



## **SEARCH & TITLE REPORT**

**N. N. MHATRE**

**ADVOCATE**

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# N. N. MHATRE

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ADVOCATE  
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## FORMAT – A (Circular no. 28/2021)

### LEGAL TITLE REPORT

To,  
Maharashtra Real Estate Regulatory Authority  
Mumbai

Sub – Title clearance Certificate with respect to Final plot no. 118/A & 118/B and which is situated at Pen, Tal. Pen, Dist. Raigad (hereinafter referred as the said plot)

- 1) I have investigated title of the said plot on the request of Promoter & builder namely M/s. F ND H Construction LLP through its partner Subhash Vimalchand Jain & Dishank Subhash Jain. And following document and being entrusted with the work of examining the title of the property described below, my remarks and report thereof is as under.

#### 1. DESCRIPTION OF THE PROPERTY -

All that piece and parcel of the land situated at Pen within the limits of Pen Municipal Council, District and Division Raigad, Taluka and Sub- Division Pen bearing –

Final Plot no.	Area sq.mt.
118/A	2236.70 sq.mt.
118/B	1810 sq.mt.

And such landed property bearing final plot no. 118A is bounded as follows:

On and towards East : Pen Municipal Road  
On and towards West : survey no. 64  
On and towards South : Final plot no. 118B  
On and towards North : Final plot no. 116 & 117

And such landed property bearing final plot no. 118B is bounded as follows:

On and towards East : Pen Municipal Road  
On and towards West : survey no. 61B  
On and towards South : survey no.62  
On and towards North : Final plot no. 118A



2. THE DOCUMENT OF ALLOTMENT PLOT-

- 1) City Survey Extract of the landed property bearing Final plot no. 118/A & 118/B,
- 2) partnership deed Cum Released deed dated 10/04/2008
- 3) Sale deed dated 29/08/2023 & 3/10/2022
- 4) Sanctioned plan & permission dated 16/01/2024

3. CITY SURVEY EXTRACT OF PROPERTY -

The above said landed property bearing Final plot no. 118/A & 118/B which are standing in the name of M/s. F ND H Construction LLP through its partner Subhash Vimalchand Jain & Dishank Subhash Jain are as an owner of the said.

4. SERCH REPORT FOR 30 YEARS -

I have taken the search of the above said landed property on the period of 1995 to 04/04/2024 (30 years) from the revenue offices and Sub Registrar Office Pen and search fee paid by way of Challan no. MH000095308202425U dated 04/04/2024.

- 2) On perusal of the above mentioned documents and all others relevant documents relating to title of the said property. I am of the opinion that the title of (following owner/promoter/developer/company) is clear, marketable and without any encumbrances,

1. OWNER & PROMOTERS OF THE LAND -

M/s. F ND H Construction LLP  
through its partner  
Subhash Vimalchand Jain  
& Dishank Subhash Jain  
Residing at Pen,  
Tal. Pen, Dist. Raigad

2. REMARKS -

Having gone through the revenue records and relevant document, and records of Collector Raigad & Pen Municipal Council and I have also taken Search with the Sub Registrar Pen, for last 30 years vide search Fee Challan no. MH000095308202425U dated 04/04/2024.



I certify that M/s. F ND H Construction LLP through its partner Subhash Vimalchand Jain & Dishank Subhash Jain has acquired ownership rights, title & interest in respect of the said landed property bearing Final plot no. 118/A & 118/B. And they have clear and marketable title free from any encumbrances, charges claim whatsoever in respect of the said landed property.

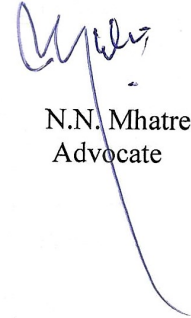
And I further certify that M/s. F ND H Construction LLP through its partner Subhash Vimalchand Jain & Dishank Subhash Jain has obtained the sanctioned plan & permission no. PNP/ka.4/bavi/building permission/3456/2023-2024/201/2024 for the constructing the building over the above said landed property Eastern side admeasuring ground +fourteen floor and western side ground + revise ground + fourteen floor total area 13686.363 sq.mt. And sanctioned the plan of the said new building on dated 16/01/2024 from Pen Municipal Council. And as per such sanctioned plan & permission builder namely M/s. F ND H Construction LLP through its partner Subhash Vimalchand Jain & Dishank Subhash Jain has legal locus standee to construct the new building as namely "SUNDARVAN NINES"

Therefore, I certify accordingly.

3) The report reflecting the flow of title of the owner M/s. F ND H Construction LLP through its partner Subhash Vimalchand Jain & Dishank Subhash Jain on the said land bearing Final plot no. 118/A & 118/B is enclosed herewith as annexure I.

