

SEARCHER

Office At:- Vikas Smruti, Ward No. 4, Kalanagar, Vangani (E) Tal-
Ambernath Dist- Thane

Ref.

Date:- 14/12/2015

SEARCH REPORT

DESCRIPTION OF PROPERTY:-

Survey No. 42 /K Admeasuring Area. 3831. Mtrs. Asst. 07Rs-00Paise
Situated at Mouje BELVALI Tal -Ambernath Dist-Thane. Within local limit of
Kulgaon- Badlapur Municipal Council and Sub -Register Ulhasnagar -2 at
Badlapur.

I have taken the Search in respect of above mentioned property and he
have gone through available Index II Registered kept in the office of Sub-
Registered Ulhasnagar II & III for the period of 30 years i.e. 1986 to 2015 (Upto
14/12/2015).

Search report as under :-

Year	Transaction	Year	Transaction
1986	Books Not Available	2001	Nil
1987	Books Not Available	2002	Nil
1988	Books Not Available	2003	Nil
1989	Books Not Available	2004	Nil
1990	Books Not Available	2005	Transaction
1991	Books Not Available	2006	Nil
1992	Books Not Available	2007	Nil
1993	Torn Condition	2008	Transaction
1994	Torn Condition	2009	Nil
1995	Torn Condition	2010	Nil
1996	Torn Condition	2011	Nil
1997	Torn Condition	2012	Nil
1998	Torn Condition	2013	Nil
1999	Torn Condition	2014	Nil
2000	Torn Condition	2015	Books Not Available (Books Binding)

1) Transaction for Year 2005 :-

Nature of Transaction:- Development Agreement

Actual Value of Rs. 9,99,000/-

Market Value of Rs. 9,83,000/-

Description of Property :- Survey No. 42, Admeasuring Area. 1080 Sq. Mtrs.
Situated at Mouje BELVALI Tal -Ambernath Dist-Thane.

Vasundhara Co. Op. Hou. So. Ltd. Through
Chairman Shri. Ganesh Yashvantrao Mone

Owner

A N D

M/s. Siddheshwar Homes Through Proprietor
Shri. Harishchandra Madhukar Shinde

Developer

Date of Execution :- 07/02/2005
 Date of Registration :- 07/02/2005
 Register Document No:- 509/2005
 Stamp Duty Paid of Rs.:10,000/-
 Registered Charges of Rs.: 9,990/-

2) Transaction for Year 2005 :-

Nature of Transaction:- Development Agreement

Actual Value of Rs. 8,75,000/-

Market Value of Rs. 8,75,000/-

Description of Property :- Survey No. 42, Plot No.2 to 11 Admeasuring Area. 3831.41 Sq. Mtrs. Out Of Salable Area 816.35Sq. Mtrs. Situated at Mouje BELVALI Tal -Ambernath Dist-Thane.

1)M/s. Siddheshwar Homes Through Proprietor
 Shri. Harishchandra Madhukar Shinde
 2)Vasundhara Co. Op. Hou. So. Ltd.Through
 Chairman Shri. Ganesh Yashvantrao Mone

Owners

A N D

M/s. Amey Enterprises Through Proprietor
 Shri. Jagdish Lakhmichand Mohnani

Developers

Date of Execution :- 18/02/2005
 Date of Registration :- 18/02/2005
 Register Document No:- 731/2005
 Stamp Duty Paid of Rs.:26,250/-
 Registered Charges of Rs.: 8,750/-

3) Transaction for Year 2008 :-

Nature of Transaction:- Development Agreement

Actual Value of Rs. 5,23,500/-

Market Value of Rs. 5,23,500/-

Description of Property :- Survey No. 42, Plot No.2 to 11 Admeasuring Area. 3831.41 Sq. Mtrs. Out Of Salable Area 486.09 Sq. Mtrs.Situated at Mouje BELVALI Tal -Ambernath Dist-Thane.

