



Adv. RUCHA K. JOSHI

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Date: 06/04/2018

TO WHOMSOEVER IT MAY CONCERN

TITLE REPORT

Introduction:

Under the instructions from **M/s. Jewel Builders And Infraprojects Limited** that I submit my Title Report

Description of Property:

ALL THAT THE PIECE AND PARCEL OF N.A. LAND Gut No. 25/1/A, area admeasuring about 0 H-57 R-20 P, Assmt. 4 RS 37 PAISE, situated at Mauje Sonivali, Tal. Ambernath, Dist. Thane, Taluka and sub-dist. Regn. Ambernath and Dist. Regn. Thane and it is within the limits of Kulgaon Badlapur Municipal Council.

Presently in the name/s of:

M/s. Jewel Builders And Infraprojects Limited

(with all right, title and interest therein) hereinafter for brief referred to as "the said property"

1. List of Documents Perusal :-

- I. Original 7/12 extract dated 15/03/2018 issued by Talathi Saja Badlapur, Tal. Ambernath, Dist. Thane.
- II. Copy of NA order issued by Collector of Thane under No.MAHASUL/KAKSH-1/T-14/NAP/SR-91/2012 dated 29/12/2012.
- III. Copy of order of Vinishchiti for change of use of land under No.MH/K-1/T-3/JAMINBAB/VINISHCHITI/SR-93/2016 dated 25/11/2016.
- IV. Mutation Entries.





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- V. Copy of Sale Deed dated 22/11/2007 executed between Shri. Bhalchandra Harishchandra Mundhe as the Land Owner/Vendor/Seller of the one part and Shri. Jairaj Hiranand Kalyani as the Purchaser of the other part alongwith registration receipt under No.UHN2-5852-2007 dated 22/11/2007.
- VI. Copy of Sale Deed dated 30/12/2011 executed between Shri. Jairaj Hiranand Kalyani as the owner of the one part and 1) Shir. Hiranand Chetandas Makhija, 2) Shri. Suresh J. Tekwani, 3) Shri. Jaswantbhai Bhikabai Patel as the purchasers of the other part alongwith registration receipt under no.UHN2-13528-2011 dated 30/12/2011.
- VII. Copy of registered Sale Deed dated 04/01/2013 executed between 1) Mr. Hiranand Chetandas Makhija 2) Mr. Suresh Jiwatram Tekwani 3) Mr. Jaswantbhai Bhikabhai Patel as the Sellers of the one part AND **M/s. Jewel Builders and Infraprojects Limited, through its Director Mr. Jairaj Hiranand Kalyani** as the Purchaser of the other part duly registered with Sub-Registrar of Assurances Ulhasnagar-2 under No. UHN2-169-2013 dated 04/01/2013.
- VIII. Search Report given by Mr. Satish Anand Farad for (1989 to 2018) under search receipt bearing No.5509 dated 09/04/2018.
- IX. Copy of construction permission given by Kulgaon Badlapur Municipal Council under No.KBNP/NRV/BP/2420/2018-2019 Unique No.3 dated 10/04/2018

2. Period of Search :-

From 1989 to 2018 (Upto - 09/04/2018) i.e. for 30 years. Search was undertaken by my searcher in the records kept with the Office of Sub - Registrar of Assurances, Ulhasnagar 1, 2, 3 & 4 and the same was matched with the revenue records.





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Observations :

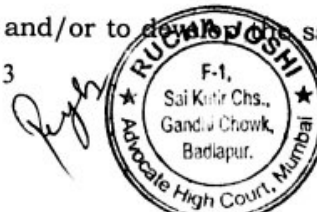
1. Records kept in the Office of Sub-Registrar of Assurances at Ulhasnagar, were utterly in bad shape and in many cases absolutely in torn condition. However, access to whatever records available as on date, when matched with Revenue records, reveal that there is not a single entry adverse to the title of the present owners.

After going through aforesaid papers it appears that the said property was originally belongs to Shri. Bhalchandra Harishchandra Mundhe who sold the said property to Shri. Jairaj Hiranand Kalyani by registered Sale Deed and after making agreed payment thereof he has mutated his name in the revenue records vide mutation entry no.614.

AND thereafter, by sale deed dated 30/12/2011 the Shri. Jairaj Hiranand Kalyani sold the said property to 1) Shir. Hiranand Chetandas Makhija, 2) Shri. Suresh J. Tekwani, 3) Shri. Jaswantbhai Bhikabai Patel and after making agreed payment thereof they have mutated their names in the revenue records vide mutation entry no.645.

AND by Sale deed dated 04/01/2013 the 1) Shir. Hiranand Chetandas Makhija, 2) Shri. Suresh J. Tekwani, 3) Shri. Jaswantbhai Bhikabai Patel sold the said property unto M/s. Jewel Builders and Infraprojects Limited, through its Director Mr. Jairaj Hiranand Kalyani and after making agreed payment thereof and thereafter they have mutated their names in the revenue records vide mutation entry no.1011. And since then the said M/s. Jewel Builders and Infraprojects Limited., through its Director Mr. Jairaj Hiranand Kalyani have started enjoying the said property as absolute owner thereof.

AND therefore, by virtue of Sale Deed and permission obtained by an under various laws and authorities, M/s. Jewel Builders and Infraprojects Limited. are entitled to develop the said property and have right to possess, to dispose and/or to develop the said property and





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sale flats being constructed on the said property as per the rules and regulations of Kulgaon Badlapur Municipal Council and prevailing laws and enactments.

Opinion:

After careful study of the revenue records, search undertaken in the records kept at the Sub-Register's Office/s and foregoing, observations, I have no hesitation, whatsoever, in certifying that the title of the owners to the said property is absolutely "CLEAR, MARKETABLE and FREE FROM ENCUMBRANCES"

Hence this report is issued.


Rucha Joshi
Advocate