Place - Pen  
Dated - 04/04/2024



  
N.N. Mhatre  
Advocate



**FORMAT – A**  
**(Circular No. 28/2021)**

**FLOW OF THE TITLE OF THE SAID LAND**

1. City survey Extract of Final plot no. 118/A & 118/B as on date of application for registration which is standing in the name of M/s. F ND H Construction LLP through its partner Subhash Vimalchand Jain & Dishank Subhash Jain are as an owner.
2. Mutation extract
3. Search report for 30 years from 1995 to 04/04/2024 taken from Sub Registrar office Pen
4. Flow of title

It appears from the revenue records that the above said property bearing Final plot no. 118/A & 118/B which were having old survey no. 63/1. And such landed property which was originally standing in the name of Gopal Raghunath Ketkar as an owner. And Gopal Raghunath Ketkar has sold the said landed property to Shri. Vitthaldas Amarasi Gujar @ Shah. And such sale deed which is executed between them and which is duly registered in the office of Sub Registrar Pen on dated 14/06/1944. And as per such Sale deed, Shri. Vitthaldas Amarasi Gujar @ Shah has acquired rights & title in respect of the said landed property.

It appears from the revenue records & Sale deed dated 29/01/1945 that Shri. Vitthaldas Amarasi Gujar @ Shah has sold the said landed property to Shri. Shankar Pandurang Joshi. And such sale deed which is executed between them and which is duly registered in the office of Sub Registrar Pen on dated 29/01/1945. And as per such Sale deed, Shri. Shankar Pandurang Joshi has acquired rights & title in respect of the said landed property.

It appears from the revenue records & Sale deed dated 11/06/1948 that Shri. Shankar Pandurang Joshi has sold the said landed property to Shri. Popatlal Kuvarji Shah. And such sale deed which is executed between them and which is duly registered in the office of Sub Registrar Pen on dated 11/06/1948. And as per such Sale deed, Shri. Popatlal Kuvarji Shah has acquired rights & title in respect of the said landed property.

It appears from the records of the Collector Raigad that Shri. Popatlal Kuvarji Shah has given an application along with plan to Collector Raigad for the N.A. permission of the said landed property and the permission for construction of Rice mill building over said land. And as per the said application and plan, Collector Raigad has granted N.A. permission no. L.N.S.R. 3091 and sanctioned the layout plan of the said land. And also granted the permission for construction of rice mill building and approved the plan of the said building admeasuring Ground + first floor on dated 27/12/1948. And as per such sanctioned plan & permission, Shri. Popatlal Kuvarji Shah has constructed the building over the said landed property, and after the construction of the said building, Pen Municipal Council has fixed the assessment and given the municipal house no. W14Z1006613 to the



said building. and the name of Shri. Popatlal Kuvarji Shah is shown in the assessment extract as an owner.

It appears from the City survey records that Shri. Popatlal Kuvarji Shah who is expired on dated 25/10/2004 & his wife Sundarbai Popatlal Shah who is also expired on dated 12/12/2003. And after the demise of late Shri. Popatlal Kuvarji Shah & Sundarbai Popatlal Shah, the name of their legal heirs namely Shri. Deepak Popatlal Shah, Pradeep Popatlal Shah, Hemlata Popatlal Cheda, Jana Talak Dhedia, Asha Vasant Vora, Sarala Pravin Dhedia, Neeta Dinesh Vira has acquired ownership rights & title in the said landed property.

It appears from the partnership deed Cum Released deed dated 10/04/2008 that as per the partition took place between the legal heirs of Popatlal Shah, the above said landed property bearing Final plot no. 118 admeasuring southern side area 2236.70 sq.mt. which is allotted to the share of Shri. Deepak Popatlal Shah. And Final plot no. 118 admeasuring northern side area 1810 sq.mt. along with house property bearing ground + first floor municipal house no. W14Z1006612 which is allotted to the share of Shri. Pradeep Popatlal Shah. and all the legal heirs of Popatlal Shah namely Shri. Deepak Popatlal Shah, Pradeep Popatlal Shah, Hemlata Popatlal Cheda, Jana Talak Dhedia, Asha Vasant Vora, Sarala Pravin Dhedia, Neeta Dinesh Vira has executed partition deed Cum leased deed on dated 10/04/2008. And which is duly registered in the office of Sub registrar Pen at serial no. 2357/2008. As per such Partition Cum released deed, Hemlata Popatlal Cheda, Jana Talak Dhedia, Asha Vasant Vora, Sarala Pravin Dhedia, Neeta Dinesh Vira has released their share in favour of their brother namely Shri. Deepak Popatlal Shah, Pradeep Popatlal Shah. and as per such partition cum Released deed, Deepak Popatlal Shah has become owner of Final plot no. 118 admeasuring southern side area 2236.70 sq.mt. & Pradeep Popatlal Shah has become owner of Final plot no. 118 admeasuring northern side area 1810 sq.mt. along with house property bearing ground + first floor municipal house no. W14Z1006612. And as per such Partition cum released deed, Shri. Deepak Popatlal Shah, Pradeep Popatlal Shah has taken Pot hissa measurement of their share through survey Authority Pen. And as per the order of survey Authority Pen dated 29/06/2021, the said landed property final plot no. 118 which is divided in to two parts and one part bears no. 118A which is stands in the name of Deepak Popatlal Shah. and second part bears no. 118B which is stands in the name of Pradeep Popatlal Shah. and effect is given to the city survey extract of the said landed property by mutation entry no. 2127. And effect is given to the Gut Book map of the said land. and the name of Pradeep Popatlal Shah is mutated in the assessment extract of the said house property.

