



Pratibha M. Jadhav-Pawar
B.A. LL.B.

ADVOCATE HIGH COURT

Off.: A-202, Shree Nand Dham, Plot No. 59, Sector - 11, C.B.D. Belapur, Navi Mumbai - 400 614.
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Date: 19/01/2017

SEARCH REPORT

Concern for my clients **1) M/s. S.R.K. ASSOCIATES**, a Partnership firm duly registered under the Indian Partnership Act, 1932, consisting of three partners namely **1.A. MR. ABDUL RASHID IBRAHIM SHEKH, 1.B. MR. MOHAMMED ASLAM ABDUL RASHID SHEKH AND, 1-C. MR. KHAMRUDDIN SUBHANI PATEL, & 1.D. MR. SUNIL RAMESH BHANUSHALI**, having their office at - Shop No-3-4, Orion Tower, Plot no 120, Sector 50E, Seawoods, Nerul, Navi Mumbai-400706, and **2) M/s. LAKHANI BUILDERS PVT. LTD.** a Company incorporated under the provisions of the Companies Act, 1956, through its Directors namely **2.A. MR. VISHAN SATRAMDAS LAKHANI, 2.B. MR. SHRI. SUNNY VIJAY LAKHANI, 2.C. MR. SUNDER VISHAN LAKHANI, 2.D. MR. VIJAYKUMAR SATRAMDAS LAKHANI & 2.E. MR. NARENDER VIJAYKUMAR LAKHANI**, having their office at - 1801, Satra Plaza, Sector 19D, Vashi, Navi Mumbai : 400 703.

I have taken search of the property being piece & parcel of land admeasuring 1649.72 Sq. Mtrs., bearing Plot No. 33 situated at Sector No. 18part at Village Ulwe, Tal. Panvel, Dist. Raigad, within the limits of the Sub-Registrar Panvel, by making application to the Sub Registrar Office, Panvel under Receipt No. 14342/2017, dated 14/09/2017 in respect of the property which is described hereunder.

I did not find any adverse entry regarding conveyance or any other transaction of whatsoever nature in respect of the above-mentioned property.

YEAR**TRANSACTION****2016****Transaction:**

Agreement to Lease dated 21st April, 2016 executed between City and Industrial Development Corporation and 1) SMT. JAYASHREE VASANT DESHMUKH AND OTHER 20 residing at Ulwe, Tal. Panvel, Dist. Raigad, which was registered before the Sub-Registrar of Assurance at Panvel vide its Registration Receipt No. 6358 under Registration Document Serial No. PVL-2-4569-2016 dated 21st April 2016.

2016**Transaction:**

Tripartite Agreement dated 16th May 2016 executed between the Corporation of the First Part, and SMT. JAYASHREE VASANT DESHMUKH AND OTHER 20, as the Original Licensees of the Second Part and **M/s. S.R.K. ASSOCIATES**, a Partnership firm duly registered under the Indian Partnership Act, 1932, consisting of three partners namely **1. MR. ABDUL RASHID IBRAHIM SHEKH, 2. MR. MOHAMMED ASLAM ABDUL RASHID SHEKH AND, 3. MR. KHAMRUDDIN SUBHANI PATEL, & 4. MR. SUNIL RAMESH BHANUSHALI**, as the New Licensee of the said plot. as the New Licensee of the Third Part, duly registered with concern Sub. Registrar of Assurances at Panvel, vide its Registration Receipt No. 7641 and Registration Document Serial No. PVL-2-5640-2016 dated 16/05/2016.

