Sub-Registrar Thane (Office No.1, 2 & 5) Computerized index II from 2002 to 2009 are not maintained properly.

Please check 7/12 extract and Phurphar.

Date : 13.08.2009

Place : Thane.



Sachin Patil
(Search Clerk)

1998-1999
 Class 1999

RECEIPT FOR PAYMENT TO GOVERNMENT

अभिप्रेत किया

[illegible]

सह दुव्याम निबंधक ठाणे क्र. २

"SEARCH REPORT"

SACHIN PATIL

Search Clerk

To,
Mr. Suraj Parmar

Respected Sir,

Search has been taken from 1980 to 2005 available index check with Sub-Registrar of Assurance, (Office No.1, 2 & 5) Thane for Search Application No.1260/2009, dated 12.08.2009 for the property bearing Survey No.193, Hissa No.2B, lying being and situated at Village Majiwade, Tal. & Dist. Thane the details of Search is as under :-

Search Year	Description
1980	No entry available. Record is Torn.
1981	No entry available. Record is Torn.
1982	No entry available. Record is Torn.
1983	No entry available. Record is Torn.
1984	No entry available. Record is Torn.
1985	No entry available. Record is Torn.
1986	No transaction traced.
1987	No transaction traced.
1988	No transaction traced.
1989	No entry available. No transaction traced.
1990	No transaction traced.
1991	No transaction traced.
1992	No entry available. Record is Torn.
1993	No transaction traced.
1994	No transaction traced.
1995	No transaction traced.
1996	No entry available. Record is Torn.
1997	No transaction traced.
1998	No transaction traced.
1999	Sent to Data Entry.
2000	Sent to Data Entry.
2001	Sent to Data Entry.
2002	No transaction traced.
2003	No transaction traced.
2004	No transaction traced.
2005	Type of Document Mortgage Deed

Search Year	Description	
	Document No.	TNN-2-8897/2005 Dated 21.10.2005
	Seller	Sumtilal Chhaparal Kamavai and other
	Purchaser	The Janata Sahakar Bank Ltd., Thane through Manager S. D. Talade
	Property Description	Survey No.193/2Part, 193/2Part, 194/2Part, area 24485 Sq.Mtr., situated at Village Majwade, Tal. & Dist. Thane
	Agreement Value	Rs.5,00,00,000/-
	Market Value	Rs.1.00/-
2006	Type of Document	Development Agreement
	Document No.	TNN-3-1351/2006 Dated 21.02.2006
	Seller	Arvind Mahadev Bhide
	Purchaser	Jyoti Sumatilal Kamavai
	Property Description	Survey 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 Majwade, Tal. & Dist. Thane
	Agreement Value	Rs.20,00,000/-
	Market Value	Rs.57,00,000/-
	2007	No transaction traced
2008	Type of Document	Indemnity Bond (सहर्गिस्तानी)
	Document No.	TNN-3-1959/2008 Dated 27.02.2008
	Seller	T.M.C.
	Purchaser	Sumatilal Chhaparal Kamavai
	Property Description	Survey No.192/2A, 193/2B, 194/3B, area 465.97 Sq.Mtr., situated at Village Majwade, Tal. & Dist. Thane
	Agreement Value	Rs.1.00/-
	Type of Document	Indemnity Bond (सहर्गिस्तानी)
	Document No.	TNN-2-1960/2008 Dated 27.02.2008
	Seller	Sumatilal Chhaparal Kamavai
	Purchaser	T.M.C.
	Property Description	Survey No.192/2A, 193/2B, 194/3B, area 408.00 Sq.Mtr., situated at Village Majwade, Tal. & Dist. Thane
	Agreement Value	Rs.1.00/-
2009	Index not available.	

Note : In the office of Sub-Registrar Thane (Office No.1, 2 & 5) Computerised Index if from 2002 to 2009 are not maintained properly.

Please check T/12 extract and Pherphar.

Date : 13.06.2009

Place : Thane.


