

MR. D. B. SINGH

SERACH CLERK

A-1, Suraj Building, Behind Vaishali Theatre, Sarvodaya Nagar,
Badlapur (W), Tal Ambarnath, Dist Thane.

KRN-116/13

Date: 15.02.2013

To,
Mr. Kishor Ramesh Nemade
Advocate High Court,
A-3, Neelkanth Building,
Behind Vaishali Theatre, Sarvodaya Nagar,
Badlapur (W), Tal Ambarnath, Dist Thane.

I have been requested to carry out Search in respect of the following
description of property from Sub - Registrar office Ulhasnagar - 2.

SEARCH REPORT

DESCRIPTION OF PROPERTY

- | | | | |
|-----|------------|---|-----------------|
| (a) | SURVEY NO. | : | 38 |
| (b) | HISSA NO. | : | 9 |
| (c) | GUT NO. | : | 83 |
| (d) | AREA | : | 3300SQ.MTRS |
| (e) | VILLAGE | : | VANGANJ |
| (f) | TAL - DIST | : | AMBARNATH-THANE |
| (g) | SEARCH | : | 1984 to 2013 |

Further, on the aforesaid basis, I have carried out necessary search for
last 30 years viz, year 1984 to 2013, from the office of Sub - Registrar of
Assurance of Ulhasnagar, as under.

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SEARCH OF INDEX II - YEAR 1984 TO 2013 (30 YEARS)

1984	NOT AVAILABLE
1985	NOT AVAILABLE
1986	NOT AVAILABLE
1987	NOT AVAILABLE
1988	NOT AVAILABLE
1989	NOT AVAILABLE
1990	NOT AVAILABLE
1991	NO TRANSACTION
1992	NO TRANSACTION
1993	NO TRANSACTION
1994	NO TRANSACTION
1995	NO TRANSACTION
1996	TRANSACTION
1997	NO TRANSACTION
1998	NO TRANSACTION
1999	NO TRANSACTION
2000	NO TRANSACTION
2001	NO TRANSACTION
2002	TRANSACTION
2003	NO TRANSACTION
2004	NO TRANSACTION
2005	NO TRANSACTION
2006	NO TRANSACTION
2007	NO TRANSACTION
2008	NO TRANSACTION
2009	NO TRANSACTION
2010	NO TRANSACTION
2011	NO TRANSACTION
2012	TRANSACTION
2013	NOT READY

1. At the time of taking search it was found that

- (a) The Index II, Register 1984 to 1990 were not available.
- (b) Pages of some of the Index II, Register i.e. 1991 to 2001, were in torn condition and some of the pages were in lost condition, therefore search was taken from the available records only.
- (c) The Index II Register 2013 is not ready/binding there are misc bundle of Index II of 2013, therefore search was taken from the available records only.