2016**Transaction:**

Tripartite Agreement dated 28/11/2016 executed between the Corporation of the First Part, and **M/s. S.R.K. ASSOCIATES**, a Partnership firm duly registered under the Indian Partnership Act, 1932, consisting of three partners namely **1. MR. ABDUL RASHID IBRAHIM SHEKH, 2. MR. MOHAMMED ASLAM**



ABDUL RASHID SHEKH AND, 3. MR. KHAMRUDDIN SUBHANI PATEL, & 4. MR. SUNIL RAMESH BHANUSHALI, as the New Licensees of the Second Part and, M/s. LAKHANI BUILDERS PVT. LTD. a Company incorporated under the provisions of the Companies Act, 1956, through its Directors namely 1. MR. VISHAN SATRAMDAS LAKHANI, 2. MR. SHRI. SUNNY VIJAY LAKHANI, 3. MR. SUNDER VISHAN LAKHANI, 4. MR. VIJAYKUMAR SATRAMDAS LAKHANI & 5. MR. NARENDER VIJAYKUMAR LAKHANI as the Subsequent New Licensee of the said plot. as the Subsequent New Licensee of the Third Part. the New Licensee have sold, transferred and assigned **Undivided 50% (Fifty Percent only)** rights, title, interest and benefits i.e. 824.86 Sq. Mtrs. of the Plot bearing No. 33, in total admeasuring 1649.72 Sq. Mtrs., situated in Sector No. 18Part, of Village Ulwe, Navi Mumbai of land in favour of the Subsequent New Licensee and the same is duly stamped and registered with the Sub-Registrar of Assurances at Panvel-2 vide its registration receipt No. 16853 and registration serial No. PVL-2-13413-2016 dtd. 28/11/2016 and CIDCO vide its letter dated 29/09/2016.

2017 NIL

And I have to report and certify as under:

On the basis of the above documents placed before me, I hereby certify that 1) M/s. S.R.K. ASSOCIATES, a Partnership firm duly registered under the Indian Partnership Act, 1932, consisting of three partners namely 1.A. MR. ABDUL RASHID IBRAHIM SHEKH, 1.B. MR. MOHAMMED ASLAM ABDUL RASHID SHEKH AND, 1-C. MR. KHAMRUDDIN SUBHANI PATEL, & 1.D. MR. SUNIL RAMESH BHANUSHALI, and 2) M/s. LAKHANI BUILDERS PVT. LTD. a Company incorporated under the provisions of the Companies



Act, 1956, through its Directors namely **2.A. MR. VISHAN SATRAMDAS LAKHANI, 2.B. MR. SHRI. SUNNY VIJAY LAKHANI, 2.C. MR. SUNDER VISHAN LAKHANI, 2.D. MR. VIJAYKUMAR SATRAMDAS LAKHANI & 2.E. MR. NARENDER VIJAYKUMAR LAKHANI** are entitled to develop the said property and that the title of the said property is clear, marketable and free from all encumbrances.

As looking at the records and after confirming and investigating the title, I am of the opinion that the said Plot No. 33 situated at Sector No. 18 Part at Village Ulwe, Tal. Panvel, Dist. Raigad, Navi Mumbai presently standing in the name of **1) M/s. S.R.K. ASSOCIATES**, a Partnership firm duly registered under the Indian Partnership Act, 1932, consisting of three partners namely **1.A. MR. ABDUL RASHID IBRAHIM SHEKH, 1.B. MR. MOHAMMED ASLAM ABDUL RASHID SHEKH AND, 1-C. MR. KHAMRUDDIN SUBHANI PATEL, & 1.D. MR. SUNIL RAMESH BHANUSHALI**, and **2) M/s. LAKHANI BUILDERS PVT. LTD.** a Company incorporated under the provisions of the Companies Act, 1956, through its Directors namely **2.A. MR. VISHAN SATRAMDAS LAKHANI, 2.B. MR. SHRI. SUNNY VIJAY LAKHANI, 2.C. MR. SUNDER VISHAN LAKHANI, 2.D. MR. VIJAYKUMAR SATRAMDAS LAKHANI & 2.E. MR. NARENDER VIJAYKUMAR LAKHANI** are free from all encumbrances, as on the date of issuing this title certificate. As per my search the title of the above mentioned Plot in Registration District - Raigad, Sub. District Panvel is clear & marketable.

SEARCH TAKEN BY



(PRATIBHA M. JADHAV)
ADVOCATE

Place: CBD Belapur, Navi Mumbai.

Date: 14/09/2017