

MIRA ROAD : Off. No. 101, Bldg. P/10, 1st Floor, Siddharth Nagar, Sheetal Nagar, Mira Road (East) - 401 107.
VASAI : 101, Khokhani Bhavan, Navghar, Vasai Road (W), Dist. Palghar - 401 202.

// SEARCH REPORT //

Dated :- 02/02/2023.

Sub. :- Investigation of title in respect of property bearing New Survey No. 120B, Hissa No. 3, Admeasuring 3520 square meters, **Previously referred to** as properties bearing a) Old S. No. 478, New S. No. 120, Hissa No. 3, Admeasuring 11.4 Gunthas, equivalent to 1140 square meters, b) Old S. No. 478, New S. No. 120, Hissa No. 4(pt), Admeasuring H-0-R-30-P-2, equivalent to 3020 square meters, c) Old S. No.478, New S. No.120, Hissa No.7, Admeasuring H-0-R-01-P-5, equivalent to 150 square meters, and **after the amalgamation of the said properties bearing New Survey No. 120/3, 120/4(pt), 120/7, Admeasuring 4310 square meters, as per Mutation Entry No. 1751, now new 7/12 Extract of said property Bearing New Survey No. 120B, Hissa No. 3, Area 3520 square meters, situate, lying and being at revenue village Chandrapada, Naigaon (East), Tal. – Vasai, District – Palghar. Within the limits of Chandrapada Grampanchayat / Vasai-Virar City Municipal Corporation. In the area of Registration District & Sub-District office of Vasai / Virar.**

Dear Sir/Madam,

As per the instructions of Harsh Tirupati Developers LLP, Through its Partners a) Mr. Haresh Pitamber Pahuja, b) Mr. Sundarshan Ashok Pillai, c) Mr. Praveen D. Murpani, we have taken the search of the above mentioned property at Vasai – 1, 2, 3, 4, 5 & 6 (Vasai & Virar) Sub-Registrar's offices from Years 1994 to 31st January 2023 (30 Years), Vide Receipt No. 1888, Dated 31/01/2023.

Following is the details of Search Taken at Vasai – 1, 2, 3, 4, 5 & 6 (Vasai & Virar) Sub-Registrar's offices from Years 1994 to 31st January 2023 (30 Years).

Following are details of such searches.

Records at S.R.O. Office No. – 1, 2, 3, 4, 5 & 6.

<u>Year</u>		<u>Document Entries/Remarks</u>
1994	-	Nil
1995	-	Nil
1996	-	Nil
1997	-	Nil
1998	-	Nil

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1999	-	Nil
2000	-	Nil
2001	-	Nil
2002	-	Nil
2003	-	Nil
2004	-	Nil
2005	-	Nil
2006	-	Nil
2007	-	Nil
2008	-	Document Entry
2009	-	Nil
2010	-	Nil
2011	-	Nil
2012	-	Document Entry
2013	-	Document Entry
2014	-	Document Entry
2015	-	Nil

2016	-	Nil
2017	-	Nil
2018	-	Nil
2019	-	Document Entry
2020	-	Nil
2021	-	Nil
2022	-	Document Entry
31 st January 2023	-	Nil (Record books are not ready)

In the Year 2008

I) Nature of Document	:	Deed of Conveyance.
Execution Date	:	28/01/2008.
Indexed on Date	:	31/01/2008.
Agreement Value	:	Rs. 37,00,000/-.
Market Value	:	Rs. 57,54,600/-.
Document Sr. No.	:	VSI-1/1134-2008 – Vasai No. – 1.

Schedule :

- Lands bearing a) Old S. No. 478, New S. No. 120, Hissa No. 7, Admeasuring H-0-R-01-P-0 Potkharabha H-0-R-00-P-5 equivalent to 150 square meters,
b) Old S. No. 478, New S. No. 120, Hissa No.4, Admeasuring H-0-R-38-P-2

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Potkharabha H-0-R-02-P-0 equivalent to 4020 square meters, Total Admeasuring 4170 square meters, situate lying and being at revenue village Chandrapada, Naigaon (East), Tal. – Vasai, District – Thane.

