

Kavita S. Shah
B.Com , L.L.B. , Int. C.S.
Advocate High Court

B9 – 402 Gagangiri Enclave
Khadakpada, Kalyan
Thane – 421 301
Tel : 9323545900

Date : 31/01/2018

SEARCH REPORT

Ref : Property Being & Bearing S No. 75 at Village Asade Golavali. Admeasuring area about 4050 Sq Mtrs.

I have taken search in respect of the above mentioned property and I have gone through the available index II Registers kept in the office of Sub – Registrar of **Kalyan – I,II,III,IV & V**. I have observed following entries and change of records as under :

SEARCH REPORT IS AS UNDER

YEAR	TRANSACTION	YEAR	TRANSACTION
2013	Nil	2016	Index Not Ready
2014	Nil	2017	Index Not Ready
2015	Nil	2018	Index Not Ready

Note : Search and Entry confirmed from available data on computer from given Site and While Taking Search I Found Uma Complex Building On The Said Land.

Attached Government Fees paid vide Receipt No. --Search Application No. 1111299338/2018

HENCE THIS SEARCH REPORT :

Place : KALYAN
Date : 31/01/2018

K S Shah
Adv. Kavita Shah
ADV. KAVITA SHAH
ADVOCATE HIGH COURT
MAH/234/2000

MH010019908201718E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
31 Jan 2018	Receipt	Receipt no.: 1111299338
	Name of the Applicant :	Sumit Anant Shah
	Details of property of which document has to be searched :	Dist :Thane Village :Ajade Golavali S.No/CTS No/G.No. : 75
	Period of search :	From :2013 To :2018
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH010019908201718E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		

MADHUSUDAN M. NIRGUDKAR.

Advocate, High Court.

Off : A – 2, 2 – Ramkrupa CHS Ltd, Rajaji Path 2nd X Lane, Dombivli – East, Dist : Thane 421 201.

Resi : 3, Ganga, Triveni CHS Ltd, Rajaji Path, Dombivli – East, Dist : Thane 421 201.

(All correspondence at residential address only)

Dtd. 2nd February, 2018.

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Sub : Non – Agricultural plot of land situate Village – Asde Golavali, Taluka – Kalyan, Dist – Thane bearing Old S. No. 89, New S. No. 75 admeasuring 4050 sq. mts. i.e. **“THE SAID PLOT”**

Ref : This Title Certificate is issued in continuation of my previous Title Certificate dtd. 20/12/2013.

Under instructions, I have gone through the documents referred to herein under, and I am issuing this Title Certificate in continuation of my previous Title Certificate dtd. 20/12/2013 in respect of the said plot of land is as under –

1. Originally the said plot of land came to be mutated in the name of Arjun Vithu Mhatre as Protected Tenant;
2. That Arjun Vithu Mhatre expired leaving behind Baliram Arjun Mhatre as heir, legal representative and / or next of kin;
3. That Baliram Arjun Mhatre expired on 18/12/2000 leaving behind 1. Nagesh @ Naga Baliram Mhatre, 2. Smt. Mandabai Baliram Mhatre, 3. Kanha Baliram Mhatre, 4. Smt. Indubai Tanaji Mhatre, 5. Smt. Mainabai Jagan Pawashe, 6. Smt. Anita

Jagan Pawashe & Smt. Vithabai Baliram Mhatre as his only heirs and legal representatives and / or next of kins;

