

Original/Duplicate

नोटणी क्र. 39म

Regn.:39M

— 200 —

07/08/2018

पत्रावली क्र. 8389 दिनांक: 07/08/2018

한글이름: 김기원, 성: 김기원

इस शोध पत्राचा अनुक्रमांक एतल 4.0-2018

इमं तद्विज्ञानं यत्तत्

साक्षात् लक्षणा-वाच्ये वाडः प्रसौद निरुप्य

वर्षान्त अर्द्ध क 1868 हुआ सर्वे क 475 महीन सर्वे क 118 हि क 50 सन 1989 से 2018 30 वर्ष

SEARCHFEE

₹. 750.00

प्रकृतिः

8.750.00

Joint Sub Registrar, Thane 4

1). देखकाना प्रकार - eChallan राहस्य: ६.754/-

डॉ.डी/धनारेश/दे माईर क्रमांक: MH004831576201819E दिनांक: 07/08/2018

बैष्णव नानक न पंथा

सह. दुय्यम निबंधक वर्ग-२

ताणे व्ह. ४

P. Nikam
Search Clerk
Mumbai

SEARCH REPORT INVESTIGATION OF TITLE

Date: 10th August 2018

Subject: Investigation of Title in respect of:

Schedule: Old Survey No. 473, New Survey No. 118, Hissa No. 5A, Open Land, situated at Revenue Village Bhayander, Tal. & Dist. Thane. (hereinafter referred to as "The Said Property")

Dear Sir/Madam

As per your instruction, we have taken the search taken from Thane-1,2,4,5,7, 10, Sub Registrar Office from year 1989 to 2018, 30 years.

SRO. THANE 1

1989	-	Nil / S. P. Tron
1990	-	Nil / S. P. Tron
1991	-	Nil / S. P. Tron
2005	-	Nil / Mix Record
2006	-	Nil / Mix Record
2007	-	Nil / Mix Record
2008	-	Nil / Mix Record
2009	-	Nil / Mix Record
2010	-	Nil / Mix Record
2011	-	Nil / Mix Record
2012	-	Nil / Mix Record
2013	-	Nil / Mix Record
2014	-	Nil / Mix Record
2015	-	Nil / Mix Record
2016	-	Nil / Mix Record
2017	-	Nil / Mix Record
2018	-	Index Not Ready

SRO THANE - 2

2005	-	Nil / Mix Record
2006	-	Nil / Mix Record
2007	-	Nil / Mix Record
2008	-	Nil / Mix Record
2009	-	Nil / Mix Record
2010	-	Nil / Mix Record
2011	-	Nil / Mix Record

[Handwritten Signature]

2012	-	Nil / Mix Record
2013	-	Nil / Mix Record
2014	-	Nil / Mix Record
2015	-	Nil / Mix Record
2016	-	Nil / Mix Record
2017	-	Nil / Mix Record
2018	-	Index Not Ready

SRO. THANE - 4

1992	-	Nil / S.P. Tron
1993	-	Nil / S.P. Tron
1994	-	Nil / S.P. Tron
1995	-	Nil / S.P. Tron
1996	-	Nil / S.P. Tron
1997	-	Nil / S.P. Tron
1998	-	Nil / S.P. Tron
1999	-	Nil / S.P. Tron
2000	-	Nil / S.P. Tron
2001	-	Nil / S.P. Tron

2005	-	Nil
2006	-	Nil
2007	-	Nil
2008	-	ENTRY

Nature of Document : CONVEYANCE DEED

Schedule : Old Survey No. 475, New Survey No. 113, Hissa No. 5, Area 9790 Sq. Mtrs. & others

Between

MR. EDWIN MATHES D'SILVA & OTHERS

To

M/S. M. L. S. BUILDERS & DEVELOPERS THROUGH PARTNER MR NANDKISHORE M. BHANDARI & MR. KHETSINGH TAKHATSINGH MEDITYA

Execution Date : 02/08/2008

Index Date : 04/08/2008

Agreement Value : Rs.5000000/-

Market Value : Rs.105866000/-

Document No : TNK4-6577-2008

2009	-	Nil
2010	-	Nil
2011	-	Nil
2012	-	Nil
2013	-	Nil
2014	-	Nil

Handwritten signature/initials

2015 - Nil

2016 - ENTRY

Nature of Document : CONVEYANCE DEED

**Schedule : Old Survey No. 475, New Survey No. 118, Hissa No. 5A,
Area 8986 Sq. Mtrs. Out of 9790 Sq. Mtrs.**

Between

**M/S. M. I. S. BUILDERS & DEVELOPERS THROUGH PARTNER MR.
NANDKISHORE M. BHANDARI THROUGH P.O.A. MR. FULCHAND
MOURYA & OTHERS**