- (d) The Entry in the Index II, year 1996, of Conveyance Deed dated 21.06.1996, executed by **SOU. MANGALA GHANSHYAM NATU** in favour of **NALANDA CO-HOUSING SOCIETY** is proposed ~~society~~ and (1) **SOU. MADHUBALA MADHUSUDANAN NAIR**, (2) **SOU. RAJESHWARI AMMA KRISHNAN NAIR** (3) **SHRI. NURANI SHESHADRI HARIHARAN** (4) **SHRI. RAJESH JANESHWAR TYAGI** (5) **SHRI. ASHOK JAGATSINGH TYAGI** (6) **SHRI. LAXMAN VITTHALRAO WAGHMARE** (7) **SHRI. POPAT LALJI THORAT** (8) **SHRI. BHIMRAO LAXMAN KAMBLE** alias **BAVDEKAR** (9) **SHRI. KOUTIK SHIVRAM BASTE** (10) **SHRI. RAMESH KOUTIKRAO SONAWANE**, duly registered on the same date under serial No. 1649/1996 at Sub - Registrar office Ulhasnagar.
- (c) The Entry in the Index II, year 2002 of an agreement dated 15.03.2002, executed by **SHRI. NURANI SHESHADRI HARIHARAN** in favour of **SOU. POOJA SANJAY DHOTRE**, duly registered at Sub - Registrar office Ulhasnagar - 2, on the same date under serial No. 978/2002 in respect of his 1/10 share.
- (d) The Entry in the Index II, year 2002 of an agreement dated 12.09.2002, executed by **SHRI. KOUTIK SHIVRAM BASTE** in favour of **SHRI. JAYWANT BHIKAJI JADHAV**, further the said agreement is duly registered at Sub - Registrar office Ulhasnagar - 2, on the same date under serial No. 3648/2002, in respect of his 1/10 share.
- (f) The Entry in the Index II, year 2012 of Development Agreement dated 02.01.2012, executed by **NALANDA CO-HOUSING SOCIETY** (proposed) through its Member (1) **SOU. MADHUBALA MADHUSUDANAN NAIR**, (2) **SOU. RAJESHWARI AMMA KRISHNAN NAIR**, (3) **SHRI. NURANI SHESHADRI HARIHARAN**, (4) **SHRI. RAJESH JANESHWAR TYAGI**, (5) **SHRI. ASHOK JAGATSINGH TYAGI**, (6) **SHRI. LAXMAN VITTHALRAO WAGHMARE** (7) **SHRI. POPAT LALJI THORAT** (8) **SHRI. BHIMRAO LAXMAN KAMBLE** alias **BAVDEKAR**, (9) **SHRI. KOUTIK SHIVRAM BASTE** (10) **SHRI. RAMESH KOUTIKRAO SONAWANE**, as the owners and (1) **SOU. POOJA SANJAY DHOTRE**, (2) **SMT. PUSHPA JAYWANT JADHAV**, (3) **SOU. AMRAPALI SUNIL SHELAR**, (4) **KUMARI. DEEPLAI JAYWANT JADHAV**, (5) **SOU. SONALI KALPESH TILAWAT**, (6) **SHRI. AJAY JAYWANT JADHAV** as the confirming party in favour of the M/S. PRIME DEVELOPERS, through its Partners (1) **SHRI. SANJAY VITHALBHAI THAKRANI**, (2) **SHRI. SANJAY DHONDU**

BORGAONKAR. duly registered on the same dated under serial No. UHN - 2 - 00029/2012.

- (g) The Entry in the Index II, year 2012 of Power of Attorney dated 02.01.2012, executed by owners **NALANDA CO-HOUSING SOCIETY (proposed)** through its Member (1) **SOU. MADHUBALA MADHUSUDANAN NAIR**, (2) **SOU. RAJESHWARI AMMA KRISHNAN NAIR**, (3) **SHRI. NURANI SHESHADRI HARIHARAN**, (4) **SHRI. RAJESH JANESHWAR TYAGI**, (5) **SHRI. ASHOK JAGATSINGH TYAGI**, (6) **SHRI. LAXMAN VITTHALRAO WAGHMARE** (7) **SHRI. POPAT LALJI THORAT** (8) **SHRI. BHIMRAO LAXMAN KAMBLE** alias **BAVDEKAR**, (9) **SHRI. KOUTIK SHIVRAM BASTE** (10) **SHRI. RAMESH KOUTIKRAO SONAWANE**, in favour of **M/S. PRIME DEVELOPERS**, through its Partners (1) **SHRI. SANJAY VITHALBHAI THAKRANI**, (2) **SHRI. SANJAY DHONDU BORGAONKAR.** duly registered on the same dated under serial No. UHN - 2 - 00030/2012.

Your faithfully,
Mr. D.B. Singh


Search Clerk

K. R. NEMADE
ADVOCATE HIGH COURT

A-3, Ground Floor, Neelkanth Building, Behind Vaishali
Theatre, Sarvodaya Nagar, Badlapur (W), Tal Ambarnath, Dist
Thane.

Cont Nos : 9320674642/ 9730225718,
Email - nemadekishor@yahoo.co.in

KRN-116/13

Date: 15.02.2013

TITLE CERTIFICATE

Ref:- In respect place and parcel of Plot of land bearing Survey No. 38, Hissa No. 9, Gut No. 83, area admeasuring 3300sq.mtrs, lying and situated at Village Vangani, Taluka Ambarnath, Dist Thane within the limits of the Vangani Grapampanchyat as also within the Registration limits of the Sub - Registrar of Assurance Ulhasnagar II and District Thane.

I have been requested to carry out Search and give my opinion on the marketability of the Title of the above subject property. For this purpose I have been provided with certain documents on Title and information.