Owners - 1) a) Mrs. Hirabai Raghunath Mhatre, b) Mrs. Veena Rajaram Bhoir, c) Gita Ashok Revankar, d) Mrs. Nalini Jagannath Thakur, e) Mrs. Kusum Yadav, All Through their Constituted Attorneys Mr. Ramakant Raghunath Mhatre, 2) Mr. Ramakant Raghunath Mhatre, 3) Mrs. Veena Rajaram Bhoir, 4) Mrs. Gita Ashok Revankar, 5) Mrs. Nalini Jangannath Thakur, 6) Mrs. Kusum Yadav Mhatre, 7) Mrs. Vasanti Vijay Patil, 8) Mrs. Pramila Madhukar Mhatre.

Confirming Party - Mr. Shamim Kamruddin Khan.

To

1) Mr. Abdul Razak Dawood, 2) Mr. Ismail Abdul Karim Balwa.

2) Nature of Document	:	Release Deed.
Execution Date	:	08/02/2008.
Indexed on Date	:	18/02/2008.
Agreement Value	:	Rs. 1/-.
Market Value	:	Rs. 1/-.
Document Sr. No.	:	VSI-1/1825-2008 – Vasai No. – 1.

Schedule :

Land bearing Old S. No. 478, New S. No. 120, Hissa No. 3, Admeasuring H-0-R-10-P-9 Potkharabha H-0-R-00-P-5 equivalent to 1140 square meters, situate lying and being at revenue village Chandrapada, Naigaon (East), Tal. – Vasai, District – Thane.

1) Mrs. Hirabai Raghunath Mhatre, 2) Mrs. Veena Rajaram Bhoir, 3) Mrs. Gita Ashok Revankar, 4) Mrs. Nalini Jagannath Thakur, 5) Mrs. Kusum Yadav, All Through their Constituted Attorney Mr. Ramakant Raghunath Mhatre.

To

Mrs. Vasanti Vijay Patil.

In the Year 2012

1) Nature of Document	:	Deed of Conveyance.
Execution Date	:	08/11/2012.
Indexed on Date	:	08/11/2012.
Agreement Value	:	Rs. 1,33,44,000/-.
Market Value	:	Rs. 1,33,44,000/-.
Document Sr. No.	:	VSI-1/12302-2012 – Vasai No. – 1.

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Schedule :

Lands bearing a) Old S. No. 478, New S. No. 120, Hissa No. 4, Admeasuring H-0-R-38-P-2, Potkharabha H-0-R-02-P-0 equivalent to 4020 square meters, b) Old S. No. 478, New S. No. 120, Hissa No. 7, Admeasuring H-0-R-01-P-0, Potkharabha H-0-R-00-P-5 equivalent to 105 square meters, Total Admeasuring 4170 square meters, situate lying and being at revenue village Chandrapada, Naigaon (East), Tal. – Vasai, District – Thane.

Owners :- 1) Mr. Abdul Razak Dawood, 2) Mr. Ismail Abdul Karim Balwa.

Confirming Party - Mr. Sandeep Prabhakar Kale.

To

1) Mr. Vinod Pragji Pawani, Through his Power of Attorney Holder Mr. Prasad Bawkar, 2) Mr. Umesh Yadav Naik, 3) Mr. Mangesh Narayan Chavan, 4) Mr. Jitendra Vasudev Mhatre.

2) Nature of Document	:	Deed of Exchange.
Execution Date	:	11/12/2012.
Indexed on Date	:	12/12/2012.
Agreement Value	:	Rs. 3,00,000/-.
Market Value	:	Rs. 36,48,000/-.
Document Sr. No.	:	VSI-1/13245-2012 – Vasai No. – 1.

Schedule :

Lands bearing a) Old S. No. 478, New S. No. 120, Hissa No. 3, Admeasuring 1140 square meters, exchange with an area admeasuring 1000 square meters, forming part portion of property bearing Old S. No. 478, New S. No. 120, Hissa No. 4, Admeasuring 4020 square meters, situate lying and being at revenue village Chandrapada, Naigaon (East), Tal. – Vasai, District – Thane.

Owners :- Mrs. Vasanti Vijay Patil.

To

1) Mr. Vinod Pragji Pawani, Through his Power of Attorney Holder Mr. Prasad Bawkar, 2) Mr. Umesh Yadav Naik, 3) Mr. Mangesh Narayan Chavan, 4) Mr. Jitendra Vasudev Mhatre.

