

Annexure 'E'

Santosh Manohar Lad.

Advocate (Reg No: MAE/1000/1994)

104, 1st floor, "Aditya Vihar", Mahatma Phule Marg, Near Old Post Office, Panvel- 410 206, Dist. Raigad,
Tel No. (O) 2746 6415, Mobil- 9930333000.

SEARCH REPORT & TITLE CERTIFICATE

Sub :- Search report & Title Certificate with
Respect to Non-Agriculture Land
bearing being and lying at village
Hedutane, Taluka Panvel, Dist. Raigad.

TO WHOMSOEVER IT MAY CONCERN

1) INSTRUCTIONS :

On the request of **M/s. DEV BUILDERS & DEVELOPERS**, a partnership firm having its registered office at 2, First Floor, Tulsi Puja, Plot No. 5 & 7, Sector 1, Matheran Road, New Panvel 410 206, through its Partner **1) Mr. Yogesh Popatlal Thakkar**, **Mr. Yogesh Popatlal Thakkar**, I have caused search in respect of the said property, which is described in the revenue record as follows.

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2) PROPERTY DESCRIPTION :-

All that pieces and parcel of Non-Agriculture land situated, lying at village Hedutane, Taluka Panvel, Dist Raigad in the registration District of Raigad, and within the jurisdiction of Sub-Registrar of Assurance at Panvel and within the limits of Raigad Zilla Parishad and described in the revenue record as under:-

Survey/Gat No.	Hissa No.	Area in	Assessment
		H-R-P	Rs=Ps.
2	1B	0-23.4	234=00

(Herein referred to as the Said "Property".)



3) SEARCH :

Accordingly, my office has carried out search of the Index No. II as maintained in the office of Sub-registrar of Assurances at Panvel-1, 2, 3, 4 & 5 for a period of 30 years i.e. from 01/01/1985 to 07/06/2014 vide receipt No. 0660147 and revenue record till date with respect to the said property. Notes of search are reproduced herein below.

4) PAPER NOTICE :

I have cause to issued public notice with respect to proposed transaction of said land in daily local newspaper "**Sagar**" & "**Sakal**" dtd. 10/05/2014, I have not received any objection in response of the same till date.

 DOCUMENTS :

For the purpose of investigation of title and search of the said property, I also perused the following documents :

- a) 7/12 extract.
b) Mutation entry No. 493, 581, 599, 780, 796, 929, 969, 1053, 1058.

6) ZONE OF THE PROPERTY :

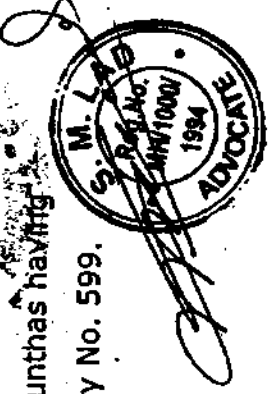
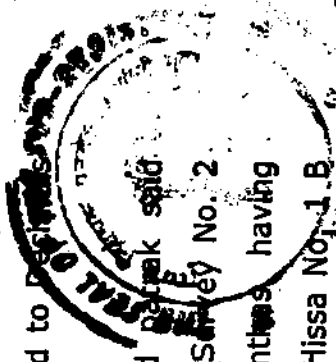
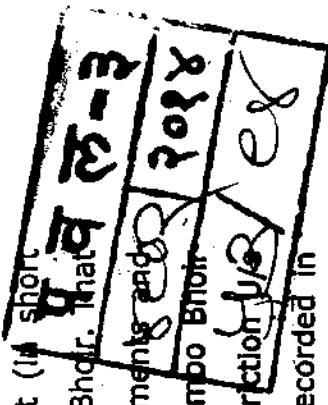
That the property is which was originally agriculture land is converted to non-agriculture vide necessary permission from Collector of Raigad, Allbaug hence it can be used for NA purpose for residential user.

URBAN LAND CEILING :-

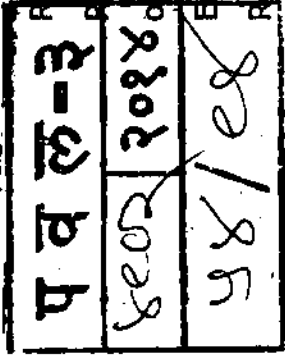
That in view of repeal of Urban Land Ceiling Act 1976 by state of Maharashtra therefore there is no question of ceiling limits.

