



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 927 172 1918 & 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.46/2A, Area 0H-33R-0P, Assessment of Rs.0-33/- 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. 117, 172,265, 696, 913, 951, 957, 1092 and 1222 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 & Registered on Date 28/07/97 of Reg. No. 700/97
- E** Copy of Sale deed Executed & Registered on Date 06/02/2007, Regi.No.302/2007
- F** Copy of Sale deed Executed & Registered on Date 23/07/2012, Regi.No.5577/2012
- G** Copy of Sale deed Executed & Registered on Date 31/12/2014, Regi.No.7264/2014

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.Bala Govind Salunkhe and he was died on dt.13/01/29 and he left behind his legal heirs Elder Son and HUF Mr.Govind Balaji Salunkhe therefore his names are brought on recorded vide mutation entry No.117

That the Mr.Govind Balaji Salunkhe was died on dt.12/01/41 and he left behind his legal heirs Laxman Govind Salunkhe, Kashinath Govind Salunkhe & Dharmaji Govind



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Salunkhe therefore name of HUF Mr.Laxman Govind Salunkhe are brought on recorded vide mutation entry No.172

That the HUF Mr.Laxman Govind Salunkhe has Gifted said property to Mr.Budha Solu Nichite and Balu Solu Nichite through N.G.Janaki Solu Nichite by and under registered Gift Deed and, therefore, the name of the Mr.Budha Solu Nichite and Balu Solu Nichite has been mutated in the records of rights in respect of the said property vide M.E. No.265

That the Mr.Budhya Solu Nichite & Balu Solu Nichite are partition of our joint property between us therefore Property Bearing S.No.45/3, Area 0H-01R-0P, S.No.46/2 Part, Area 0H-33R-0P, S.No.33/1, Area 0H-45R-0P are allotted and given in the shear of Mr.Balu Solu Nichite and Property Bearing S.No.46/2 Part, Area 0H-33R-0P, S.No.46/5, Area 0H-04R-0P are allotted and given in the shear of Mr.Budhya Solu Nichite as per possession therefore his name was brought on recorded vide Mutation Entry No.696

That the Mr.Ramdas Gajanan Patil has purchased and acquires the said property from its erstwhile owner Mr.Balu Solu Nichite by and under registered Deed of Conveyance registered in the office of S.R.O., Murbad/Shahapur at Doc. Sr.No. 700/97 on dt.28/07/1997 for the consideration and upon the terms & conditions, more particularly mentioned therein; and, therefore, the name of the Mr.Ramdas Gajanan Patil has been mutated in the records of rights in respect of the said property vide M.E. No.913

That the Mr.Ramdas Gajanan Patil was died on dt.08/09/03 and he left behind his legal heirs Barkibai Ramdas Patil, Kusum Shivaram Mali, Ravindra Ramadas Patil, Mahendra Ramadas Patil therefore names are brought on recorded vide mutation entry No.951



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That the Mr.Santosh Sukhadev Bavasar has purchased and acquires the said property from its erstwhile owner Barkibai Ramdas Patil, Kusum Shivaram Mali, Ravindra Ramadas Patil, Mahendra Ramadas Patil by and under registered Deed of Conveyance registered in the office of S.R.O., Shahapur at Doc. Sr.No. 302/07 on dt.06/02/07 for the consideration and upon the terms & conditions, more particularly mentioned therein; and, therefore, the name of the Mr.Santosh Sukhadev Bavasar has been mutated in the records of rights in respect of the said property vide M.E. No.957

That the Mr.Jimmi Laxmidas Bhanushali has purchased and acquires the said property from its erstwhile owner Mr.Santosh Sukhadev Bavasar by and under registered Deed of Conveyance registered in the office of S.R.O., Shahapur at Doc. Sr.No. 5577/12, on dt.23/07/2012 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.1092

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. 7264/15 for the consideration and upon the terms & conditions, more particularly mentioned therein; and, therefore, the 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.1222



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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.46/2A, Area 0H-330P, Assessment of Rs.0-33 situate at Valshet, Tal. Shahapur, Dist. Thane Owned & possessed by **Valshet Corporation through Partner Mr. Jimmi Laxmidas Bhanushali & Mr. Vimai Madhukar Shelarka** is having good & marketable title & free from all encumbrances.


(Adv. Rajesh T. Mhaskar)
Advocate