



पंकज डी. बागुल

अॅडव्होकेट

बी.ए. एल.एल.बी.

रजि.न.महा. २१६६/२००८

भ्रमणध्वनी - ९६३७७१३७३१

PANKAJ D. BAGUL

ADVOCATE

B.A. L.L.B.

REG. NO. MAH/2166/2008

MOB. NO. 9637713731

निवास व ऑफीस तिरुपती नगर प्लॉट न. १०, नंदुरबार ता. जि. नंदुरबार ४२५ ४१२

RESI & OFFICE TIRUPATI NAGAR PLOT NO. 10, NANDURBAR -
TAL & DIST NANDURBAR 425 412

DATE : 28.12.2017

SEARCH & TITLE REPORT

To,

The Branch Manager,

H.D.F.C. Ltd.

Branch - Dhule.

In respect of properties Plots No. 10+11/1, 10+11/2, 12+13/1, 12+13/2, 14+15/1, 14+15/2, 16+17/1, 16+17/2, 18+19/1, 18+19/2, 20+21/1, 20+21/2, 22+23/1, 22+23/2, 24+25/1, 24+25/2, 26, 36+37/1, 36+37/2, 48+49+50+51/1, 48+49+50+51/2, 48+49+50+51/3, 48+49+50+51/4, 48+49+50+51/5, 52, 53, 54+55+56+57/1, 54+55+56+57/2, 54+55+56+57/3, 54+55+56+57/4, 54+55+56+57/5, 58+59+60+61/1, 58+59+60+61/2, 58+59+60+61/3, 58+59+60+61/4, 58+59+60+61/5, 62, 63, 64+65+66+67/1, 64+65+66+67/2, 64+65+66+67/3, 64+65+66+67/4, 64+65+66+67/5, & 68+69+70+71+72/1, 68+69+70+71+72/2, 68+69+70+71+72/3,

68+69+70+71+72/4, 68+69+70+71+72/5, 68+69+70+71+72/6 out of Survey No. 313/2B/1 situated at "Madhuban Nagar" Nandurbar, Tal. Dist. Nandurbar. The owners of the above mention property is INFINITY HEIGHTS PVT LTD. MUMBAI THROUGH PROMOTER & DIRECTORS SHRI MAHENDRAKUMAR LAXMANDAS SHAHA & SHRI GUNJAN MAHENDRAKUMAR SHAHA R/o. Nandurbar Tal. Dist. Nandurbar has approached me for the investigation of the title. I have taken a search of Registry from Nandurbar sub Registrar Office for the period of past 30 years. i.e. 1988 to 2017. The documents of above mention properties are produce before me for the investigation of title.

1. The list of documents produce before me for the investigation of title.

- A) 7/12 extract
- B) Concern Mutation entries
- C) Register Sale Deed
- D) Blue Print of Lay Out
- E) Sanction Letter of Town Planner Nandurbar
- F) After Amalgamation Proposed Rearrangement & Sub-Division Layout Plan of Plots No. 4 to 6, 10 to 25, 36, 37, 48 to 51, 54 to 61 & 64 to 72
- G) N. A. Order & Sanad
- H) Memorandum Of Association of Infinity Heights Pvt. Ltd. Mumbai

2. DISCRIPTION OF PROPERTY

All the part and parcel of Plots No. 10+11/1, 10+11/2, 12+13/1, 12+13/2, 14+15/1, 14+15/2, 16+17/1, 16+17/2, 18+19/1, 18+19/2, 20+21/1, 20+21/2, 22+23/1, 22+23/2, 24+25/1, 24+25/2, 26, 36+37/1, 36+37/2, 48+49+50+51/1, 48+49+50+51/2,



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48+49+50+51/3, 48+49+50+51/4, 48+49+50+51/5, 52, 53, 54+55+56+57/1, 54+55+56+57/2, 54+55+56+57/3, 54+55+56+57/4, 54+55+56+57/5, 58+59+60+61/1, 58+59+60+61/2, 58+59+60+61/3, 58+59+60+61/4, 58+59+60+61/5, 62, 63, 64+65+66+67/1, 64+65+66+67/2, 64+65+66+67/3, 64+65+66+67/4, 64+65+66+67/5, & 68+69+70+71+72/1, 68+69+70+71+72/2, 68+69+70+71+72/3, 68+69+70+71+72/4, 68+69+70+71+72/5, 68+69+70+71+72/6 out of Survey No. 313/2B/1 situated at "Madhuban Nagar" Nandurbar, Tal. Dist. Nandurbar, having Admeasured Area :

