

Property -C

Originally one Shri Kewalram Khushaldas was allottee of the property known as Block No.C-607, Room No.1214, area adm.253 sq. yards, bearing C.T.S. No.23763, Survey Sheet No.38, situated at Ulhasnagar-421 004, Dist. Thane. That thereafter the said Shri Kewalram Khushaldas has expired on 22.12.1957 and thereafter all the legal heirs have signed a affidavit in the month of January, 2018. That thereafter the President of India has issued C.D. in the names of Shri Kewalram Khushaldas on 24.10.1958. That after the death of Shri Kewalram Khushaldas the said property was sold by his legal heirs namely 1) SHri Assandas Kewalram and 2) Shri Ghanshamdas Kewalram to Shri Ramchand Teckchand Tarasinghani vide Sale Deed dated 12.12.1958 registered under SR. No.818 with Sub-Registrar of Assurance, Kalyan. That thereafter the said Shri Ramchand Teckchand Tarasinghani had sold the above said property to Shri SHowkatrai Naraindas vide Sale Deed dated 01.09.1960 registered under Sr. No.6691 with Sub-Registrar of Assurance. That the said Shri Showkatrai Naraindas Udhwani has expired on 20.07.1977 and his wife namely Smt. Gangabai Showkatrai Udhwani has also expired on 20.12.1996. That after the death of Shri Showkatrai Naraindas Udhwani and Smt. Gangabai Showakatrai Udhwani, that they have the following legal heirs as under:-

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|------|--|----------|
| i) | Shri Ashoklal Showkatrai Udhwani | Son |
| ii) | Shri Shivkumar Showkatrai Udhwani | Son |
| iii) | Smt. Devi Dayal Menghrajani | Daughter |
| | Alias Devi Showkatrai udhwani (Expired). | |

That thereafter the said Smt. Devi Dayal Menghrajani alias Devi Showkatrai Udhwani has expired on 11.12.2000 and she had left behind following legal heirs as under:-

- | | | |
|------|--------------------------------|----------|
| i) | Shri Dayal T. Menghrajani | Husband |
| ii) | Shri Lalit D. Menghrajani | Son |
| iii) | Smt. Divya Suraj Dingreja | Daughter |
| | Alias Padma Dayal Menghrajani. | |

That thereafter the property card bearing C.T.S. No.23763 has been inherited and mutated in the names of 1) Shri Ashoklal Showkatrai Udhwani and 2) Shri Shivkumar Showkatrai Udhwani as 2/3rd share i.e. area adm.168.67 sq. yards (out of area adm.253 sq. yards) under mutation entry No.1477/2015 dated 25.01.2015 and names of 1) Shri Dayal T. Menghrajani, 2) Shri Lalit D. Menghrajani and 3) Smt. Divya Suraj Dingreja was mutated as 1/3rd share i.e. area adm.84.33 sq. yards (out of area adm.253 sq. yards) in the property card vide mutation entry No.1478/2015 on 25.01.2015. That now the said 1) Shri Ashoklal Showkatrai Udhwani and 2) Shri Shivkumar Showkatrai Udhwani are the lawful and legal owner of immovable property known as 2/3rd share of Block No.C-607, Room No.1214, area adm.168.67 sq. yards (out of 253 sq. yards), bearing C.T.S. No.23763, Survey Sheet No.38, situated at Ulhasnagar-421 004, Dist. Thane (**hereinafter called the said Property-C**). That thereafter the said 1) Shri Ashoklal Showkatrai Udhwani and 2) Shri Shivkumar Showkatrai Udhwani were sold the above said property-C to M/s. Mahalaxmi Infrastructure through its partners 1) Shri Kamlesh Mohanlal Jeshnani, 2) Shri Deepak Mohanlal Jeshnani, 3) Shri Sonu Mohanlal Jeshnani, 4) Shri Jaikishan Deepak Jeshnani, 5) Shri Amit Jaikumar Sachdev, 6) Shri Pawan Vasudeo