Sachin Patil
(Search Clerk)

श्री. वि. नमूना क्र. १) (SAR Form No. 1)

पृष्ठ सं. १११ नं.
Class 113 out

मूल प्रत (अव्याप्यता)
ORIGINAL COPY (NOT TRANSFERABLE)

राज्य सरकार को भुगतान के लिए प्रमाण पत्र
RECEIPT FOR PAYMENT TO GOVERNMENT

दिनांक: १५/०७/२००८
श्री. राजेश कुमार

पता: १५३/१, नया बाजार, दिल्ली-११०००६
श्री. राजेश कुमार से १००० रु. (30) का

Signature of Receiver
Signature of Accountant

(सहस्र) सहस्र
सहस्र रुपये निवेदन करने के २

"SEARCH REPORT"

SACHIN PATIL

Search Clerk

To,
Mr. Sunil Pannar

Respected Sir,

Search has been taken from 1980 to 2005 available index check with Sub-Registrar of Assurance, (Office No.1, 2 & 5) Thane for Search Application No.1282/2009, dated 17.08.2009 for the property bearing Survey No.184, Hissa No.3B, lying being and situated at Village Majiwade, Tal. & Dist. Thane the details of Search is as under :-

Search Year	Description
1980	No entry available. Record is Torn.
1981	No entry available. Record is Torn.
1982	No entry available. Record is Torn.
1983	No entry available. Record is Torn.
1984	No entry available. Record is Torn.
1985	No entry available. Record is Torn.
1986	No transaction traced.
1987	No transaction traced.
1988	No transaction traced.
1989	No entry available. No transaction traced.
1990	No transaction traced.
1991	No transaction traced.
1992	No entry available. Record is Torn.
1993	No transaction traced.
1994	No transaction traced.
1995	No transaction traced.
1996	No entry available. Record is Torn.
1997	No transaction traced.
1998	No transaction traced.
1999	Sent to Data Entry.
2000	Sent to Data Entry.
2001	Sent to Data Entry.
2002	No transaction traced.
2003	No transaction traced.
2004	No transaction traced.

18/09/09

Search Year	Description	
2005	Type of Document	Mortgage Deed
	Document No.	TNN-3-6687/2005 Dated 21.10.2005
	Seller	Sumatla Chhaganlal Kamavat and other
	Purchaser	The Janata Sahakar Bank Ltd., Thane through Manager S. D. Talsade
	Property Description	Survey No.182/2Part, 183/2Part, 184/2Part, area 34489 Sq.Mtr., situated at Village Majwade, Tal. & Dist. Thane.
	Agreement Value	Rs.5 00 00 000/-
	Market Value	Rs.1 00/-
2006	Type of Document	Development Agreement
	Document No.	TNN-2-1351/2006 Dated 21.02.2006
	Seller	Arvind Mahadev Shinde
	Purchaser	Jyoti Sumatlal Kamavat
	Property Description	Survey No.194/3 area 78.00 Sq.Mtr., 193/2 area 132.00 Sq.Mtr., 192/2 area 510 Sq.Mtr., total area 1020 Sq.Mtr., situated at Village Majwade, Tal. & Dist. Thane.
	Agreement Value	Rs.20 00 000/-
	Market Value	Rs.87 00 000/-
2007	No transaction traced.	
2008	Type of Document	Indemnity Bond (वसतिगर्ती बंध)
	Document No.	TNN-2-1958/2008 Dated 27.02.2008
	Seller	T.M.C.
	Purchaser	Sumatla Chhaganlal Kamavat
	Property Description	Survey No.182/2A, 183/2B, 194/3B, area 468.97 Sq.Mtr., situated at Village Majwade, Tal. & Dist. Thane.
	Agreement Value	Rs.1 00/-
	Type of Document	Indemnity Bond (वसतिगर्ती बंध)
	Document No.	TNN-2-1960/2008 Dated 27.02.2008
	Seller	Sumatla Chhaganlal Kamavat
	Purchaser	T.M.C.
	Property Description	Survey No.182/2A, 183/2B, 194/3B, area 406.00 Sq.Mtr., situated at Village Majwade, Tal. & Dist. Thane.
	Agreement Value	Rs.1 00/-
2009	Index not available.	