To

**M/S. R.N.A. CORPORATION PVT. LTD. THROUGH DIRECTOR MT.
ANUBHAV AGRAWAL THROUGH P.O.A. MR. FULCHAND MOURYA**

Execution Date : 22/08/2016

Index Date : 22/08/2016

Agreement Value : Rs.0/-

Market Value : Rs.1/-

Document No : TNN4-3964-2016

2017 - Nil

2018 - Index Not Ready

SRO THANE - 5

2005 - Nil / Mix Record

2006 - Nil / Mix Record

2007 - Nil / Mix Record

2008 - Nil / Mix Record

2009 - Nil / Mix Record

2010 - Nil / Mix Record

2011 - Nil / Mix Record

2012 - Nil / Mix Record

2013 - Nil / Mix Record

2014 - Nil / Mix Record

2015 - Nil / Mix Record

2016 - Nil / Mix Record

2017 - Nil / Mix Record

2018 - Index Not Ready

SRO THANE - 7

2002 - Nil

2003 - Nil

2004 - Nil

2005 - Nil

2006 - Nil

(Signature)

2007	-	Nil
2008	-	Nil
2009	-	Nil
2010	-	Nil
2011	-	Nil
2012	-	Nil
2013	-	Nil
2014	-	Nil
2015	-	ENTRY

Nature of Document : CONVEYANCE DEED

Schedule : Old Survey No. 475, New Survey No. 118, Hissa No. 5A,
Area 502 Sq. Mtrs. Out of 9790 Sq. Mtrs.

Between:

M/S. M. I. S. BUILDERS & DEVELOPERS THROUGH PARTNER MR.
KHETSINGH TAKHATSINGH MEDITYA

To

MR. MUKESH SHANTILAL MEHTA

Execution Date : 25/03/2015

Index Date : 25/03/2015

Agreement Value : Rs.1750000/-

Market Value : Rs.16908000/-

Document No : TNN7-2255-2015

ENTRY

Nature of Document : RECTIFICATION DEED

Schedule : Old Survey No. 475, New Survey No. 118, Hissa No. 5A,
Area 804 Sq. Mtrs. Out of 9790 Sq. Mtrs.

Note : Area 804 Sq. Mtrs. instead of 502 Sq. Mtrs.

Between:

M/S. M. I. S. BUILDERS & DEVELOPERS THROUGH PARTNER MR.
KHETSINGH TAKHATSINGH MEDITYA

To

MR. MUKESH SHANTILAL MEHTA

Execution Date : 15/07/2015

Index Date : 15/07/2015

Agreement Value : Rs.1/-

Market Value : Rs.1/-

Document No : TNN7-4834-2015

2016	-	Nil
2017	-	Nil
2018	-	Index Not Ready

SRO THANE- 10

2005	-	Nil
2006	-	Nil

2007	-	Nil
2008	-	Nil
2009	-	Nil
2010	-	Nil
2011	-	Nil
2012	-	Nil
2013	-	Nil
2014	-	Nil
2015	-	Nil
2016	-	ENTRY

Nature of Document : CONVEYANCE DEED

**Schedule : Old Survey No. 475, New Survey No. 118, Hissa No. 5A,
Area 8986 Sq. Mtrs. Out of 9790 Sq. Mtrs.**

Between

**M/S. M. I. S. BUILDERS & DEVELOPERS THROUGH PARTNER MR.
NANDKISHORE M. BHANDARI THROUGH P.O.A. MR. FULCHAND
MOURYA & OTHERS**

To

**M/S. R.N.A. CORPERATION PVT. LTD. THROUGH DIRECTOR MT.
ANUBHAV AGRAWAL THROUGH P.O.A. MR. FULCHAND MOURYA**

Execution Date : 09/01/2016

Index Date : 09/01/2016

Agreement Value : Rs.1/-

Market Value : Rs.234578760/-

Document No : TNN10-6535-2016

2017	-	Nil
2018	-	Index Not Ready

**Note: Search report is based upon the Index - II available in the SRO Office,
subject to Tron Records/missing records, Recorded not mentioned properly.**

Thanking you

Yours Truly


P. Nikam

The Estate Investment Co. Private Ltd.