8) INCIDENTS:

- a) That 7/12 extract dt. 2/5/2014 of the said property is recorded in the name of M/s. Megapolis Landmark LLP.
- b) At the outset it is to be noted that said property is formed from original Survey No. 2/1(P) hence mutation entries and other relevant revenue record of original Survey No. 2/1(P) are taken into consideration for the purpose of investigation of title.
- c) That on perusal of 7/12 extract It is noticed that Mutation Entries as mentioned in para 5(b) are recorded with respect to said property.
- d) That purchase price Rs. 914/- of original Survey No. 2/1(P) was fixed by the Agriculture Land Tribunal & Additional Mamlatdar Panvel U/s 32(G) of The Bombay Tenancy & Agriculture lands Act (in short BT & AL, Act) now known as The Maharashtra Tenancy & Agriculture Land Act (in short MT&AL, Act) in favour of tenant Mr. Goma Ambo Bhoir. That said purchase price was to be paid in 10 installments and therefore name of tenant purchaser Mr. Goma Ambo Bhoir was recorded in Kabjedar column subject to restriction U/s 43 of B.T & A.L. Act and that of landlord was recorded in other rights column towards charge of purchase price as per contents of mutation entry No. 493.
- e) It is observed that as per the Maharashtra State Weights & Measurement Act. 1958 and Indian Coins Act. 1955 the areas and assessments of the properties at village Hedutane, Tal. Panvel, which included said land were changed to Deekhas as per Mutation Entry No. 581.
- f) That on receipt of supplementary aakarphod Panvel said original Survey No. 2/1(P) was divided in to Survey No. 2 Hissa No. 1-A having area of 47.1 gunthas having assessment of Rs.6=76 Ps and Survey No. 2 Hissa No. 1-B (i.e. the land in question) having area of 23.1 gunthas having assessment of Rs. 4=62 Ps as per Mutation Entry No. 599.



- g) That the tenant purchaser Mr. Goma Ambo Bhoir was reported dead on 20 years who was survived by his legal heir namely 1) Mr. Janardan Goma Bhoir, (Son), 2) Mr. Kana Goma Bhoir (Son), 3) Mr. Dasharath Goma Bhoir, (Son), 4) Mrs. Ramibai Narayan Khernekar, (Married Daughter), 5) Smt. Somibai Appa Mhatre (Married Daughter) were recorded to the revenue record of said land and that of Mr. Goma Ambo Bhoir ordered to be removed from revenue record as per Mutation Entry No 780.
- h) That said 1) Mr. Janardan Goma Bhoir, 2) Mr. Kana Goma Bhoir, 3) Mr. Dasharath Goma Bhoir, No. 1 for self & No. 2 & 3 through their Power of Attorney Holder, 4) Mrs. Ramibai Narayan Khernekar, 5) Smt. Somibai Appa Mhatre with prior permission U/s. 43 of BT & AL Act bearing No. Tenancy/SR/819/1999 dt. 6/3/2000 by sale Deed dt 08/03/2000 have sold and conveyed said property in favour of 1) Mr. Anis Ahmed Mohammad Indris Khan, 2) Mr. Mehaboob Ulhah Valli Ulhah Khan for total consideration of Rs. 70,200/-. That said Sale Deed is registered with Sub-Registrar, Panvel, on same day at serial No. 975/2000. Effect of the said Sale Deed is given to revenue record by Mutation Entry No. 796. Said sale deed was found registered with Sub-Registrar Panvel during search.



- i) That said) Mr. Anis Ahmed Mohammad Indris Khan, 2) Mr. Mehaboob Ulhah Valli Ulhah Khan by sale deed dt 11/12/2008 have sold and conveyed said property in favour of Mr. Ramdas Waman Shevale for total consideration of Rs. 12,00,000/- . That said Sale Deed is registered with Sub-Registrar, Panvel, on 11/12/2008 at serial No. 8849/2008. Effect of the said Sale Deed is given to revenue record by Mutation Entry No. 929. Said sale deed was found registered with Sub-Registrar Panvel during search.
- That said Mr. Ramdas Waman Shevale by sale deed dt 02/10/2010 has sold and conveyed said property in favour of Mr. Bhimesh Narendra Mehta for total consideration of Rs. 8,00,000/- . That said Sale Deed is registered with Sub-