Wadhwa, 7) Shri Jaikumar Chanderkant Mewlani and 8) Amar Radhakishin Jagiasi vide Sale Deed dated 03.08.2016 registered under Sr. No.1672/2016 with Sub-Registrar of Assurance, Ulhasnagar-1. That thereafter the M/s. Mahalaxmi Infrastructure were executed Admission Cum Retirement of Partners Deed dated 11.04.2018, that in the said Deed 2 partners were retired namely 1) Shri Pawan Vasudeo Wadhwa and 2) Shri Jaikumar Chanderkant Mewlani from M/s. Mahalaxmi Infrastructure namely and added the 2 new partners namely 1) Shri Kumar Vasudeo Wadhwa and 2) Shri Vishal Sonu Jeshnani in M/s. Mahalaxmi Infrastructure. That the said entries also mutated with the Registrar of Firms, Mumbai. That now M/s. Mahalaxmi Infrastructure through its partners 1) Shri Kamlesh Mohanlal Jeshnani, 2) Shri Sonu Mohanlal Jeshnani, 3) Shri Deepak Mohanlal Jeshnani, 4) Shri Jaikishan Deepak Jeshnani, 5) Shri Amit Jaikumar Sachdev, 6) Shri Amar Radhakishin Jagiasi, 7) Shri Kumar Vasudeo Wadhwa and 8) Shri Vishal Sonu Jeshnani are the lawful and legal owner of immovable property known as 2/3rd share of Block No.C-607, Room No.1214, area adm.168.67 sq. yards (out of area adm.253 sq. yards), bearing C.T.S. No.23763, Survey Sheet No.38, situated at Ulhasnagar-421 004, Dist. Thane.

Property -D

Originally one Shri Kewalram Khushaldas was allottee of the property known as Block No.C-607, Room No.1214, area adm.253 sq. yards, bearing C.T.S. No.23763, Survey Sheet No.38, situated at Ulhasnagar-421 004, Dist. Thane. That thereafter the said Shri Kewalram Khushaldas has expired on 22.12.1957 and thereafter all the legal heirs have signed a affidavit in the month of January, 2018. That thereafter the President of India has issued C.D. in the names of Shri Kewalram Khushaldas on 24.10.1958. That after the death of Shri Kewalram Khushaldas the said property was sold by his legal heirs namely 1) SHri Assandas Kewalram and 2) Shri Ghanshamdas Kewalram to Shri Ramchand Teckchand Tarasinghani vide Sale Deed dated 12.12.1958 registered under SR. No.818 with Sub-Registrar of Assurance, Kalyan. That thereafter the said Shri Ramchand Teckchand Tarasinghani had sold the above said property to Shri SHowkatrai Naraindas vide Sale Deed dated 01.09.1960 registered under Sr. No.6691 with Sub-Registrar of Assurance. That the said Shri Showkatrai Naraindas Udhwani has expired on 20.07.1977 and his wife namely Smt. Gangabai Showkatrai Udhwani has also expired on 20.12.1996. That after the death of Shri Showkatrai Naraindas Udhwani and Smt. Gangabai Showkatrai Udhwani, that they have the following legal heirs as under:-

- | | | |
|-----|--|----------|
| iv) | Shri Ashoklal Showkatrai Udhwani | Son |
| v) | Shri Shivkumar Showkatrai Udhwani | Son |
| vi) | Smt. Devi Dayal Menghrajani | Daughter |
| | Alias Devi Showkatrai udhwani (Expired). | |

That thereafter the said Smt. Devi Dayal Menghrajani alias Devi Showkatrai Udhwani has expired on 11.12.2000 and she had left behind following legal heirs as under:-

- | | | |
|-----|--------------------------------|----------|
| iv) | Shri Dayal T. Menghrajani | Husband |
| v) | Shri Lalit D. Menghrajani | Son |
| vi) | Smt. Divya Suraj Dingreja | Daughter |
| | Alias Padma Dayal Menghrajani. | |