SEKSARIA CHAMBERS,
139, NAGINDAS MASTER ROAD,
MUMBAI - 400 001.
HAND DELIVERY

EN/NOO/1582/2018

19th October, 2018.

To
The Office of the Collector,
Thane
Dist. Thane

Re: Land bearing Old Survey No.475 New Survey No.118 Hissa No.5A-Pt. admeasuring 6800 sq. mtrs. (Out of 9790 Sq.Mtr.) approx. of Village Bhayander.

Sr.

At the request of M/s. Shubh Realty contending to be Constituted Attorney of our tenant Mr. Edwin Metas D'silva & Ors. (in respect of the above plot) we say that we have no objection if N.A. and / or Development permission is granted by your goodself or any other Competent Authorities only in respect of the above mentioned property identified on location plan thereof annexed hereto as bounded in Red colour, entirely at the risk and cost of said Tenant and / or Constituted Attorney abovenamed and subject to liability of said Tenant / Constituted Attorney to bear and pay the N.A. Assessment as applicable and all arrears of land revenue for above plot with penalty etc., as applicable.

Village : Bhayander

Old Survey No. : *475*[Four Hundred Seventy Five]

New Survey No. : *118*[One Hundred Eighteen]

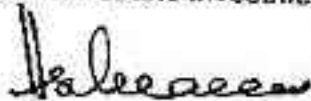
Hissa No. : *5A-Pt.* [Five A-Part]

Area : *6800*sq.Mtrs Approx. [Six Thousand Eight Hundred Approx.]

Thanking you,

Yours faithfully,

For The Estate Investment Co. Pvt. Ltd.,



DIRECTOR

- C.C.:
- [1] M/s. Shubh Realty
A-63, 101, Sector-I, Shantinagar, Nr. Railway Station,
Mira Road (E), Tal & Dist Thane-401107
 - [2] The Commissioner, MBMC
 - [3] Addl. Director, Town Planning MBMC



The Estate Investment Co. Private Ltd.

SEKSARIA CHAMBERS,
119, NAGINDAS MASTER ROAD,
MUMBAI - 400 001.



NOT A
HOUSE

THE PLANT THESE MEASUREMENTS
NO. 475 HISSA NO. 50 OF 111 BAYANBAR
BAYANBAR 100 & 1000 1000

MEASUREMENTS			
NO.	AREA	NO.	AREA
1	100	10	100
2	100	11	100
3	100	12	100
4	100	13	100
5	100	14	100
6	100	15	100
7	100	16	100
8	100	17	100
9	100	18	100
10	100	19	100
11	100	20	100
12	100	21	100
13	100	22	100
14	100	23	100
15	100	24	100
16	100	25	100
17	100	26	100
18	100	27	100
19	100	28	100
20	100	29	100
21	100	30	100
22	100	31	100
23	100	32	100
24	100	33	100
25	100	34	100
26	100	35	100
27	100	36	100
28	100	37	100
29	100	38	100
30	100	39	100
31	100	40	100
32	100	41	100
33	100	42	100
34	100	43	100
35	100	44	100
36	100	45	100
37	100	46	100
38	100	47	100
39	100	48	100
40	100	49	100
41	100	50	100
42	100	51	100
43	100	52	100
44	100	53	100
45	100	54	100
46	100	55	100
47	100	56	100
48	100	57	100
49	100	58	100
50	100	59	100
51	100	60	100
52	100	61	100
53	100	62	100
54	100	63	100
55	100	64	100
56	100	65	100
57	100	66	100
58	100	67	100
59	100	68	100
60	100	69	100
61	100	70	100
62	100	71	100
63	100	72	100
64	100	73	100
65	100	74	100
66	100	75	100
67	100	76	100
68	100	77	100
69	100	78	100
70	100	79	100
71	100	80	100
72	100	81	100
73	100	82	100
74	100	83	100
75	100	84	100
76	100	85	100
77	100	86	100
78	100	87	100
79	100	88	100
80	100	89	100
81	100	90	100
82	100	91	100
83	100	92	100
84	100	93	100
85	100	94	100
86	100	95	100
87	100	96	100
88	100	97	100
89	100	98	100
90	100	99	100
91	100	100	100

THE PLANT THESE MEASUREMENTS
NO. 475 HISSA NO. 50 OF 111 BAYANBAR
BAYANBAR 100 & 1000 1000





The Estate Investment Co. Private Ltd.

