

SANJAY.H.WAIKAR
B.COM.LL.B.DLL &LLW
ADVOCATE, HIGH COURT

B/24, SAI PARK Society, New Station Road, Near Gurudev Hotel
Kalyan [W] ,Dist. Thane

Date:22/05/2012

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref : Property being and bearing Survey no.20
adm. ground area 2250 Sq. Mts. Survey no.21
Hissa No.1 ground area adm. 11127.16 Sq.Mts.
ad Survey No. 21, Hissa No.2 (P) ground area
2100 Sq. Mtrs. Which is situated at Mouje
Shahad, Tal.Kalyan. Dist. Thane and within the
limits of Kalyan Dombivli Municipal Corporation.

WHEREAS SHRI MANISH PRAKASH SHANKLESHA [MUTHA] the
Prop. of M/s. Mutha Constructions , having Address at 301, Mutha House,
Shivaji Chowk,Kalyan [West], Dist. Thane and Constituted Power of
Attorney Shri Ramesh Hari Marathe and Shri Prasanna Ramesh Marathe
both are resided at Shivneri Building, Near New Manisha Nagar,
Beturkarpada, Kalyan [W], Dist. Thane, has requested to take search

and give the title of the above referred property . As per the request, I instructed to Adv. Sau. Kavita S. Shah Advocate High Court to take search of 30 years record of above referred properties in the office of Sub-Registrar, Kalyan. The abovesaid Adv. Sau. Kavita S. Shah, Advocate High Court paid Search Fee of Rs. 750/- Vide Receipt No. 1269 / 2010 dated 22-02-2012 for the year 1981 to 2012 and I also instructed to Shri.G.H.Jagtap the searcher to take search of 3 years record of above referred properties in the office of Sub-Registrar, Kalyan. The abovesaid Shri.G.H.Jagtap the searcher paid Search Fee of Rs. 75/- Vide Receipt No. 2979432, search application number 2778/2012 dated 16-05-2012 for the year 1981 to 2012 The above said Sau. Kavita S. Shah Advocate High Court and Shri.G.H.Jagtap the searcher took the search of above referred properties and submitted the Search Report on 24/02/2010 and 19/5/2012 respectively.

My observation after perusing records of search are as under:

- 1] It is revealed to me that the Register of Index II , which are kept and maintained at sub Registrar of Assurances, Kalyan from the year 1981 to 1986 and 1988 there was not having entry of any transaction and as per the Search Report, the record is in torn condition. In the year 1987, there was not having entry of any transaction. There is an Agreement for Sale having the agreed value and Market value of Rs. 80,000/- of the property Survey No. 21, Hissa No. 1 being situated at Shahad for the area adm.

11,127.16 Sq.Mtrs. in the year 1989. The property bearing Survey No. 21, Hissa No. 1 is purchased by Shri Narayan Nathaji Chaughule from M/s. Dedhia Builders and Developers vide Registration No. 5695 / 89 [Old 1221/87] dated 28-07-1989.

- 2] It is revealed that the property bearing Survey No.21, Hissa No. 2 [P] at village Shahad for the area adm. 369Sq. Mtrs. Was purchased by Shri Devashibhai Parvatbhai Patel From Shri Govind Kundanraj Jaysinghani on 26-03-1990 Vide Registration No. 2884/90 [Old No. 4710 / 86].
- 3] It is revealed that the property bearing Survey No. 21, Hissa No. 2[P] and S.No. 31 /6 A [P] at village Shahad for the area adm. 419 Sq. Mtrs. And 162 Sq. Mtrs which is purchased by Shri Devshibhai Parwatbhai Patel from Hargundas Hasanand Jaysinghani on 30- 03-1990 vide Registration No. 3085/1990 [Old No. 4927 / 86].
- 4] It is revealed that the property bearing Survey No. 21 / 2 [P] and 31 / 6 B [P] being situated at Village Shahad for the area totally as 845 Sq. Mtrs. open plot which is purchased by Shri Damji Bhalji Patel

from Mohini Kanhaiyalal Godhani on 21 / 04 / 1990 vide
Registration No. 3635 / 1990 [Old No. 1227 / 86].

- 5] It is revealed that in the year 1991 to 1994 there was not having entry of any transactions pertaining to the referred property.
- 6] It is revealed that the property bearing Survey No. 21 Hissa No. 1 being situated at Village Shahad for the area Adm. 750 Sq.Yards open plot adm. 39 Sq.Mtrs .purchased by Shri Jivaraj Kapoorji Ozha and Shri Sureshkumar Dungaram Ozha from Kesarbai Mohanlal Dedhia and 5 Others on 15 / 12 / 1995 vide Registration No. 5064 / 1995.
- 7] It is revealed that in the year 1996 there was not Having entry of any transactions pertaining to the referred Property.
- 8] It is revealed that the property bearing Survey No. 21 , Hissa No. 1 being situated at Village Shahad for the area adm. 13310 Sq. Yards adm. 11,127.16 Sq. Mtrs. Was purchased by Shri Bhavji Khimji Patel and one other from Smt. Kesarbai Mohanlal Dedhia and 5 others on 27 / 05 /

/1997 vide Registration No .1694 / 1997.

- 9] It is revealed that in the year 1998 to 2003 there was not having entry of any transactions pertaining to the referred property .
- 10] It is revealed that the property bearing Survey No. 21, Hissa No. 1 being situated at Village Shahad for the area adm. 226 Sq. Mtrs. Purchased by Shri Anil Jagdish Pandey from Smt. Rekhadevi Rajendrakumar Jain on 16 / 12 / 2004 vide Registration No. 9392 / 2004.
- 11] It is revealed that the property bearing Survey No. 21, Hissa No.1 being situated at Village Shahad for the area adm, 1,00,000 Sq. feet [open land] purchased the development rights by Shri Ramesh Hari Marathe from Shri Shashikant Mohan Dedhia on 08 / 12 / 2005 vide Registration No. 4612 / 2005 of the referred land property.
- 12] It is revealed that in the year 2006 to 2009 ,there was not having entry of any transaction pertaining to the subject properties .