1)M/s. Shree Siddheshwar Homes Through Partner
 Shri. Harishchandra Madhukar Shinde
 2)M/s. Vasundhara Co.Op.So.Ltd.
 Belavali Through Chairman
 Shri. Ganesh Yashvantrao Mone

Owners

A N D

M/s. Sadguru Construction Through Partner
 Shri. Ravindra Kanhu Karale

Developer

Date of Execution :- 31/01/2008
 Date of Registration :- 31/01/2008
 Register Document No:- 829/2008

MR. SATISH ANAND FARAD

SEARCHER

Office At:- Vikas Smruti, Ward No. 4, Kalanagar, Vangani (E) Tal-
Ambernath Dist- Thane

Ref.

Date:- 14/12/2015

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4) Transaction for Year 2008 :-**Nature of Transaction:-** Development Agreement**Actual Value of Rs.** 8,25,000/-**Market Value of Rs.** 8,25,000/-

Description of Property :- Survey No. 42, Plot No. 2 to 11 Admeasuring Area.
3831.41 Sq. Mtrs. Out Of Salable Area 486.09 Sq. Mtrs. Situated at Mouje
BELVALI Tal -Ambernath Dist-Thane.

1) M/s. Shree Siddheshwar Homes Through Partner

Shri. Harishchandra Mdhukar Shinde

2) M/s. Vasundhara Co. Op. So. Ltd.

Belavali Through Chairman

Shri. Ganesh Yashvantrao Mone

Owners

AND

M/s. Sadguru Construction Through Partner

Shri. Ravindra Kanhu Karale

Developer

Date of Execution :- 31/01/2008**Date of Registration :-** 31/01/2008**Register Document No:-** 830/2008**Stamp Duty Paid of Rs.:-** 8,250/-**Registered Charges of Rs.:-** 8,250/-**5) Transaction for Year 2008 :-****Nature of Transaction:-** Power Of Attorney**Actual Value of Rs.** 0.00/-**Market Value of Rs.** 0.00/-

Description of Property :- Survey No. 42, Plot No. 2 to 11 Admeasuring Area.
3831.41 Sq. Mtrs. Out Of Salable Area 486.09 Sq. Mtrs. & 334 Sq. Mtrs. Situated
at Mouje BELVALI Tal -Ambernath Dist-Thane.

1) M/s. Shree Siddheshwar Homes Through Partner

Shri. Harishchandra Mdhukar Shinde

2) M/s. Vasundhara Co. Op. So. Ltd.

Belavali Through Chairman

Shri. Ganesh Yashvantrao Mone

Principle

AND

M/s. Sadguru Construction Through Partner

Shri. Ravindra Kanhu Karale

Power Of Attorney Holder

Date of Execution :- 31/01/2008**Date of Registration :-** 31/01/2008**Register Document No:-** 831/2008**Stamp Duty Paid of Rs.:-** 100/-**Registered Charges of Rs.:-** 100/-

Search Receipt No:- 000014441
Search Application No:- 14441/2015

HENCE THIS SEARCH REPORT

Date : 14/12/2015

Place: Badlapur

Searcher

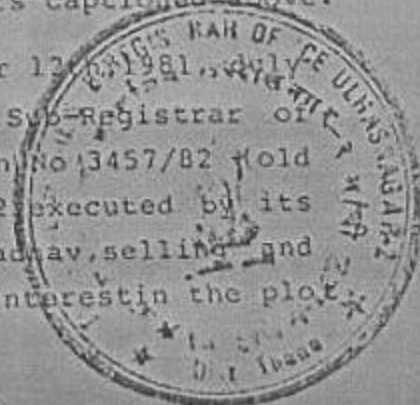
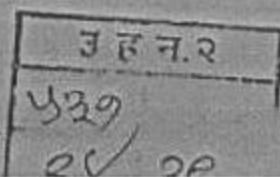
SATISH A. FARAD
Vikas Smruti, Ward No.4, Vangani (E)
Tal. Ambemath, Dist. Thane