4. That out of the heirs of Baliram Arjun Mhatre, Smt. Vithabai Baliram Mhatre also expired on 14/8/2006;
5. Therefore, presently 1.Nagesh @ Naga Baliram Mhatre, 2. Smt. Mandabai Baliram Mhatre, 3. Kanha Baliram Mhatre, 4. Smt. Indubai Tanaji Mhatre, 5. Smt. Mainabai Jagan Pawashe & 6. Smt. Anita Jagan Pawashe are the only owners of the said plot, who shall be hereinafter referred to as, **'THE LANDLORDS'**;
6. M. E. No. 1295 shows that the aforesaid plot of land came in the name of one Baliram Arjun Mhatre as per the provision of Bombay Tenancy & Agricultural Lands Act;
7. M. E. No. 1296 shows that Baliram Arjun Mhatre purchased said by paying price thereof;
8. M. E. No. 1508 shows that Baliram Arjun Mhatre expired on 18/12/2000 leaving behind 1.Nagesh @ Naga Baliram Mhatre, 2. Smt. Mandabai Baliram Mhatre, 3. Kanha Baliram Mhatre, 4. Smt. Indubai Tanaji Mhatre, 5. Smt. Mainabai Jagan Pawashe, 6. Smt. Anita Jagan Pawashe & Smt. Vithabai Baliram Mhatre as his only heirs and legal representatives and / or next of kins;
9. M. E. No. 1483 shows that the Sale Permission dtd. 29/ 6 / 1999 bearing No. TD/6/KV/VP/SR-143/1999 under Section 43 (1) of The Bombay Tenancy & Agricultural Lands Act, came to be issued by Sub – Divisional Officer, Thane in respect of the said plot;
- 10.M. E. No. 1691 shows that the Office of Sub – Divisional Officer, Thane issued Non – Agricultural Use Permission dtd. 7/4/2004 bearing No. Mahsul/K-1/T-7/NAP/SR-74/2001 is issued in respect of the said plot;

- 11.M. E. No. 267 shows that Arjun Vithu Mhatre was cultivating the said plot and therefore, his name came to be recorded in record of rights as Protected Tenant, in respect of the said plot;
- 12.That M/S. Shree Raj Developers acquired Development Rights in respect of the said plot Baliram Arjun Mhatre vide Development Agreement dtd. 7/5/1998, which came to be registered vide Deed of Confirmation dtd. 6/10/2004 bearing registration No. KLN – 4 – 0407 – 2004;
- 13.That Deed of Confirmation between the landlords and M/S. Shree Raj Developers for confirmation of terms and conditions of the Development Agreement dtd. 7/5/1998 vide Confirmation Deed registered on 1/1/2008 bearing registration No. KLN – 4 – 00005/2008;
- 14.That pursuant to an incidental to the terms and conditions of Development Agreement dtd. 7/5/1998 the landlord executed & registered Power of Attorney on 1/1/2008 bearing registration No. KLN – 4- 000006-2008 in favour of partners of M/S. Shree Raj Developers;
15. I have also gone through Search Report signed and issued by Kavita S. Shah, Advocate on 8/5/2008 & on 13/12/2013 which reveals as under –

Year	Transaction
1979	Torn Condition
1980	Torn Condition
1981	Torn Condition
1982	Torn Condition
1983	NIL
1984	Torn Condition
1985	NIL
1986	NIL
1987	NIL
1988	NIL
1989	NIL
1990	NIL

1991	NIL
1992	Torn Condition
1993	Torn Condition
1994	NIL
1995	NIL
1996	NIL
1997	NIL
1998	Books gone for data entry.
1999	Books gone for data entry.
2000	Books gone for data entry.
2001	Books gone for data entry.
2002	NIL
2003	NIL
2004	Transaction.
2005	NIL
2006	NIL
2007	Books gone for data entry.
2008	Transaction
2009	NIL
2010	NIL
2011	NIL
2012	Books gone for data entry.
2013	Index Not Ready

16. I have also gone through Search Report signed and issued by Kavita S. Shah, Advocate on 31/1/2018 and has paid Fees of Rs. 300/- for carrying out search for period of 2013 to 2018 vide Receipt No. 1111299338 which reveals as under –

Year	Transaction
2013	Nil
2014	Nil
2015	Nil
2016	Index Not Ready.
2017	Index Not Ready.
2018	Index Not Ready.

In view of this, M/S. Shree Raj Developers have absolute rights to develop the said plot.

17. In view of the facts and circumstances stated herein above I am of the opinion and therefore, **HEREBY CERTIFY** that the title of the said landlord – Shri. Nagesh Naga Baliram Mhatre to the above referred property is good, clear and marketable.

18. Hence, this **TITLE CERTIFICATE** is issued by me on this 2nd day of February, 2018.

M. M. Nirgudkar

(MADHUSUDAN M. NIRGUDKAR)
Advocate, High Court.