Further, on the aforesaid basis, I have carried out necessary search for last 30 years viz, year 1984 to 2013, maintained in the office of Sub - Registrar of Assurance of Ulhasnagar and for that the necessary charges has been paid with the office of Sub - Registrar of Assurance of Ulhasnagar.

I have examined the documents placed in my hands, as such, on the basis of the above my opinion is as under:-

Further NALANDA CO-HOUSING SOCIETY is proposed society and (1) SOU. MADHUBALA MADHUSUDANAN NAIR, (2) SOU. RAJESHWARI AMMA KRISHNAN NAIR (3) SHRI. NURANI SHESHADRI HARIHARAN (4) SHRI. RAJESH JANESHWAR TYAGI (5) SHRI. ASHOK JAGATSINGH TYAGI (6) SHRI. LAXMAN VITTHALRAO WAGHMARE (7) SHRI. POPAT LALJI THORAT (8) SHRI. BHIMRAO LAXMAN KAMBLE alias BAVDEKAR (9) SHRI. KOUTIK SHIVRAM BASTE (10) SHRI. RAMESH KOUTIKRAO SONAWANE, are the members of the said society and they are the recorded Owners of the following piece and parcel of open Agriculture land of Village Vangani, Taluka Ambarnath, Dist Thane within the jurisdiction of Vangani Grampanchyat and within the limits of Registration District of the Thane and the Sub-Registration District of Ulhasnagar - 2 and more particularly described in the Schedule written hereunder for the sake of brevity referred to as the "SAID PROPERTY".

VILLAGE	SURVEY NO.	HISSA NO.	GUT NO.	AREA	AKAR
Village Vangani, Taluka Ambarnath, Dist Thane	38	9	83	33 Gunthe i.e 3993sq.yard s i.e 3300sq.mtr	1-11

Further the said Owners NALANDA CO-HOUSING SOCIETY is proposed society and (1) SOU. MADHUBALA MADHUSUDANAN NAIR, (2) SOU. RAJESHWARI AMMA KRISHNAN NAIR (3) SHRI. NURANI SHESHADRI HARIHARAN (4) SHRI. RAJESH JANESHWAR TYAGI (5) SHRI. ASHOK JAGATSINGH TYAGI (6) SHRI. LAXMAN VITTHALRAO WAGHMARE (7) SHRI. POPAT LALJI THORAT (8) SHRI. BHIMRAO LAXMAN KAMBLE alias BAVDEKAR (9) SHRI. KOUTIK SHIVRAM BASTE (10) SHRI. RAMESH KOUTIKRAO SONAWANE, have purchased the said property from SOU. MANGALA GHANSHYAM NATU by a Conveyance Deed dated 21.06.1996 duly registered on the same date under serial No. 1649/1996 at Sub - Registrar office Ulhasnagar.

Further One of the Co - Owner, SHRI. NURANI SHESHADRI HARIHARAN by an agreement dated 15.03.2002 sold his 1/10 share of the said property to SOU. POOJA SANJAY DHOTRE, further the said agreement is duly registered at Sub - Registrar office Ulhasnagar - 2, on the same date under serial No. 978/2002.

Further one of the Co - Owner, **SHRI. KOUTIK SHIVRAM BASTE** by an agreement dated 12.09.2002, sold his 1/10 share of the said property to **SHRI. JAYWANT BHIKAJI JADHAV**, further the said agreement is duly registered at Sub - Registrar office Ulhasnagar - 2, on the same date under serial No. 3648/2002, further the said **SHRI. JAYWANT BHIKAJI JADHAV** has expired on 29.10.2009 and (1) **SMT. PUSHPA JAYWANT JADHAV** (2) **SOU. AMRAPALI SUNIL SHELAR**, (3) **KUMARI. DEEPLAI HAYWANT JADHAV** (4) **SOU. SONALI KALPESH TILAWAT**, (5) **SHRI. AJAY JAYWANT JADHAV**, are his legal heirs.