Sr. No.	Plots No.	Area – Sq. Mtr.
1	10+11/1	262.50
2	10+11/2	125.625
3	12+13/1	251.25
4	12+13/2	133.25
5	14+15/1	251.25
6	14+15/2	129.375
7	16+17/1	247.50
8	16+17/2	125.625
9	18+19/1	243.75
10	18+19/2	125.625
11	20+21/1	215.60
12	20+21/2	125.65
13	22+23/1	212.10
14	22+23/2	125.65
15	24+25/1	208.60
16	24+25/2	125.65
17	26	166.25
18	36+37/1	202.50
19	36+37/2	105.00

20	48+49+50+51/1	101.62
21	48+49+50+51/2	105.00
22	48+49+50+51/3	105.00
23	48+49+50+51/4	105.00
24	48+49+50+51/5	125.25
25	52	196.67
26	53	200.62
27	54+55+56+57/1	105.37
28	54+55+56+57/2	105.00
29	54+55+56+57/3	105.00
30	54+55+56+57/4	105.00
31	54+55+56+57/5	125.25
32	58+59+60+61/1	101.62
33	58+59+60+61/2	105.00
34	58+59+60+61/3	105.00
35	58+59+60+61/4	105.00
36	58+59+60+61/5	125.25
37	62	233.12
38	63	226.87
39	64+65+66+67/1	105.37
40	64+65+66+67/2	105.00
41	64+65+66+67/3	105.00
42	64+65+66+67/4	105.00
43	64+65+66+67/5	125.25
44	68+69+70+71+72/1	135.00
45	68+69+70+71+72/2	127.50
46	68+69+70+71+72/3	127.50
47	68+69+70+71+72/4	127.50
48	68+69+70+71+72/5	127.50
49	68+69+70+71+72/6	146.25

Together with all the rights of Easement amen roads and amenities and with the rights of ownership.

3. OBSERVATION AND FINDINGS :

As per the request of the owners **INFINITY HEIGHTS PVT LTD. MUMBAI THROUGH PROMOTER & DIRECTORS SHRI MAHENDRAKUMAR LAXMANDAS SHAHA & SHRI GUNJAN MAHENDRAKUMAR SHAHA** R/o. Nandurbar Tal & Dist. Nandurbar. I have taken a search and shown findings and observation as follows :

- A) Previously the said property land Survey No. 313 admeasuring area H 08 = 26 R was owned & possessed by Laxmandas Supadubhai shaha
- B) Thereafter in the year 1952 Sukhadev Gangaram was brought on records over the said property as a tenant/kul of said land Survey No. 313 & his name was entered in other right column of said land Which is shown by **M.E.No. 1818**, was duly certified.
- C) Thereafter in the year 1971 the bandings tagai boja/encumbrances of Rs 2156.56/- was entered in other right column of said land Survey No. 313 Which is shown by **M.E.No. 3660**, was duly certified.
- D) Thereafter in the year 1988 the bandings tagai boja/encumbrances was remission by Government by resolution No. TSG/100/T.Letter No. 2214/Date 31.12.1988 & the bandings

tagai boja/encumbrances of Rs 2156.56/- was removed & deleted from other right column of the said property Survey No. 313. Which is shown by **M.E.No. 7592**, was duly certified.

- E) Thereafter Sukhadev Gangaram was the tenant/kul of said land Survey No. 313 but the actual possession over the said land was Laxmandas Supadubhai Shaha since in the year 1958 hence the name of tenant/kul Sukhadev Gangaram was removed & deleted from other right column of the said property land Survey No. 313 order passed by Tahasildar Nandurbar by order No. Tenancy/2/4898/Date 28.10.1958. Hence Laxmandas Supadubhai became the sole owner of said property land Survey No. 313 admeasuring area H 08 = 26 R Which is shown by **M.E.No. 10335**, was duly certified.
- F) Thereafter out of total area of said property land Survey No. 313 admeasuring area H 08 = 26 R Laxmandas Supadubhai Shaha sold H 01 = 20 R area to Bharat Aniruddh Shah for Rs 6,15,600/- by Reg Sale Deed on 26.12.2006 the land purchased by Bharat Aniruddh Shaha was numbered as Survey No. 313/1 admeasuring area H 01 = 20 R & the remaining land of Shri Laxmandas Supadubhai Shaha was numbered as a Survey No. 313/2 admeasuring area H 07 = 06 R Which is shown by **M.E.No. 26749**, was duly certified.
- G) Thereafter the said lands Survey No. 313 along with other properties owned by Laxmandas Supadubhai was in civil dispute & Reg. civil suit No. 29/2006 for partition was filed in civil court Nandurbar by Piyushkumar Laxmandas Shaha versus Laxmandas Supadubhai Shaha etc. 5 thereafter the civil dispute was