That thereafter the property card bearing C.T.S. No.23763 has been inherited and mutated in the names of 1) Shri Ashoklal Showkatrai Udhwani and 2) Shri Shivkumar Showkatrai Udhwani as 2/3rd share i.e. area adm.168.67 sq. yards (out of area adm.253 sq. yards) under mutation entry No.1477/2015 dated 25.01.2015 and names of 1) Shri Dayal T. Menghrajani, 2) Shri Lalit D. Menghrajani and 3) Smt. Divya Suraj Dingreja was mutated as 1/3rd share i.e. area adm.84.33 sq. yards (out of area adm.253 sq. yards) in the property card vide mutation entry No.1478/2015 on 25.01.2015. That thereafter the said 1) Shri Dayal T. Menghrajani, 2) Shri Lalit D. Menghrajani and 3) Smt. Divya Suraj Dingreja were sold their share i.e. 1/3rd share of Block No.C-607, Room No.1214, area adm.84.33 sq. yards (out of area adm.253 sq. yards), bearing C.T.S. No.23763, Survey Sheet No.38, situated at Ulhasnagar-421 004, Dist. Thane (**hereinafter called the said property-D**) to M/s. Sai Mere Construction through its partners 1) Shri Amar Radhakishin Jagiasi, 2) Shri Deepak Mohandas Sachdev, 3) Shri Pawan Vashulal @ Vasudeo Wadhwa and 4) Shri Jaikumar Chanderkant Mewlani vide Sale Deed dated 19.03.2016 registered under Sr. No.583/2016 with Sub-Registrar of Assurance, Ulhasnagar-1. That thereafter the said M/s. Sai Mere Construction through its partners 1) Shri Amar Radhakishin Jagiasi, 2) Shri Deepak Mohandas Sachdev, 3) Shri Pawan Vashulal @ Vasudeo Wadhwa and 4) Shri Jaikumar Chanderkant Mewlani were sold the above said property-D to M/s. Mahalaxmi Infrastructure through its partners 1) Shri Kamlesh Mohanlal Jeshnani, 2) Shri Sonu Mohanlal Jeshnani, 3) Shri Deepak Mohanlal Jeshnani, 4) Shri Jaikishan Deepak Jeshnani, 5) Shri Amit Jaikumar Sachdev, 6) Shri Amar Radhakishin Jagiasi, 7) Shri Kumar Vasudeo Wadhwa and 8) Shri Vishal Sonu Jeshnani vide Sale Deed dated 09.04.2018 registered under Sr. No.805/2018 with Sub-Registrar of Assurance, Ulhasnagar-1. That now M/s. Mahalaxmi Infrastructure through its partners 1) Shri Kamlesh Mohanlal Jeshnani, 2) Shri Sonu Mohanlal Jeshnani, 3) Shri Deepak Mohanlal Jeshnani, 4) Shri Jaikishan Deepak Jeshnani, 5) Shri Amit Jaikumar Sachdev, 6) Shri Amar Radhakishin Jagiasi, 7) Shri Kumar Vasudeo Wadhwa and 8) Shri Vishal Sonu Jeshnani are the lawful and legal owner of immovable property known as 1/3rd share of Block No.C-607, Room No.1214, area adm.84.33 sq. yards (out of area adm.253 sq. yards), bearing C.T.S. No.23763, Survey Sheet No.38, situated at Ulhasnagar-421 004, Dist. Thane.

Application of land ceiling Act: Not applicable.

Final Certificate:

After going through the above said Xerox copies/papers and what has been stated above I am opinion that the title over the above said properties of M/s. Mahalaxmi Infrastructure through its partners 1) Shri Kamlesh Mohanlal Jeshnani, 2) Shri Sonu Mohanlal Jeshnani, 3) Shri Deepak Mohanlal Jeshnani, 4) Shri Jaikishan Deepak Jeshnani, 5) Shri Amit Jaikumar Sachdev, 6) Shri Amar Radhakishin Jagiasi, 7) Shri Kumar Vasudeo Wadhwa and 8) Shri Vishal Sonu Jeshnani are clear, unencumbered and marketable.


(Jeetu L. Bhagtyani)
Advocate



Encl: as above.

JEETU L. BHAGTYANI

B.L.S., LL.B.

Advocate High Court

Off:- Shop No.5, Ground Floor, Sai Vasan Shah Market, Behind Kali Mata Mandir, Near Aroma Hotel, Pawai Chowk, Ulhasnagar-421 003, Dist. Thane.

