



Ref. No.

Date

00/11/2012

## SEARCH REPORT CUM TITLE CERTIFICATE

Upon instructions received from SHRI JAYDEEP KAMALKANT THAKKAR, Director of Prospective Estate And Logical Solutions Private Limited of Bhundup, Mumbai, to take search into the title of the following described their Non-Agricultural lands, herein after referred to as "the said lands", situated at Village – Amboli, Taluka –Dahanu, I have taken search for the last 30 years i.e. 1983 to 2012 (till the date of search).

Bhumapatt Kramank	Area	Assessment
155/11,14,15,17,18	1.52.300-00	-

On perusal of the relevant records available in the in the office of the Sub-Registrar Dahanu and other papers given to me the following facts were revealed.

The land described hereinabove are the part of the big piece of an agricultural lands was belonged to Shri Suresh Narendra Adhiya and Anita Narendra Adhiya, who has sold the land bearing Gut No. 156 part, admeasuring Hectare 14-03-0 and Pot Kharaba of Hectare 2-90-0 and other lands to Shri Sharukh Dinshaw Irani, Shri Viraj Dinshaw Irani and Shri Danesh Dinshaw Irani by a registered Deed of Conveyance dated 02-06-1988, and the said lands were mutated in their names in revenue records of Village Amboli, vide mutation entry no. 85

On further perusal of the records it is found that Shri Sharukh Dinshaw Irani, Shri Viraj Dinshaw Irani and Shri Danesh Dinshaw Irani have sold the land bearing Gut No. 156 part, admeasuring Hectare 14-03-0 and Pot Kharaba of Hectare 2-90-0 and other lands to Shri Pradeep Narayan Churi, Shri Shailesh Kashinath Save, Shri Satej Kashinath Save, Shri Jal Sam Irani, Shri Sharukh Jal Irani and Shri Shankar Indulkar by a registered Deed of Conveyance dated 31-12-1990, registered in the office of the Sub-Registrar, Dahanu at serial no. 862 and the said lands were mutated in their names in revenue records of Village Amboli vide mutation entry no. 93

On further perusal of the records, it is found that Shri Pradeep Narayan Churi, Shri Shailesh Kashinath Save, Shri Satej Kashinath Save, Shri Jal Sam Irani, Shri Sharukh Jal Irani and Shri Shankar Indulkar have sold the land bearing Gut No. 156 part, admeasuring Hectare 4-03-0ams, to Shri Kirit Ramniklal Kamakiya by a

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On further perusal of the records, it is found that Shri Pradeep Narayan Churi, Shri Shailesh Kashinath Save, Shri Satej Kashinath Save, Shri Jal Sam Irani, Shri Sharukh Jal Irani and Shri Shankar Indulkar have sold the land bearing Gut No. 156 part, admeasuring Hectare 2-00-Gare, to Smt. Maryam Hafim Lakhnovala by a registered Deed of Conveyance dated 10-08-1992, registered in the office of the Sub-Registrar, Dahanu at serial no. 892 and the said land was mutated in her name in revenue records of Village Amboli vide mutation entry no. 110.

On further perusal of the records, it is found that Shri Pradeep Narayan Churi, Shri Shailesh Kashinath Save, Shri Satej Kashinath Save, Shri Jal Sam Irani, Shri Sharukh Jal Irani and Shri Shankar Indulkar have sold the land bearing Gut No. 156 part, admeasuring Hectare 2-00-Gare, to Smt. Rashida Akbar Gan by a registered Deed of Conveyance dated 10-08-1992, registered in the office of the Sub-Registrar, Dahanu at serial no. 992 and the said land was mutated in her name in revenue records of Village Amboli vide mutation entry no. 111.

On further perusal of the records, it is found that Shri Pradeep Narayan Churi, Shri Shailesh Kashinath Save, Shri Satej Kashinath Save, Shri Jal Sam Irani, Shri Sharukh Jal Irani and Shri Shankar Indulkar have sold the land bearing Gut No. 156 part, admeasuring Hectare 4-00-Gare, to Shri Kirt Kanakiya by a registered Deed of Conveyance dated 23-10-1992, registered in the office of the Sub-Registrar, and the said land was mutated in his name in revenue records of Village Amboli.

On further perusal of the records, it is found that Shri Pradeep Narayan Churi, Shri Shailesh Kashinath Save, Shri Satej Kashinath Save, Shri Jal Sam Irani, Shri Sharukh Jal Irani and Shri Shankar Indulkar have sold the land bearing Gut No. 156 part, admeasuring Hectare 3-25-Gare, to Shri Kirt Kanakiya by a registered Deed of Conveyance dated 06-04-1993, registered in the office of the Sub-Registrar, and the said land was mutated in his name in revenue records of Village Amboli.

On further perusal of the records, it is found that Shri Kirt Ramkhal Kanakiya has sold the land bearing Gut No. 156 part, admeasuring Hectare 4-00-Gare to Smt. Aruna Anant Mahta, Shri Mahadev Ramkhal Mangela and Shri Bharat Tulsidas Bhupatkar by a registered Deed of Conveyance dated 22-05-2008, registered in the office of the Sub-Registrar, Dahanu at serial no. 876 and the said land was mutated in his name in revenue records of Village Amboli vide mutation entry no. 84.