compromise & dispute was amicably settled between Piyushkumar Laxmandas Shaha and Laxmandas Supadubhai Shaha etc. 5 The matter was compromise on terms & conditions that out of total area of said property land Survey No. 313 admeasuring area H 08 = 26 R Laxmandas Supadubhai Shaha all ready sold H 01 = 20 R area to Bharat Aniruddh Shah was numbered as Survey No. 313/1 was admitted & accepted by Piyushkumar Shaha hence the said transaction was concede & continued. The remaining land admeasuring area H 07 = 06 R was numbered Survey No. 313/2 out of total area of said land H 01 = 60 R area of land was transfer to Piyushkumar Laxmandas Shaha as his share & the remaining area H 05 = 46 R out of Survey No. 313/2 was transfer to Mahendrakumar Laxmandas Shaha as his share The terms & conditions of compromise was admitted & accepted by both parties and compromise pursis was jointly filed by the parties in said civil suit No. 29/2006 on 7.2.2007 for compromise decree. The Civil Judge Junior Division admitted the said compromise pursis & Exhibited as "59" and passed the compromise Decree. I have persued the certified copy of said compromise pursis & Decree. As per settlement & compromise of suit in respect of said land Survey No. 313/2 out of the said Land the property land received by Piyushkumar Laxmandas Shaha as his share was numbered as a Survey No. 313/2A admeasuring area H 01 = 60 R & the remaining land was received by Mahendrakumar Laxmandas Shaha as his share was numbered as a Survey No. 313/2B admeasuring area H 05 = 46 R. Hence Shri Mahendrakumar Laxmandas Shaha became the owner of the said property land Survey No. 313/2B admeasuring area H 05 = 46 R. Which is shown by **M.E.No. 27377**, was duly certified.

- H) Thereafter out of total area of said property land Survey No. 313/2B admeasuring area H 05 = 46 R Shri Mahendrakumar Laxmandas Shaha sold H 01 = 00 R area to Mansingh Sudhakar Rao for Rs 7,50,000/- by Reg Sale Deed on 19.2.2010 the land purchased by Mansingh Sudhakar Rao was numbered as Survey No. 313/2B/2 admeasuring area H 01 = 00 R & the remaining land of Shri Mahendrakumar Laxmandas Shaha was numbered as a Survey No. 313/2B/1 admeasuring area H 04 = 46 R Which is shown by **M.E.No. 31669**, was duly certified.
- I) Thereafter Shri Mahendrakumar Laxmandas Shaha obtain a permission to convert the use of said land Survey No. 313/2B/1 admeasuring area H 04 = 46 from Agricultural to non Agricultural from District Collector Nandurbar by Order No. 2011/B-Desk-2/NASR/27/2010 Date 21.2.2011 & sanction the sanad I have persued the zerox copy of N. A. order & sanad Which is shown by **M.E.No. 33062**, was duly certified.
- J) Thereafter Shri Mahendrakumar Laxmandas Shaha also sanction the lay out plan from Asst. Town planner Nandurbar by Letter No. SNR/Abhinyas/Nandurbar Tal Nandurbar/Survey No. 313/2B/1/886/Date 20.9.2010 and makes over the residential plots. I have persued Letter copy of sanction Lay out Plan from Town planner Nandurbar.
- K) Thereafter out of the total residential plots of the said property the said Plots No. 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 30, 31, 32, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58,

59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, & 72 out of Survey No. 313/2B/1 are purchased by INFINITY HEIGHTS PVT LTD. THROUGH DIRECTORS Shri Ratilal V. Senghani & Shri Ramesh R. Seghani from Shri Mahendrakumar Laxmandas Shaha for Rs 50,00,000/- by Reg. sale Deed No. 7968/2012 register on 9.11.2012. Which Shown by **M.E.No. 35412**, was duly certified.

- L) Thereafter Shri Ratilal V. Senghani & Shri Ramesh R. Seghani both are resign as directors of INFINITY HEIGHTS PVT LTD. MUMBAI by resignation letter Dated 1.4.2015 to INFINITY HEIGHTS PVT LTD. MUMBAI hence the names of Shri Ratilal V. Senghani & Shri Ramesh R. Seghani are deleted and removed from the said properties. Shri Mahendrakumar Laxmandas Shaha & Shri Gunjan Mahendrakumar Shaha are the Owners, Pramoters & Directors of INFINITY HEIGHTS PVT LTD. MUMBAI hence their names are brought on records over the said properties Plots Nos. 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 36, 37, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, & 72 out of Survey No. 313/2B/1 Which Shown by **M.E.No. 39501**, was duly certified.