Mob. No.8007 393 393

Email ID:- jeetu.lawyer1990@gmail.com

Date: 28.06.2018

SEARCH REPORT

Description of properties:

- A) All that piece and parcel of immovable property more particularly known as Block No.C-606, Room No.1212, area adm.253 sq. yards, bearing C.T.S. No.23761, Survey Sheet No.38, situated at Ulhasnagar-421 004, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.
- B) All that piece and parcel of immovable property more particularly known as Block No.C-607, Room No.1213, area adm.253 sq. yards, bearing C.T.S. No.23762, Survey Sheet No.38, situated at Ulhasnagar-421 004, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.
- C) All that piece and parcel of immovable property more particularly known as 2/3rd undivided share in Block No.C-607, Room No.1214, area adm.168.67 sq. yards (out of area adm.253 sq. yards), bearing C.T.S. No.23763 (Part), Survey Sheet No.38, situated at Ulhasnagar-421 004, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.
- D) All that piece and parcel of immovable property more particularly known as 1/3rd undivided share in Block No.C-607, Room No.1214, area adm.84.33 sq. yards (out of area adm.253 sq. yards), bearing C.T.S. No.23763 (Part), Survey Sheet No.38, situated at Ulhasnagar-421 004, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, within Sub-Dist. Registration Ulhasnagar and Dist. Registration Thane.

Name of Owners: M/s. Mahalaxmi Infrastructure through its partners 1) Shri Kamlesh Mohanlal Jeshnani, 2) Shri Sonu Mohanlal Jeshnani, 3) Shri Deepak Mohanlal Jeshnani, 4) Shri Jaikishan Deepak Jeshnani, 5) Shri Amit Jaikumar Sachdev, 6) Shri Amar Radhakishin Jagiasi, 7) Shri Kumar Vasudeo Wadhwa and 8) Shri Vishal Sonu Jeshnani.

I have taken the search in the concerned office/s of the Sub-Registrar of Assurances in respect of the above mentioned properties and I have gone through the available Index-II, registers kept in the said office/s of the Sub-Registrar of Assurances for the period i.e. 1989 to 2018.

SEARCH REPORT IS AS UNDER

<u>Sr.No.</u>	<u>YEAR</u>	<u>PARTICULARS</u>	<u>Sr.No.</u>	<u>YEAR</u>	<u>PARTICULARS</u>
1.	1989	NIL	2.	1990	NIL
3.	1991	NIL	4.	1992	NIL
5.	1993	NIL	6.	1994	NIL
7.	1995	Transaction	8.	1996	NIL
9.	1997	NIL	10.	1998	NIL
11.	1999	NIL	12.	2000	NIL
13.	2001	NIL	14.	2002	Transaction
15.	2003	NIL	16.	2004	NIL
17.	2005	NIL	18.	2006	NIL
19.	2007	NIL	20.	2008	NIL
21.	2009	NIL	22.	2010	NIL
23.	2011	NIL	24.	2012	NIL
25.	2013	NIL	26.	2014	NIL
27.	2015	NIL	28.	2016	Transaction
29.	2017	NIL	30.	2018	Transaction.

Property -A

- 1) Sale Deed dated 09.04.2018 executed by and between 1) Smt. Priya Kamlesh Jeshnani, 2) Smt. Varsha Deepak Jeshnani and 3) Smt. Lakshma Sonu Jeshnani as the Vendors AND M/s. Mahalaxmi Infrastructure through its partners 1) Shri Kamlesh Mohanlal Jeshnani, 2) Shri Sonu Mohanlal Jeshnani, 3) Shri Deepak Mohanlal Jeshnani, 4) Shri Jaikishan Deepak Jeshnani, 5) Shri Amit Jaikumar Sachdev, 6) Shri Amar Radhakishin Jagiasi, 7) Shri Kumar Vasudeo Wadhwa and 8) Shri Vishal Sonu Jeshnani as the Purchasers, registered under Sr. No.803/2018 with Sub-Registrar of Assurance, Ulhasnagar-1.
- 2) Sale Deed dated 10.06.2002 executed by and between Shri Basarmal Shewaram Ratwani (Punjabi) as the Seller AND 1) Smt. Priya Kamlesh Jeshnani, 2) Smt. Varsha Deepak Jeshnani and 3) Smt. Lakshma Sonu Jeshnani as the Purchasers, registered under Sr. No.936/2002 with Sub-Registrar of Assurance, Ulhasnagar-1.