SEKSARIA CHAMBERS,
139, NAGINDAS MASTER ROAD,
MUMBAI - 400 003.
HAND DELIVERY

EINOC/1519/2018

22nd February, 2018

To
The Office of the Collector,
Thane
Dist. Thane.

Re: Land bearing Old Survey No.475 New Survey No.118 Hissa No.2pt admeasuring 1250 sq. mtrs. (Out of 4730 Sq. Mtr) approx. of Village Bhayander.

Sir,

At the request of M/s. Shree Savaliya Housing (LLP) contending to be Constituted Attorney of our tenant Mrs. Asgan Kutubuddin Kapoor & Ors. (in respect of the above plot), we say that we have no objection if N.A. and / or Development permission is granted by your goodself or any other Competent Authorities only in respect of the above mentioned property identified on location plan thereof annexed hereto as bounded in Red colour, entirely at the risk and cost of said Tenant and / or Constituted Attorney abovenamed and subject to liability of said Tenant / Constituted Attorney to bear and pay the N.A. Assessment as applicable and all arrears of land revenue for above plot with penalty etc., as applicable.

Village : Bhayander
Old Survey No. : *475* [Four Hundred Seventy Five]
New Survey No. : *118* [One Hundred Eighteen]
Hissa No. : *2PT* [Two - Part]
Area : *1250*sq.Mtrs Approx. [One Thousand Two Hundred Fifty Approx.]

Thanking you,

Yours faithfully,
For The Estate Investment Co. Pvt. Ltd.,

DIRECTOR

c.c. ✓ [1] M/s. Shree Savaliya Housing (LLP)
A/2, 003, Prabhakar Shanti Nagar,
Mira Road (e), Tal & Dist - Thane-401107.

[2] The Commissioner, MBMC

[3] Addl. Director, Town Planning MBMC





निरा-भाइंदर महालयपालिका

सामान्य प्रशासकीय

म. ४१५५

प. ४१५५

पत्राचार (अन्तरगत) म. ४१५५

दिनांक १५/०५/७५

स. ४१५५

पत्राचार (अन्तरगत) म. ४१५५

लेखापाल / रोखपाल

म. ४१५५



गिरा-भाइर महाभारतपालिका

सर्वोच्च न्यायालय

पृ. १५५०

पृ. १५५

दि

[Signature]

मुद्रा - ३१५००७

प्रमाणित/प्रमाणित/प्रमाणित

लेखपाल/लेखपाल

प्रमाणित/प्रमाणित/प्रमाणित

लेखपाल/लेखपाल

प्रमाणित/प्रमाणित/प्रमाणित

[Large signature and stamp area]



Harish P. Bhandari

B.A. LL.B.

ADVOCATE HIGH COURT, BOMBAY

Ref No.:

Date: 18/03/15

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT I have examined Revenue Record and documents produced before me by owner namely of the Old land bearing 475 New Survey No. 118 Hissa No. 5 admeasuring 9790 sq. meters situated at revenue Village Bhayander, Bhayander (E), Tal & Dist. Thane, within the limit of Mira Bhayander Municipal Corporation, Registration District and Sub-District at Thane (hereinafter for the sake of brevity it is referred as the SAID PROPERTY)

and on 7/12 extract the names of Owners are mentioned as M/s. M. I. S. Builders and Developers Through its partners Mr. Nandkishor Bhandari & Mr. Knetsingh Takhatsingh Medtia. I have caused the search of the said property in the records of Sub-Registrar at Thane and Mira Bhayander for the last 10 years and inspected the concerning documents.

Mr. Edwin Mates D'silva & 39 others were the original owners of the said property by virtue of Mutation Entry No. 5816. The said co-owners Mr. Edwin Mates D'silva & 39 others have executed power of Attorney dated 02/11/2007, in favour of Mr. Walter Paul D'silva.



By an Conveyance Deed dated 04/08/2008, Mr. Walter Paul D'silva have assign, transfer & sell all the co-owner's rights, titles, interests & shares I respect of the said property to the "VENDORS" and their names appeared in the 7/12 extract by was mutation entry no. 3870. The Vendors herein having undivided shares i.e. Mr. Nandkishor M. Bhandari is having 60%

द. न. न. - ७	
दस्त बर्नांक 2244	12084
90	80



-2-

and Mr. Khetsingh Takham Singh Medtia is having 40% shares in respect of the said property.

I have perused all the above referred Revenue Records and documents and I am of the opinion that the title of the said property is clear and marketable and without any encumbrances.


ADVOCATE