Note :-

At the time of taking search it was found that

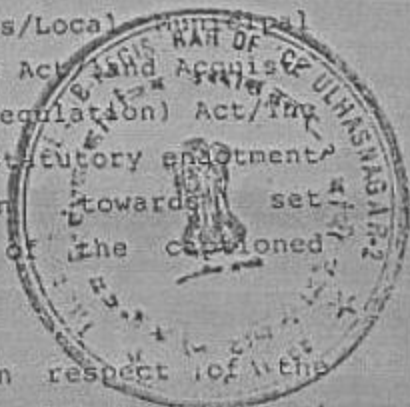
- Pages of some of the Index II Register, were in torn condition and some of the pages were in lost condition.
- No Index is kept for power of attorney at the office hence, the said report is excluding the entry of any power of attorney.
- The Index II from 2002 to 2015 is not properly binded hence the report is also subject to said condition, search is taken as per available record.
- This Property is developed and many flat sale agreement was registered in Sub-registrar Office of Ulhasnagar-2 during 2011 to 2015, entry of Flat Sale Agreement is not mentioned in this Search Report.

1. The Deed of Conveyance dated November 12th 1981, duly Registered in the office of the Sub-Registrar of Assurances at Ulhasnagar, Under Regn.No 3458/82 (old Regn.No 3795/81) on 30-10-1982, executed by its erstwhile owners Barkoo Ganpat Mengal and Sitabai Jayaram Lawate and interests in the plot of land bearing S.No.41, H.No.2(pt), admeasuring by area 2512 25 Square Yards, Situate at Village Belavali, Taluka: Ambernath, together with the Vacant and peaceful possession and easementary rights thereof in favour of the Owners captioned above.
2. The Deed of the Conveyance dated June 28th,1982 duly Registered in the office of the Sub-Registrar of Assurances at Ulhasnagar, Under Regn No 971(old Regn No 2345) on 21-3-1984, executed by its erstwhile Owners Tukaram Nana Raut & ors, Selling and Conveying all their rights,title and interest in the plots of land bearing No.2 To 11 along with the Road and Garden land Rights, admeasuring in all 4582.26 sq.Yards, situate in the layout of S.No.42, of village Belavali, Taluka : Ambernath: together with the Vacant and peaceful possession and easementary rights thereof in favour of Owners captioned above.
3. The Deed of Conveyance dated November 12th.1981, duly Registered in the office of the Sub-Registrar of Assurances at Ulhasnagar, Under Regn.No. 3650/82 (old Regn. No. 3794/81) on 21-3-1984, executed by its erstwhile owner Maruti Kalu Mangal selling and conveying all his rights,title and interest in the plots of land bearing No 1,2 &3, admeasuring in all 2018 sq. yards,situate in the layout of S.No.45 H.No.2(Pt) of village Belavali, Taluka: Ambernath. together with the vacant and peaceful possession and easementary rights thereof in favour of the Owners captioned above.
4. The Deed of Conveyance dated November 12th.1981, duly Registered in the office of the Sub-Registrar of Assurances at Ulhasnagar under Regn.No 3457/82 (old Regn. No. 3787/81) on 30-12-1982, executed by its erstwhile owner Kashibai Laxman Jadhav, selling and conveying all her right, title and interest in the plot.



of land bearing S No.45, H.No.2(Pt),admeasuring 272.4 square Yards at Village Belavali, Tal: Ambernath, together with the vacant and peaceful possession and easementary rights thereof in favour of the owners captioned above.