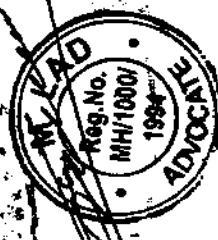
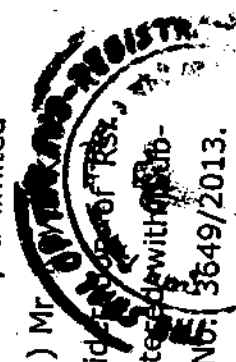
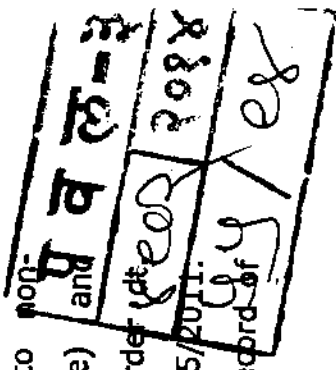


Registrar, Panvel-1, on same day at serial No. 11627/2010. Effect of the said Sale Deed is given to revenue record by Mutation Entry No. 969. Said sale deed was found registered with Sub-Registrar Panvel during search.

k) That said Mr. Bhimesh Narendra Mehta by Agreement for sale dt 28/04/2011 has sold and conveyed said land along with other lands in favour of M/s. Megapolis Landmark LLP, a limited liability partnership represented by partner 1) Mr. Keyur Kirit Modi, 2) Mr. Vicky Nagrani for total consideration of Rs. 3,15,00,000/-. That said Agreement for sale is registered with Sub-Registrar, Panvel, on same day at serial No. 5977/2011. Said Agreement for sale was found registered with Sub-Registrar Panvel during search.

l) That on dt. 18/02/2013 Mr. Bhimesh Narendra Mehta had applied to the Collector of Raigad, Alibag under the provision of The Maharashtra Land Revenue Code, 1966 for grant of Non-Agriculture permission for said land along with other lands. That upon scrutiny of the said application the Collector of Raigad, Alibag has granted permission for conversion said land along with other lands from agriculture to non-agriculture use (residential & commercial use) accordingly has granted NA permission by his order dt. 15/02/2013 bearing No. MASHA/L.N.A.1(B)/S.R.5/2011. Effect of said NA permission is given to revenue record of said land as per mutation entry No. 1053.

m) That said Mr. Bhimesh Narendra Mehta by sale Deed dt 04/04/2013 has sold and conveyed said land along with other lands in favour of M/s. Megapolis Landmark LLP, a limited liability partnership represented by partner 1) Mr. Keyur Kirit Modi, 2) Mr. Vicky Nagrani for total consideration of Rs. 3,15,00,000/-. That said Sale Deed is registered with Sub-Registrar, Panvel, on same day at serial No. 3649/2013. Effect of the said Sale Deed is given to revenue record by Mutation Entry No. 1058. Said sale deed was found registered with Sub-Registrar Panvel during search.



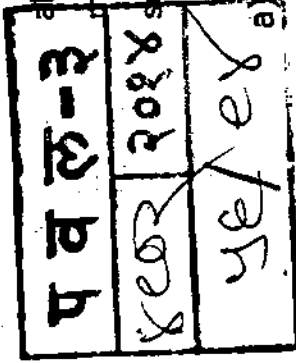
- n) That from the available record title of M/s. Megapolls Landmark LLP over the said property is clear, marketable and without any encumbrance.
- o) That from the above it can be said that flow of title is in consonance with the revenue record.

9) ACQUISITION/RESERVATIONS :-

That on perusal of 7/12 extract no acquisition is seen as on date nor said land or any part thereof is kept under reservation.

10) CONCLUSION:

On the basis of the perusal of the documents referred to above, the information collected by me as has been mentioned above, so also incidents pointed out as above, and search taken for 30 years I am of the opinion that :-



- a) Said NA land is owned & Possessed by M/s. Megapolls Landmark LLP.

11) CERTIFICATE OF TITLE:

On the basis of the above discussion and search carried out by me I certify that :-

Title of and over said land M/s. Megapolls Landmark LLP is clear, marketable and without any encumbrance.