Property -B

- 1) Sale Deed dated 09.04.2018 executed by and between 1) Shri Kamlesh Mohanlal Jeshnani, 2) Shri Deepak Mohanlal Jeshnani and 3) Shri Sonu Mohanlal Jeshnani as the Vendors AND M/s. Mahalaxmi Infrastructure through its partners 1) Shri Kamlesh Mohanlal Jeshnani, 2) Shri Sonu Mohanlal Jeshnani, 3) Shri Deepak Mohanlal Jeshnani, 4) Shri Jaikishan Deepak Jeshnani, 5) Shri Amit Jaikumar Sachdev, 6) Shri Amar Radhakishin Jagiasi, 7) Shri Kumar Vasudeo Wadhwa and 8) Shri Vishal Sonu Jeshnani as the Purchasers, registered under Sr. No.804/2018 with Sub-Registrar of Assurance, Ulhasnagar-1.
- 2) Sale Deed dated 26.04.1995 executed by and between Smt. Meerabai Sunderdas Bhatia as the Seller AND 1) Smt. Rukmani Mohanlal Jeshnani, 2) Shri Kamlesh Mohanlal Jeshnani and 3) Shri Deepak Mohanlal Jeshnani as the Purchasers, registered under Sr. No. 1799 with Sub-Registrar of Assurance, Ulhasnagar-1.

Property -C

- 1) Sale Deed dated 03.08.2016 executed by and between 1) Shri Shivkumar Showkatrai Udhwani and 2) Shri Ashoklal Showkatrai Udhwani as the Sellers AND M/s. Mahalaxmi Infrastructure through its partners 1) Shri Kamlesh Mohanlal Jeshnani, 2) Shri Deepak Mohanlal Jeshnani, 3) Shri Sonu Mohanlal Jeshnani, 4) Shri Jaikishan Deepak Jeshnani, 5) Shri Amit Jaikumar Sachdev, 6) Shri Pawan Vasudeo Wadhwa, 7) Shri Jaikumar Chanderkant Mewlani and 8) Shri Amar Radhakishin Jagias as the Purchasers, registered under Sr. No.1672/2016 with Sub-Registrar of Assurance, Ulhasnagar-1.

Property -D

- 1) Sale Deed dated 09.04.2018 executed by and between M/s. Sai Mere Construction through its partners 1) Shri Amar Radhakishin Jagiasi, 2) Shri Deepak Mohandas Sachdev, 3) Shri Pawan Vashulal @ Vasudeo Wadhwa and 4) Shri Jaikumar Chanderkant Mewlani as the Sellers AND M/s. Mahalaxmi Infrastructure through its partners 1) Shri Kamlesh Mohanlal Jeshnani, 2) Shri Sonu Mohanlal Jeshnani, 3) Shri Deepak Mohanlal Jeshnani, 4) Shri Jaikishan Deepak Jeshnani, 5) Shri Amit Jaikumar Sachdev, 6) Shri Amar Radhakishin Jagiasi, 7) Shri Kumar Vasudeo Wadhwa and 8) Shri Vishal Sonu Jeshnani as the Purchasers, registered under Sr. No.805/2018 with Sub-Registrar of Assurance, Ulhasnagar-1.
- 2) Sale Deed dated 19.03.2016 executed by and between 1) Shri Dayal T. Menghrajani, 2) Shri Lalit D. Menghrajani and 3) Smt. Divya Suraj Dingreja as the Sellers AND M/s. Sai Mere Construction through its partners 1) Shri Amar Radhakishin Jagiasi, 2) Shri Deepak Mohandas Sachdev, 3) Shri Pawan Vashulal @ Vasudeo Wadhwa and 4) Shri Jaikumar Chanderkant Mewlani as the Purchasers, registered under Sr. No.583/2016 with Sub-Registrar of Assurance, Ulhasnagar-1.

Since records for the year 2018 were not ready, however I have verified above said entries from loose Index-II. This report is subject to the availability of records for search in the concerned office/s.

Hence this search:


(Jeetu L. Bhagtyani)
Advocate



Encl.: Govt. fee paid receipt for having paid the Govt. fees to Sub-Registrar of Assurances, for taking search is enclosed herewith.