In the Year 2013

1) Nature of Document : Sale Deed.
Execution Date : 01/02/2013.
Indexed on Date : 04/02/2013.
Agreement Value : Rs. 1,29,45,000/-.
Market Value : Rs. 1,10,95,000/-.
Document Sr. No. : VSI-1/1430-2013 – Vasai No. – 1.

And Power of Attorney

Document Sr. No. : VSI-1/1431-2013 – Vasai No. – 1.

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Schedule :

Lands bearing a) An area admeasuring 3020 square meters, out of larger property bearing Old S. No. 478, New S. No. 120, Hissa No. 4, Admeasuring H-0-R-38-P-2, Potkharabha H-0-R-02-P-0 equivalent to 4020 square meters, b) Old S. No. 478, New S. No. 120, Hissa No. 7, Admeasuring H-0-R-01-P-0, Potkharabha H-0-R-00-P-5 equivalent to 105 square meters, Total Admeasuring 3170 square meters, situate lying and being at revenue village Chandrapada, Naigaon (East), Tal. – Vasai, District – Thane.

Owners :- 1) Mr. Vinod Pragji Pawani, 2) Mr. Umesh Yadav Naik, 3) Mr. Mangesh Narayan Chavan, 4) Mr. Jitendra Vasudev Mhatre.

Confirming Party - Mr. Sandeep Prabhakar Kale.

To

M/s. Padma Laxmi Properties Pvt. Ltd., Through its Director Mr. Manoj Jaswantlal Kapadia.

2) Nature of Document : Agreement Deed.
Execution Date : 01/02/2013.
Indexed on Date : 04/02/2013.
Agreement Value : Rs. 46,55,000/-.
Market Value : Rs. 39,90,000/-.
Document Sr. No. : VSI-1/1432-2013 – Vasai No. – 1.

And Power of Attorney

Document Sr. No. : VSI-1/1433-2013 – Vasai No. – 1.

Schedule :

Land Bearing Old S. No. 478, New S. No. 120, Hissa No. 3, Admeasuring H-0-R-10-P-9 Potkharabha H-0-R-00-P-5 equivalent to 1140 square meters, situate lying and being at revenue village Chandrapada, Naigaon (East), Tal. – Vasai, District – Thane.

Owners :- 1) Mr. Vinod Pragji Pawani, 2) Mr. Umesh Yadav Naik, 3) Mr. Mangesh Narayan Chavan, 4) Mr. Jitendra Vasudev Mhatre.

Confirming Party :- Mr. Sandeep Prabhakar Kale.

To

Purchaser/s :- Platinum Properties, Through its Partners 1) Mr. Manoj Jaswantilal Kapadia, 2) Mr. Deepali Manoj Kapadia.

3) Nature of Document	:	Deed of Conveyance.
Execution Date	:	18/04/2013.
Indexed on Date	:	18/04/2013.
Agreement Value	:	Rs. 46,55,000/-.
Market Value	:	Rs. 39,90,000/-.
Document Sr. No.	:	VSI-1/4815-2013 – Vasai No. – 1.

MIRA ROAD : Off. No. 101, Bldg. P/10, 1st Floor, Siddharth Nagar, Sheetal Nagar, Mira Road (East) - 401 107.
VASAI : 101, Khokhani Bhavan, Navghar, Vasai Road (W), Dist. Palghar - 401 202.

Schedule :

Land bearing Old S. No. 478, New S. No. 120, Hissa No. 3, Admeasuring H-0-R-10-P-9 Potkharabha H-0-R-00-P-5 equivalent to 1140 square meters, situate lying and being at revenue village Chandrapada, Naigaon (East), Tal. – Vasai, District – Thane.

Owners :- 1) Mr. Vinod Pragji Pawani, 2) Mr. Umesh Yadav Naik, 3) Mr. Mangesh Narayan Chavan, 4) Mr. Jitendra Vasudev Mhatre.

Confirming Party :- Mr. Sandeep Prabhakar Kale.

To

Platinum Properties, Through its Partners 1) Mr. Manoj Jaswantilal Kapadia, 2) Mr. Deepali Manoj Kapadia.