- M) Thereafter Shri Mahendrakumar Laxmandas Shaha & Shri Gunjan Mahendrakumar Shaha makes an application before the Asst. Town Planner Nandurbar for the purpose of amalgamation and rearrangement & subdivision of residential Plots Nos. 4 to 6, 10 to 25, 36, 37, 48 to 51, 54 to 61 & 64 to 72 out of Survey No. 313/2B/1 and the said application was allowed by town planner Nandurbar and sanction the amalgamation and rearrangement and permitted to proposed subdivision of the said Plots Nos. 4 to 6, 10 to 25, 36, 37, 48 to 51, 54 to 61 & 64 to 72 by sanction letter

No. SNR/Nandurbar/Survey No. 313/2B/1/Plots Amalgamation & Subdivision/938/Date 19.8.2017 Which Shown by **M.E.No. 41831**, was duly certified.

By this effect the name of applicant **INFINITY HEIGHTS PVT LTD. MUMBAI THROUGH DIRECTORS SHRI MAHENDRAKUMAR LAXMANDAS SHAHA & SHRI GUNJAN MAHENDRAKUMAR SHAHA** are came on Kabjedar Column of 7/12 extracts of said Plots Nos. **Plots No. 10+11/1, 10+11/2, 12+13/1, 12+13/2, 14+15/1, 14+15/2, 16+17/1, 16+17/2, 18+19/1, 18+19/2, 20+21/1, 20+21/2, 22+23/1, 22+23/2, 24+25/1, 24+25/2, 26, 36+37/1, 36+37/2, 48+49+50+51/1, 48+49+50+51/2, 48+49+50+51/3, 48+49+50+51/4, 48+49+50+51/5, 52, 53, 54+55+56+57/1, 54+55+56+57/2, 54+55+56+57/3, 54+55+56+57/4, 54+55+56+57/5, 58+59+60+61/1, 58+59+60+61/2, 58+59+60+61/3, 58+59+60+61/4, 58+59+60+61/5, 62, 63, 64+65+66+67/1, 64+65+66+67/2, 64+65+66+67/3, 64+65+66+67/4, 64+65+66+67/5, & 68+69+70+71+72/1, 68+69+70+71+72/2, 68+69+70+71+72/3, 68+69+70+71+72/4, 68+69+70+71+72/5, 68+69+70+71+72/6** out of **Survey No. 313/2B/1** situated at "Madhuban Nagar" Nandurbar, Tal. Dist. Nandurbar,

4. From all above mention records and persual documents and relied upon them. I have made my opinion as a follows :

This is to certify that the applicant **INFINITY HEIGHTS PVT LTD. MUMBAI THROUGH PROMOTERS & DIRECTORS SHRI MAHENDRAKUMAR LAXMANDAS SHAHA & SHRI GUNJAN**

MAHENDRAKUMAR SHAHA are the absolute owners of Plots No. 10+11/1, 10+11/2, 12+13/1, 12+13/2, 14+15/1, 14+15/2, 16+17/1, 16+17/2, 18+19/1, 18+19/2, 20+21/1, 20+21/2, 22+23/1, 22+23/2, 24+25/1, 24+25/2, 26, 36+37/1, 36+37/2, 48+49+50+51/1, 48+49+50+51/2, 48+49+50+51/3, 48+49+50+51/4, 48+49+50+51/5, 52, 53, 54+55+56+57/1, 54+55+56+57/2, 54+55+56+57/3, 54+55+56+57/4, 54+55+56+57/5, 58+59+60+61/1, 58+59+60+61/2, 58+59+60+61/3, 58+59+60+61/4, 58+59+60+61/5, 62, 63, 64+65+66+67/1, 64+65+66+67/2, 64+65+66+67/3, 64+65+66+67/4, 64+65+66+67/5, & 68+69+70+71+72/1, 68+69+70+71+72/2, 68+69+70+71+72/3, 68+69+70+71+72/4, 68+69+70+71+72/5, 68+69+70+71+72/6 out of Survey No. 313/2B/1 situated at "Madhuban Nagar" Nandurbar Which has legal, perfect, clear, valid title and marketable and free from any sort of encumbrances.

Hence this search report and title certificate.

Date : 28.12.2017

Nandurbar



Advocate

(PANKAJ D. BAGUL)