Note : In the office of Sub-Registrar Thane (Office No.1, 2 & 5) Computerised Index II from 2002 to 2009 are not maintained properly.

Please check 7/12 extract and Pherphar.

Date : 17.08.2009

Place : Thane.


Sachin Patil
(Search Clerk)

Author's address: Department of Mathematics, University of Illinois at Chicago, Chicago, IL 60607-7143, USA.
E-mail: mahdian@uic.edu

RECEIPT FOR PAYMENT TO GOVERNMENT

Chapman and Armstrong

सह मुख्य निदेशक एन.क. र.

SACHIN PATIL

Search Clerk

Add- Panchsatiad, NMR Company

Handar Wadi, Thane (W)

Contact No: 9819779117

Date : 05.03.2010

To,
M/s. Concord Developers
201, Ardhant, Tambhi Naka,
Thane.

SEARCH REPORT

PROPERTY : Property Bearing Survey No.102/2A, 2B, 193/2B, 104/3B, Village Majiwade, Tal. & Dist. Thane.

PERIOD OF SEARCH :- 2009 - 2010 (02 Years)

I have taken a search of above mentioned property for the period 02 years i.e. from 2009 to 2010 from the record of the Sub-Registrar of Assurance Thane (Office No.1, 2 & 5). The Payment of search 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 in my search.

Years	Transaction
2009	Transaction
2010	Index not available.

Note :- In the office of Sub-Registrar Thane (Office No.1, 2 & 5) Computerised Index if from 2009 to 2010 are not maintained properly.

Please check T/12 extract and Pherphar.

Transaction for the year : 2009

Nature of Transaction : CONVEYANCE DEED (अभिहस्तांतरण पत्र)

PROPERTY : Survey No.102/2A, 2B, 193/2B, 104/3B, total area 23705.97 Sq.Mtr. Village Majiwade, Tal. & Dist. Thane

Name of Seller : Sumatilal Chaganlal Karnavat for himself and other through Power of Attorney Holder Sandeep Sumatilal Karnavat and other M/s. Sanjana Developers through its Partner

Name of Purchaser : M/s. Concord Developers through its Partner Sunj R. Parmar and other

R.R. No. Thn-5-6745/2009 Dated 07.10.2009

Agreement Value : Rs.41,00,00,000/-

Market Value : Rs.34,00,00,000/-

Hence this Report.


Sachin Patil
Searcher

आ. वि. नमूना क्र. 1) (P.R. Form No. 1)

अर्थात्: (11) अ

Gen. (11) a

मूल रूप

(अप्रतिलिपि)

ORIGINAL COPY

(NOT TRANSFERABLE)

राज्य सरकार को भुगतान के लिए जारी किया गया है
RECEIPT FOR PAYMENT TO GOVERNMENT

दिनांक/Date:

6 मई 2011

प्राप्त/Received from:

श्री. राजेश जी. पाटील

राज्य सरकार

क. वि.

राज्य सरकार को भुगतान के लिए जारी किया गया है

क. वि. नमूना क्र. 1)

श्री. राजेश जी. पाटील

6 मई 2011

उत्पादन व सेवाएं

(अप्रतिलिपि)

Product or Services

राज्य सरकार को भुगतान के लिए जारी किया गया है

SACHIN PATIL

Search Clerk

Add - Peshwashah, 30th Company,

Haridev Wadi, Thane (W)

Contact No. 9819779117

Date : 21.06.2010

To

Mr. Suraj Parmar

SEARCH REPORT

PROPERTY Property Bearing Survey No.192, Hissa No.2A, 2B, Village Majiwada, Tal. & Dist. Thane.