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Garre and land bearing Gut No. 156/14 admeasuring Hectare 4-03-0 are to Smt. Aruna Anant Mehta, Shri Mahadev Ramabhai Mangela and Shri Bharat Tulsidas Bhupatkar by a registered Deed of Conveyance dated 22-06-2006, registered in the office of the Sub-Registrar, Dahanu at serial no. 875 and the said land was mutated in his name in revenue records of Village Amboli vide mutation entry no. 85.

On further perusal of the records, it is found that Smt. Matiyam Hatm Lakharevala and Smt. Rashida Akbar Gari have sold their lands bearing Gut No. 156 /15 admeasuring Hectare 2-00 and land bearing Gut No. 156/17 admeasuring Hectare 2-00-Garre to Shri Mulchand alias Murlibhai Hardevji Varma and Smt. Aruna Babulal Varma by a registered Deed of Conveyance dated 18-04-2007, registered in the office of the Sub-Registrar, Dahanu at serial no. 702 and the said lands were mutated in their name in revenue records of Village Amboli vide mutation entry no. 100.

On further perusal of the records, it is found that Shri Mulchand alias Murlibhai Hardevji Varma and Smt. Aruna Babulal Varma have sold their lands bearing Gut No. 156 /15 admeasuring Hectare 2-00 and land bearing Gut No. 156/17 admeasuring Hectare 2-00-Garre to Shri Manishbhai Labhubhai Sutariya, Shri Arvindbhai Popatbhai Jivani and Smt. Jayshreeben Arvindbhai Jivani by a registered Deed of Conveyance dated 17-06-2011, registered in the office of the Sub-Registrar, Dahanu at serial no. 936 and the said lands were mutated in their name in revenue records of Village Amboli vide mutation entry no. 174.

On further perusal of the records, it is found that Smt. Aruna Anant Mehta, Shri Mahadev Ramabhai Mangela and Shri Bharat Tulsidas Bhupatkar have sold the land bearing Gut No. 156 /11 admeasuring Hectare 3-20-Garre, land bearing Gut No. 156/14 admeasuring Hectare 4-03-0 are and land bearing Gut No. 156/16 to Smt. Reha Rajendra Varma and Smt. Usha Tarachand Varma by a registered Deed of Conveyance dated 24-04-2007, registered in the office of the Sub-Registrar, Dahanu at serial no. 747 and the said lands were mutated in their name in revenue records of Village Amboli vide mutation entry no. 99.

On further perusal of the records, it is found that Shri Mulchand alias Murlibhai Hardevji Varma and Smt. Aruna Babulal Varma have sold their lands bearing Gut No. 156 /15 admeasuring Hectare 2-00 and land bearing Gut No. 156/17 admeasuring Hectare 2-00-Garre to Shri Manishbhai Labhubhai Sutariya, Shri Arvindbhai Popatbhai Jivani and Smt. Jayshreeben Arvindbhai Jivani by a registered Deed of Conveyance dated 17-06-2011, registered in the office of the Sub-Registrar, Dahanu at serial no. 936 and the said lands were mutated in their name in revenue records of Village Amboli vide mutation entry no. 174.

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On further perusal of the records, it is found that Smt. Rakha Rajendra Varma and Smt. Usha Tarachand Varma have sold their land bearing Gut No. 156 /11 admeasuring Hectare 3-20-0are, Gut No. 156/14 admeasuring Hectare 4-03-0 are and land bearing Gut No. 156/16 admeasuring Hectare 4-00-0are to Shri Manishbhai Labhubhai Sutariya alias Patel, Shri Arvindbhai Popatbhai Jivani and Smt. Jayshreeben Arvindbhai Jivani by a registered Deed of Conveyance dated 17-05-2011, registered in the office of the Sub-Registrar, Dahanu at serial no. 935 and the said lands were mutated in their name in revenue records of Village Amboli vide mutation entry no. 173.

On further perusal of the records, it is found that Shri Manishbhai Labhubhai Sutariya alias Patel, Shri Arvindbhai Popatbhai Jivani and Smt. Jayshreeben Arvindbhai Jivani have sold their land bearing Gut No. 156 /11 admeasuring Hectare 3-20-0are, Gut No. 156/14 admeasuring Hectare 4-03-0 are, land bearing Gut No. 156/16 admeasuring Hectare 4-00-0are, land bearing Gut No. 156/16 admeasuring Hectare 2-00-0are and land bearing Gut No. 156/17 to Prospective Estate and Realty Logical Solutions Private Limited, by its Director Shri Jaydeep Kamalkant Thakkar by a registered Deed of Conveyance dated 12-03-2012, registered in the office of the Sub-Registrar, Dahanu at serial no. 402 and the said lands were mutated in their name in revenue records of Village Amboli vide mutation entry no. 204.

It is further seen that Prospective Estate and Realty Logical Solutions Private Limited, by its Director Shri Jaydeep Kamalkant Thakkar have amalgamated the said lands and obtained the necessary permission to use the said lands for non-agricultural purpose and for construction on the said lands, by dividing the entire lands into sub-plots from Tahsildar Office, Dahanu by its order no. Mahaul/Jaminbata/NAP/SR-0/2012 dated 01-05-2012, as per the plan approved by the Town Planning Office at Thane. The necessary effect was given in revenue records of Village Amboli, vide mutation entry no. 215.

No charge or encumbrances of any nature is found in respect of the lands described hereinabove. The title of Prospective Estate and Realty Logical Solutions Private Limited is found clear and marketable.

  
Ajay I. Thakkar  
Advocate