Further the said **NALANDA CO-HOUSING SOCIETY (proposed)** through its Member (1) **SOU. MADHUBALA MADHUSUDANAN NAIR**, (2) **SOU. RAJESHWARI AMMA KRISHNAN NAIR**, (3) **SHRI. NURANI SHESHADRI HARIHARAN**, (4) **SHRI. RAJESH JANESHWAR TYAGI**, (5) **SHRI. ASHOK JAGATSINGH TYAGI**, (6) **SHRI. LAXMAN VITTHALRAO WAGHMARE** (7) **SHRI. POPAT LALJI THORAT** (8) **SHRI. BHIMRAO LAXMAN KAMBLE** alias **BAVDEKAR**, (9) **SHRI. KOUTIK SHIVRAM BASTE** (10) **SHRI. RAMESH KOUTIKRAO SONAWANE**, as the owners and (1) **SOU. POOJA SANJAY DHOTRE**, (2) **SMT. PUSHPA JAYWANT JADHAV**, (3) **SOU. AMRAPALI SUNIL SHELAR**, (4) **KUMARI. DEEPLAI JAYWANT JADHAV**, (5) **SOU. SONALI KALPESH TILAWAT**, (6) **SHRI. AJAY JAYWANT JADHAV** as the confirming party by a Development Agreement dated 02.01.2012, duly registered on the same dated under serial No. UHN - 2 - 00029/2012, granted the Development Rights of the said property, in favour of the **M/S. PRIME DEVELOPERS**, through its Partners (1) **SHRI. SANJAY VITHALBHAI THAKRANI**, (2) **SHRI. SANJAY DHONDU BORGAONKAR**.

Further the said owners, **NALANDA CO-HOUSING SOCIETY (proposed)** through its Member (1) **SOU. MADHUBALA MADHUSUDANAN NAIR**, (2) **SOU. RAJESHWARI AMMA KRISHNAN NAIR**, (3) **SHRI. NURANI SHESHADRI HARIHARAN**, (4) **SHRI. RAJESH JANESHWAR TYAGI**, (5) **SHRI. ASHOK JAGATSINGH TYAGI**, (6) **SHRI. LAXMAN VITTHALRAO WAGHMARE** (7) **SHRI. POPAT LALJI THORAT** (8) **SHRI. BHIMRAO LAXMAN KAMBLE** alias **BAVDEKAR**, (9) **SHRI. KOUTIK SHIVRAM BASTE** (10) **SHRI. RAMESH KOUTIKRAO SONAWANE**, also for carrying out the construction of the said property executed a Power of Attorney dated 02.01.2012, duly registered on the same dated under serial No. UHN - 2 - 00030/2012, in favour of the **M/S. PRIME DEVELOPERS**, through its Partners (1) **SHRI. SANJAY VITHALBHAI THAKRANI**, (2) **SHRI. SANJAY DHONDU BORGAONKAR**.

Further the said **M/S. PRIME DEVELOPERS** is Partnership Firm duly formed on 19.12.2011 by and between (1) **SHRI. SANJAY VITHALBHAI THAKRANI**, (2) **SHRI. BHARAT GOVIND VASANI** (3) **SHRI. SANJAY DHONDU BORGAONKAR** (4) **SHRI. VIOND AMBALAL PATEL** (5)

SHRI. JOHN MATHEW (6) SHRI. BHARAT PRAHALAD SHAH (7)
SHRI. DHIRAJ GOVIND PATEL (8) SOU. KALPANA NAVIN PATEL (9)
SOU. NEHA BHARAT VASANI (10) SHRI. DEEPAK DINESH SHAH
(11) SHRI. MANOJ AMRUTLAL FIFADRA.

I have inspected all the relevant documents relating to the Title of the said property i.e Plot of land bearing Survey No. 38, Hissa No. 9, Gut No. 83, area admeasuring 3300sq.mtrs, lying and situated at Village Vangani, Taluka Ambarnath, Dist Thane within the limits of the Vangani Grapampanchyat as also within the Registration limits of the Sub - Registrar of Assurance Ulhasnagar II and District Thane.

I hereby state and certify that, the title of **M/S. PRIME DEVELOPERS** in respect of said property is clear, marketable and free from reasonable doubts and encumbrances.

I further certify that **M/S. PRIME DEVELOPERS** have rights to develop and construct building on the aforesaid property in Accordance with the plans to be sanctioned and to sell and transfer the premises/flats/shops therein to the prospective purchasers.



K. R. Nemade
Advocate High Court