4) Nature of Document	:	Deed of Conveyance.
Execution Date	:	18/04/2013.
Indexed on Date	:	18/04/2013.
Agreement Value	:	Rs. 1,29,45,000/-.
Market Value	:	Rs. 1,10,95,000/-.
Document Sr. No.	:	VSI-1/4816-2013 – Vasai No. – 1.

Schedule :

Lands bearing a) An area admeasuring 3020 square meters, out of larger property bearing Old S. No. 478, New S. No. 120, Hissa No. 4, Admeasuring H-0-R-40-P-2, equivalent to 4020 square meters, b) Old S. No. 478, New S. No. 120, Hissa No. 7, Admeasuring H-0-R-01-P-0, Potkharabha H-0-R-00-P-5 equivalent to 150 square meters, Total Admeasuring 3170 square meters, situate lying and being at revenue village Chandrapada, Naigaon (East), Tal. – Vasai, District – Thane. (Sale Deed dated 01/02/2013, Document Sr. No. 1430/2013, Dated 04/02/2013, stamp duty & registration fees are paid this document)

Owners :- 1) Mr. Vinod Pragji Pawani, 2) Mr. Umesh Yadav Naik, 3) Mr. Mangesh Narayan Chavan, 4) Mr. Jitendra Vasudev Mhatre.

Confirming Party - Mr. Sandeep Prabhakar Kale.

To

M/s. Padma Laxmi Properties Pvt. Ltd., Through its Director Mr. Manoj Jaswantlal Kapadia.

In the Year 2014

Nature of Document	:	Development Agreement.
Execution Date	:	31/01/2014.
Indexed on Date	:	31/01/2014.
Agreement Value	:	Rs. 15,00,000/-.
Market Value	:	Rs. 95,00,000/-.

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Document Sr. No. : VSI-1/1021-2014 – Vasai No. – 1.

And Power of Attorney

Document Sr. No. : VSI-1/1022-2014 – Vasai No. – 1.

Schedule :

Land bearing an area admeasuring 1000 square meters, out of larger property bearing Old S. No. 478, New S. No. 120, Hissa No. 4, Admeasuring H-0-R-38-P-2, Potkharabha H-0-R-02-P-0 equivalent to 4020 square meters, situate lying and being at revenue village Chandrapada, Naigaon (East), Tal. – Vasai, District – Palghar.

Owner :- Mrs. Vasanti Vijay Patil.

Confirming Party :- 1) Mr. Vijay Krushna Patil, 2) Mr. Tushar Vijay Patil, 3) Mr. Rohit Vijay Patil, 4) Mr. Jayesh Vijay Patil.

To

Purchasers :- Platinum Properties, Through its Partners 1) Mr. Manoj Jaswantlal Kapadia, 2) Mrs. Deepali Manoj Kapadia.

In the Year 2019

Nature of Document : Deed of Conveyance.
Execution Date : 07/05/2019.
Indexed on Date : 07/05/2019.
Agreement Value : Rs. 1,50,00,000/-.

Market Value : Rs. 1,33,14,000/-.
Document Sr. No. : VSI-6/2662-2019 – Vasai No. – 6.

And Power of Attorney

Document Sr. No. : VSI-6/2663-2019 – Vasai No. – 6.

Schedule :

Land a) An area admeasuring 3020 square meters, of property bearing Old S. No. 478, New S. No. 120, Hissa No. 4(pt), b) Old S. No. 478, New S. No. 120, Hissa No. 7, Admeasuring H-0-R-01-P-5, equivalent to 150 square meters, situate lying and being at revenue village Chandrapada, Naigaon (East), Tal. – Vasai, District – Palghar.

M/s. Padma Laxmi Properties Pvt. Ltd., Through its Director Mr. Manoj Jaswantlal Kapadia.

To

Platinum Properties, Through its Partners 1) Mr. Manoj Jaswantlal Kapadia,
2) Mrs. Deepali Manoj Kapadia.

In the Year 2022

Nature of Document : Development Agreement.
Execution Date : 03/10/2022.
Indexed on Date : 08/12/2022.
Agreement Value : Rs. 00.000/-.

MIRA ROAD : Off. No. 101, Bldg. P/10, 1st Floor, Siddharth Nagar, Sheetal Nagar, Mira Road (East) - 401 107.
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Market Value : Rs. 14,17,61,500/-.
Document Sr. No. : VSI-6/4983-2022 – Vasai No. – 6.