It appears from the City survey records & Sale deed dated 29/08/2023 that Shri. Pradeep Popatlal Shah & Consent party namely Sou. Shobha Pradeep Shah, Shri. Mahesh Pradeep Shah, Shri. Vinit Pradeep Shah has sold the above said landed property bearing Final plot no. 118/B admeasuring area 1810 sq.mt. along with house property bearing ground + first floor municipal house no. W14Z1006612 to M/s. F ND H Construction LLP through its partner Subhash Vimalchand Jain & Dishank Subhash Jain. And the sale deed which is executed between them and which is duly registered in the office of the Sub-



Registrar Pen on dated 29/08/2023 at serial no. 2044/2023. And as per the said sale deed, M/s. F ND H Construction LLP through its partner Subhash Vimalchand Jain & Dishank Subhash Jain has acquired ownership rights and title of the said landed property. And effect is given to the City survey extract of the said landed property.

It appears from the City survey records & Sale deed dated 3/10/2023 that Shri. Deepak Popatlal Shah & Consent party namely Sou. Jyoti Deepak Shah, Shri. Prashant Deepak Shah, Sou. Mittal Nimish Rambhiya, Sou. Dhvani Mehul Dharod has sold the above said landed property bearing Final plot no. 118/A admeasuring area 2236.70 sq.mt. to M/s. F ND H Construction LLP through its partner Subhash Vimalchand Jain & Dishank Subhash Jain. And the sale deed which is executed between them and which is duly registered in the office of the Sub-Registrar Pen on dated 3/10/2022 at serial no. 2357/2023. And as per the said sale deed, M/s. F ND H Construction LLP through its partner Subhash Vimalchand Jain & Dishank Subhash Jain are become an absolute owner of the said landed property. And effect is given to the City survey extract of the said landed property.

It appears from the records of pen municipal council that M/s. F ND H Construction LLP through its partner Subhash Vimalchand Jain & Dishank Subhash Jain has obtained the sanctioned plan & permission no. PNP/ka.4/bavi/building permission/3456/2023-2024/201/2024 for the constructing the building over the above said landed property Eastern side admeasuring ground +fourteen floor and western side ground + revise ground + fourteen floor total area 13686.363 sq.mt. And sanctioned the plan of the said new building on dated 16/01/2024 from Pen Municipal Council. And as per such sanctioned plan & permission builder namely M/s. F ND H Construction LLP through its partner Subhash Vimalchand Jain & Dishank Subhash Jain has legal locus standee to construct the new building as namely "SUNDARVAN NINES"

5. No any litigation is pending in respect of the said land bearing Final plot no. 118/A & 118/B.

6. Any other relevant title –

- 1) Sale deed dated 29/08/2023 at serial no. 2044/2023
- 2) Sale deed dated 3/10/2022 at serial no. 2357/2022
- 3) Sanctioned plan & permission dated 16/01/2024

Place - Pen  
Dated - 04/04/2024



  
N.N. Mhatre  
Advocate





CHALLAN  
MTR Form Number-6



GRN	MH000095308202425U	BARCODE	[Barcode]		Date	02/04/2024-16:44:11	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Search Fee Other Items			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	PEN_PEN 1 SUB REGISTRAR			Full Name	ADV NANDU N MHATRE			
Location	RAIGAD							
Year	2024-2025 One Time			Flat/Block No.	Final Plot No. 118-A and 118-B			
Account Head Details		Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE		750.00		Road/Street	Pen			
				Area/Locality	Pen			
				Town/City/District				
				PIN	4 0 2 1 0 7			
				Remarks (If Any)	Final Plot No. 118-A and 118-B Building namely "Sundarvan Nines" at Pen			
				Amount In	Seven Hundred Fifty Rupees Only			
Total			750.00	Words				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	00040572024040290872	CPADRNLH9			
Cheque/DD No.		Bank Date	RBI Date	02/04/2024-16:24:45	Not Verified with RBI			
Name of Bank		Bank-Branch	STATE BANK OF INDIA					
Name of Branch		Scroll No. , Date	Not Verified with Scroll					

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यांसाठी लागू नाही.

Mobile No. : 9422375136