PERIOD OF SEARCH - 1999 - 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-Registrar of Assurance Thane (Office No.1). The Payment of search charges paid to Government by me Vide Receipt Nos.1579/2010, Dated 21/06/2010. The Payment Receipts are attached hereto I have made the following observations in my search.

Years	Transaction
1999	Send to data entry.
2000	Send to data entry.
2001	Send to data entry.

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

Hence this Report.


Sachin Patil
Searcher

SACHIN PATIL

Search Clerk

Add:- Panchpatrad, Nalin Company,

Nander Road, Thane (W)

Contact No. 9919778117

Date : 21.06.2010

To,

Mr. Sunil Parmar

SEARCH REPORT

PROPERTY : Property Bearing Survey No.183, House No.28, Village Majiwada, Tal. & Dist. Thane.

PERIOD OF SEARCH :- 1999 - 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-Registrar of Assurance Thane (Office No.1). The Payment of search charges paid to Government by me vide Receipt Nos.1588/2010, Dated 21/06/2010. The Payment Receipts are attached hereto. I have made the following observations in my search.

Years	Transaction
1999	Sold to data entry.
2000	Sold to data entry.
2001	Sold to data entry.

Please check T/12 extract, Property Card and Panchhar.

Hence this Report.



Sachin Patil
Searcher

1997-1998: 100-1000
 1999-2000: 100-1000

RECEIPT FOR PAYMENT TO GOVERNMENT

Received from _____
 Date _____
 Amount of _____
 \$100.00 - 100.00 (3) 00

ॐ स्वस्ति नमो भगवते वासुदेवाय

1. **THE**
 2. **FE**
 3. **of the**
 4. **the**
 5. **Group**
 6. **and**

SACHIN PATIL

Search Clerk

Add:- Panchpatnail, Nan Company,

Hunderi West, Thane (W)

Contact No. 9819779117

Date : 21.06.2019

To,

Mr. Suraj Pannar

SEARCH REPORT

PROPERTY : Property Bearing Survey No.194, Hissa No.3B, Village Majiwada, Tal. & Dist. Thane.

PERIOD OF SEARCH :- 1999 - 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 Thane (Office No.1). The Payment of search charges paid to Government by me Visa Receipt Nos.1561/2019, Dated 21/06/2019. The Payment Receipts are attached hereto I have made the following observations in my search.

Years	Transaction
1999	Send to data entry.
2000	Send to data entry.
2001	Send to data entry.

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

Hence this Report.


Sachin Patil
Searcher

SACHIN PATIL

Searcher

Add - Pandharpur, Nashik Company,
Nashik West, Zone (W)
Contact No. 9816771117

दिनांक : २/६/२०२०

प्रति,

श्री. सुरेश पयमार

साहोदर,

मी सचिन पाटील, सर्व रिपोर्टर, जायण मला भीजे माजिबडे, सा. जि. ठाणे येथील
साहो नं ५९२ हिस्सा नं. २५ व २६, या मिळकतीचा ३० बांधाचा सर्व काढण्याचे काम
हिले होते. सदर ३० बांधाचा मी सर्व अर्ज क्र. १२६९/२००९ दिनांक १२/०८/२००९
अन्वये आढरस असून, सदर सर्व रिपोर्ट मध्ये टायापिनच्या चुकीमुळे सन २००८ ची इटी
सन २००६ मध्ये नमूद झाली आहे. सदर २००८ च्या इटीचा टस्ता क्र. टमन-५-
३०८११/२००८ दिनांक २२/०४/२००८ असा असून सदर इटी २००६ मध्ये न बाधता
ही सन २००८ मध्ये बाधण्यात यावी ही मज विनंती.

तसलीबदल आमरस ।

जायला मिरवातु

सचिन

(सचिन पाटील)

सर्व रिपोर्टर

2001 & 2009.

I hereby request you to
give me information when the record
of the year 1999 to 2001 & 2009
will become available to take
search of it.

~~for name~~
Shri. Suraj R. Patil