And Power of Attorney

Document Sr. No. : VSI-6/4984-2022 – Vasai No. – 6.

Schedule :

All that development rights of F.S.I. i.e. 13769.35 square meters built up area, (as per Commencement Certificate No. VVVMC/TP/CCSPA-VP-85/050/2021-22, Dated 31st December 2021) appurtenant to the land bearing New Survey No. 120B, Hissa No. 3, Admeasuring 3520 square meters, situate, lying and being at revenue village Chandrapada, Naigaon (East), Tal. – Vasai, District – Palghar.

Platinum Properties, Through its Partner Mr. Manoj Jaswantlal Kapadia,
And Boon Realty LLP, Through its Partner Mr. Samir Chhotubhai Panjwani.

To

Harsh Tirupati Developers LLP, Through its Partners 1) Mr. Haresh Pitamber Pahuja, 2) Mr. Sundarshan Ashok Pillai.

Schedule :-

Lands Bearing New Survey No. 120B, Hissa No. 3, Admeasuring 3520 square meters, **Previously referred to** as properties bearing a) Old S. No. 478, New S. No. 120, Hissa No. 3, Admeasuring 11.4 Gunthas,

equivalent to 1140 square meters, **b) Old S. No. 478, New S. No. 120, Hissa No. 4(pt), Admeasuring 3020 square meters, c) Old S. No. 478, New S.No.120, Hissa No.7, Admeasuring H-0-R-01-P-5, equivalent to 150 square meters, and after the amalgamation of the said properties New Survey No. 120/3, 120/4(pt), 120/7, Admeasuring 4310 square meters, as per Mutation Entry No. 1751, now new 7/12 Extract of said property Bearing New Survey No. 120B, Hissa No. 3, Area 3520 square meters, situate, lying and being at revenue village Chandrapada, Naigaon (East), Tal. – Vasai, District – Palghar.**

Note – The manual and computerized records of Sub-Registrar of Assurances at Vasai – 1, 2, 3, 4, 5 & 6 are not maintained properly also some Index-II (Manually & Computerized) are missing and torn from the records and hence this search report is based upon the Index – II available in the SRO Office, subject to torn records/missing records.

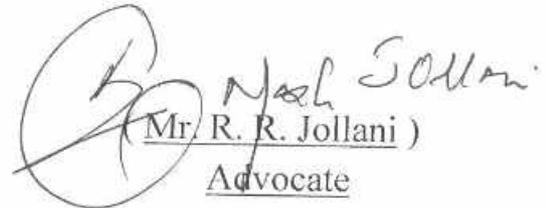
On the whole from the search taken out by Search Clerk Mr. Sanjay Gomane, at the office of Sub-Registrar Vasai – 1, 2, 3, 4, 5 & 6, Talathi Office, Juchandra and on the basis and inspection of documents produced before me and the information provided by the Developers that the said property is not subject matter of any suit/litigation in any Court of Law in India, Revenue Department and/or the competent authorities and there have been no amendments or changes to the documents examined by me, considering the above facts that the said documents are genuine and

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not fabricated and/or forged and not cancelled. Subject to what is stated above without prejudice in my opinion the title of the Developers in respect of property bearing New S. No. 120B, Hissa No. 3, Admeasuring 3520 square meters, of revenue village Chandrapada, Naigaon (East), Tal. - Vasai, District - Palghar, **on which FSI Admeasuring 13769.35 square meters built up area (as per the Commencement Certificate No. VVCMC/TP/CC/SPA-VP-085/050/2021-2022, Dated 31st December 2021, is to be consumed)** is absolutely clear and marketable, free from all encumbrances and reasonable doubts.

On the request of Harsh Tirupati Developers LLP, Through its Partners a) Mr. Haresh Pitamber Pahuja, b) Mr. Sudarshan Ashok Pillai, c) Mr. Praveen D. Murpani, I have carried out search and issuing Search Report & Title Certificate.

Yours Faithfully,


(Mr. R. R. Jollani)
Advocate

R. R. JOLLANI
ADVOCATE, HIGH COURT
: Off. No. 1, Bldg. No. P/10,
1st Floor, Siddharth Nagar,
Sheetal Nagar, Mira Road (E) - 401 107