(Adv S. M. Lad)
Advocate.



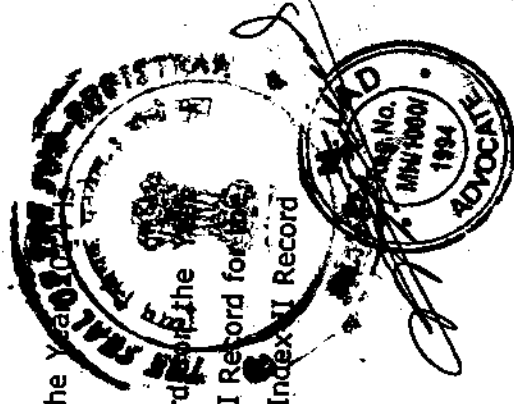
NOTES OF SEARCH FROM INDEX II**From 01/01/1985 to 07/06/2014**

YEAR	FINDINGS
1985	Village Entry Not Found Register Is in Torn Condition
1986	Village Entry Not Found Register Is in Torn Condition
1987	Village Entry Not Found Register Is in Torn Condition
1988	Village Entry Not Found Register Is in Torn Condition
1989	Village Entry Not Found Register Is in Torn Condition
1990	Village Entry Not Found Register Is in Torn Condition
1991	Village Entry Not Found Register Is in Torn Condition
1992	Village Entry Not Found Register Is in Torn Condition
1993	Village Entry Not Found Register Is in Torn Condition
1994	Village Entry Not Found Register Is in Torn Condition
1995	Available Index Checked
1996	Village Entry Not Found
1997	Available Index Checked
1998	Available Index Checked
1999	Available Index Checked
2000	Sale Deed Dt. 08/03/2000, Sr. No. 975/2000
2001	Available Index Checked
2002	Available Index Checked
2003	Available Index Checked
2004	Available Index Checked
2005	Available Index Checked
2006	Available Index Checked
2007	Available Index Checked
2008	Sale Deed Dt. 11/12/2008, Sr. No. 8849/2008
2009	Available Index Checked
2010	Sale Deed Dt. 01/10/2010, Sr. No. 11627/2010
2011	Agreement for Sale Dt. 29/04/2011, Sr. No. 5977/2011
2012	Available Index Checked
2013	Sale Deed Dt. 04/04/2013, Sr. No. 3649/2013
2014	Up to 07/06/2014 Available Index Checked

Note-

1. Index-II Record Of Year 1985 to 2002 (Manual Index) available for search is almost in torn condition and in bad shape.
2. Computerized Index-II of the year 2002 to 2013 not bounded alphabetically and in haphazard manner.

- a) Sub-Registrar Office No.1 - Index-II Record for the Year 2002 to 2013 is not made available for search.
- b) Sub-Registrar Office No.2- Some Index-II Record for the Year 2011 is in loose and mix condition and all Index-II Record for the Year 2012 & 13 is in loose and mix condition & Index-II Record for the Year 2014 is not made available for search.



- c) Sub-Registrar Office No.3- Index II record available for the year 2009 till 2013 is bad condition 2013 is only. Index-II Record for the Year 2014 is not made available for search.
- d) Sub-Registrar Office no.4 – This office commence from the month of September 2012 & from this month onwards Index-II record available for the year 2012 & 2013 is in loose and mix condition & Index-II Record for the Year 2014 is not made available for search.
- e) Sub-Registrar Office No. 5 – This office commence from the month of January 2013 & from this month onwards Index- II record not made available for search. Index-II Record for the Year 2014 is not made available for search.

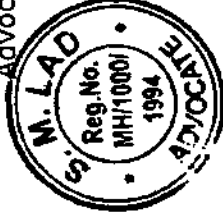
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There was no record found pertaining to the total no. of books or total No. of pages or total No. of entries made till date pertaining to the respective village. That index for 2014 are not prepared and made available in any of the Sub-Registrar therefore I have tried to carry out search from Internet.

Hence this Search Report issued.

Place : Panvel
Date: 07/06/2014.

(Adv S. M. Lad)
Advocate



Note :
Original Search receipt dt. 07/06/2014.
Is bearing No. 0660147 annexed to this report.