- 511 The relevant Index-II certificate, issued by the Sub-Registrar of Assurances at Ulhasnagar, in respect of all the captioned properties.
6. Copies of the Sale permission U/S 26(1) of The Urban Land (ceiling & Regulation) Act 1976, dated 7-10-1981 22-4-1982 etc. permitting the above sales and transfer of the captioned properties to the Owners.
7. Copies of the N.A. Permission dated 18-10-1982; 14-3-1983; 23-5-1983 etc, issued by the office of the Tehsildar Ulhasnagar granting Non Agricultural permission and approval to the accompanying lay out in respect of the captioned properties for residential use thereof.
- 811 The relevant land extracts like 7/12, Fer Far etc and the revenue records of all the captioned properties.
- 9 Sanction of the Construction plan dated 5-8-1986 etc issued to the owners by Kalyan Municipal Corporation
- 10 Copies of the Title Certificate dated 22-12-1981 issued by Advocate V.S. Bhamane Title Certificate dated 18-3-1987 issued by Shri Ashok Timir Khandally Advocate and Government Pleader, Kalyan, certifying the marketable title of the above referred properties.
- 11 The Declaration submitted by the Owners and further enquiry discloses that the Owners till date has not received any notice/requisitions/acquisitions from any Government bodies/Authorities/Local Municipal Council under the Epidemic Diseases Act and Acquisition Act/The Urban Land Ceiling & Regulation) Act/The Defence of India Act or any other statutory enactment or any intimation/notification towards setting back/declaration as Green Belt of the captioned properties.
- 12 Search Report dated 20-7-1998 in respect of the Search taken in the office of the Sub-Registrar of Assurances at Ulhasnagar and Kalyan for last 47 years i.e. 1952 to 1998 of all the captioned properties.



13 The Development Agreement dated November 22nd, 2000 and the Irrevocable General Power of Attorney dated November 24th, 2000 executed by the Owners in pursuance of its special General Annual Body Meeting held on November 19th, 2000, in favour of the captioned Developers, permitting and authorising the said Developers to develop and sale the captioned properties in terms recorded and incorporated therein.

THIS IS TO CERTIFY THAT on perusal of the abovementioned documents, records and Search Report, I am of the opinion that the title of the Owners to the captioned properties, more particularly described in SCHEDULE - A, SCHEDULE - B AND SCHEDULE - C hereunder written is clear, marketable and free from all encumbrances and reasonable doubts of whatsoever nature.

SCHEDULE - A OF THE PROPERTY

ALL THOSE PIECE AND PARCEL OF NON AGRICULTURAL LAND situate in the lay out of S.No.41 H.No.2(Part) totally admeasuring 2512.25 square Yards equivalent to 2100.58 Square Meters of village Belavali, within the limits of Kulgaon Municipal Council, Taluka and Registration Sub-District of Ambernath, Dist Thane and bounded as follows.

EAST : Land bearing Survey No.41 Hissa No.34
WEST : 100' Wide Road
SOUTH : Land bearing S.No.41, Hissa No.8
NORTH : Land bearing S.No.41, H.No.91

together with all easementary rights thereto.

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SCHEDULE - B OF THE PROPERTY

ALL THOSE PIECE AND PARCEL OF NON AGRICULTURAL LAND situate in the layout of S.No.42, H.No. 2 to 11 along with the Road and Garden Rights totally admeasuring about 4532 26 Square Yards equivalent to 3831.39 sq. Meters of Village Belavali, within the limits of Kulgaon Municipal Council, Taluka and Registration Sub-District of Ambernath, Dist Thane and bounded as follows.

EAST : Land bearing S.No.37
WEST : 100 Wide Road.
SOUTH : Land bearing S.No. 37
NORTH : Land bearing S.No. 41

together with all easementary rights thereto



SCHEDULE - C OF THE PROPERTY

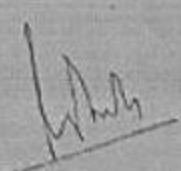
ALL THOSE PIECE AND PARCEL OF NON AGRICULTURAL AND situate in the lay out of S.No.45 H.No.2(part) admeasuring 2018 square Yards and 272.4 Square Yards i.e. totally admeasuring 2290.4 square Yards equivalent to 1915.08 sq Meters of village Belavali, within the limits of KULGAON Municipal Council, Taluka, and Registration Sub-District of

Ambernath, Dist: Thane and bounded as follows:

EAST	:	Land bearing S.No.48
WEST	:	100' Wide Road.
SOUTH	:	Land bearing S.No.41
NORTH	:	Land bearing S.No.46

together with all easementary rights thereto

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R.K.GHOSH
ADVOCATE.

