



Adv. RAJESH TUKARAM MHASKAR

M.A.L.L.B

ADVOCATE HIGH COURT (MUMBAI)

Office :- Indrayani Co-op. hsg. Society, First Floor, Nath Nagar, S. B. Road, Shahapur, Tal. Shahapur, Dist. Thane, Pin 421 601. Mob 9271721918 E Mail-Adv.Maitry@gmail.com

Date 26/02/2018

To,

Valshet Corporation through Partner

Mr.Jimmi Laxmidas Bhanushali & Mr.Vimal Madhukar Shelarka

At your request, I have investigated the Title in respect of following described property hereunder written

INVESTIGATION TITLE REPORT (TIR)

Property Description: - Property Bearing Gut No.46/6, Area 0H-05R-0P, Assessment of Rs.0-05/- situate at Valshet, Tal. Shahapur, Dist. Thane

Owner of the property:- Valshet Corporation through Partner Mr.Jimmi Laxmidas Bhanushali & Mr.Vimal Madhukar Shelarka

I have verified following documents before issuing the Title Certificate.

- A** Copy of 7/12 Extract of the said property Issued by Talathi Saja Asangaon and Tahasilad office Shahapur.
- B** Copy's of Extract of Mutation Entry's No. 275, 557, 589, 648, 796, 1082, 1100, 1121, and 1221 regarding said property.
- C** Copy of Search Report on Dt.26/02/2018 taken from Sub-Registrar's office Murbad & Shahapur Issued by Adv. R. T. Mhaskar



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- D** Copy of Sale deed Executed on dt. 06/08/2012 & Registered on Date 23/08/2012 of Reg. No. 6218/2012
- E** Copy of Sale deed Executed & Registered on Date 31/12/2014, Regi.No.7265/2014

TRACING OF TITLE

1. The said property is lying & situated at Revenue village Valshet, Tal-Shahapur Dist Thane, Panchayat Samiti Shahapur in the Registration Dist- Thane, Sub-Dist-Kalyan and Murbad & Shahapur.
2. I have gone through the copy of 7/12 extract Issued by Talathi Saja Asangaon and Tahasildar office Shahapur, that the name of Valshet Corporation as owner of the said land.
3. I have also gone through the copy of Mutation Entries that the said land original owned and possessed by Mr.Dama Pandu Nichite was died on dt.28/09/26 and he left behind his legal heirs Mr.Ganpat Dama Nichite & Shreepat Dama Nichte of N.G. of Mrs.Anandi Dama Nichite therefore his names are brought on recorded vide mutation entry No.275

That the Mr.Ganpat Dama Nichite & Shreepat Dama Nichte are partition of our joint property between us and possessor Mrs.Dhenibai Ganpat Chande therefore said land allotted and given in the shear of Mrs.Dhenibai Ganpat Chande as per possession therefore his name was brought on recorded vide Mutation Entry No.557

That the Mrs.Dhenibai Ganpat Chande obtain Lone Amount Rs.12000/- and



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mortgage said property to The Maharashtra Sate Co operative land Development Bank
therefore said encumbrances brought on recorded vide Mutation Entry No.589 & 648

That the Mrs.Dhenibai Ganpat Chande was died about one year and she left behind
his legal heirs Mr.Vithhal Ganpat Chande, Dattatraya Ganpat Chande, Babibai Pandhari
Sokare, Ranjana Balaram Thakare, Kantabai Ganpat Chande, Ganpat Mahadu Chande
therefore his names are brought on recorded vide mutation entry No.796

That the Mr.Dattatraya Ganpat Chande was died on dt.24/12/98 and he left behind
his legal heirs Mr.Vithhal Ganpat Chande, Babibai Pandhari Sokare, Ranjana Balaram
Thakare, Kantabai Ganpat Chande, Ganpat Mahadu Chande therefore his names are
brought on recorded vide mutation entry No.1082

That the Mr.Jimmi Laxmidas Bhanushali has purchased and acquires the said
property from its erstwhile owner Mr.Vithhal Ganpat Chande, Babibai Pandhari Sokare,
Ranjana Balaram Thakare, Kantabai Ganpat Chande, Ganpat Mahadu Chande by and
under registered Deed of Conveyance registered in the office of S.R.O., Shahapur at Doc.
Sr.No. 6218/12 for the consideration and upon the terms & conditions, more particularly
mentioned therein; and, therefore, the name of the Mr.Jimmi Laxmidas Bhanushali has
been mutated in the records of rights in respect of the said property vide M.E. No.1100

That the M/s. Valshet Corporation thought Bimal Madhukar Shelarka and Mr.Jimmi
Laxmidas Bhanushali has purchased and acquires the said property from its erstwhile
owner Mr.Jimmi Laxmidas Bhanushali by and under registered Deed of Conveyance
registered in the office of S.R.O., Shahapur at Doc. Sr.No. 7265/15 for the consideration
and upon the terms & conditions, more particularly mentioned therein; and, therefore, the



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name of the M/s. Valshet Corporation has been mutated in the records of rights in respect of the said property vide M.E. No.1221

4. The provisions of Urban Land (Ceiling & Regulation) Act 1976 are not applicable for village Valshet, Tal. Shahapur, Dist. Thane. & therefore the question of obtaining any permission &/or retaining the property etc. does not arise.

5. I have also gone through the copy search Report the search have been taken in the office of Kalyan, Murbad & Shahapur for the period of 30 Years i.e. 1989 to 1/02/ 2018 that the year 1993, 1998, Registers are not available in the office of Sub-Registrar office of Murbad, Shahapur & Kalyan due to in the custody of Joint Dist. Registrar office Thane for the purpose of DATA ENTRY & for the above same year Registered are not available in the office of Sub-Registrar office of Murbad, Shahapur & Kalyan Considering the aforesaid search and other hand no any Adverse transaction was found.

Final Opinion

Considering the detail search report, 7/12 Extract, copy of Sale Deed & copy of above mention Mutation Entry, I am of the opinion that the, Property Bearing Gut No.46/6, Area 0H-05R-0P, Assessment of Rs.0-05/- situate at Valshet, Tal. Shahapur, Dist. Thane Owned & possessed by **Valshet Corporation through Partner Mr. Jimmi Laxmidas Bhanushali & Mr. Vimal Madhukar Shelarka** is having good & marketable title & free from all encumbrances subject to realization of encumbrances of Lone amount of The Maharashtra Sate Co operative land Development Bank


(Adv. Rajesh T. Mhaskar)
Advocate