

K. R. NEMADE

ADVOCATE HIGH COURT

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

Cont Nos : 9320674642 / 9730225718

Email - nemadekishor@yahoo.co.in

KRN-104/2017

Date: 09.11.2017

TITLE CERTIFICATE

Ref:- In respect piece and parcel of Non - Agriculture Plot of land bearing Survey No. 45, Hissa No. 1/7, Plot No. 4, area admeasuring 319sq.mtrs, lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance Ulhasnagar II and IV 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, necessary search for last 30 years viz, year 1988 to 2017, maintained in the office of Sub - Registrar of Assurance of Ulhasnagar has been carried out by the Searcher.

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

Originally, **MR. RAGHUNATH GOPAL KOLHE**, was the owner of the piece and parcel of Non - Agriculture Plot of land bearing Survey No. 45, Hissa No. 1/7, Plot No. 4, area admeasuring 319sq.mtrs, lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance Ulhasnagar II and IV and District Thane, hereunder for the sake of brevity referred to as the "**SAID PROPERTY**".

K. R. Nemade

ADVOCATE

A-3, Neelkanth Bldg.,
Behind Vaishali Theater,

Further it appears that the said property is converted into Non - agriculture use vide order dated 05.08.1983, bearing no. REV.DESK.I.T.VII.NAP.SR.155 issued by Additional Collector, Thane.

Further it appears that by Conveyance Deed dated 11.04.1984 the said **MR. RAGHUNATH GOPAL KOLHE**, sold piece and parcel of Non - Agriculture Plot of land bearing Survey No. 45, Hissa No. 1/7, Plot No. 4, area admeasuring 319sq.mtrs, lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance Ulhasnagar II and IV and District Thane, in favour of **MR. SANJAY GAJANAN PANDIT**.

Further it appears that by mutation entry No. 406 dated 01.08.1984, the name of **MR. SANJAY GAJANAN PANDIT**, was recorded upon the 7/12 extract of the said property.

Further it appears that by Conveyance Deed dated 24.06.2015, the said **MR. SANJAY GAJANAN PANDIT**, sold piece and parcel of Non - Agriculture Plot of land bearing Survey No. 45, Hissa No. 1/7, Plot No. 4, area admeasuring 319sq.mtrs, lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance Ulhasnagar II and IV and District Thane, in favour of **(1) MR. PRABHAKAR ONKAR MALI (2) MRS. KALPANA PRABHAKAR MALI**, the said Conveyance Deed duly registered at Sub-Registrar Office Ulhasnagar - 2, on same date, under serial No. 5738/2015.

Further it appears that by mutation entry No. 3927 dated 06.08.2015, the name of **(1) MR. PRABHAKAR ONKAR MALI (2) MRS. KALPANA PRABHAKAR MALI**, was recorded upon the 7/12 extract of the said property.

Further it appears that **(1) MR. PRABHAKAR ONKAR MALI (2) MRS. KALPANA PRABHAKAR MALI**, by Development Agreement and Power of Attorney both dated 05.10.2017, granted the Development rights of the said subject property, piece and parcel of Non - Agriculture Plot of land bearing Survey No. 45, Hissa No. 1/7, Plot No. 4, area admeasuring 319sq.mtrs, lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance Ulhasnagar II and IV and District Thane, in favour of **M/S.RUHI ENTERPRISES** through its Partner **(1) MR. JAGDISH CHANDRAKANT KARALE (2) MR. SAJJAN MURLIDHAR**

GITE (3) MR. SWAPNIL MURLIDHAR GITE, the said Development Agreement and Power of Attorney duly registered at Sub-Registrar Office Ulhasnagar - 2, under serial No. 13094/2017 and 13095/2017.

I have inspected all the relevant documents relating to the Title of the said property i.e. of piece and parcel of Non - Agriculture Plot of land bearing Survey No. 45, Hissa No. 1/7, Plot No. 4, area admeasuring 319sq.mtrs, lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance Ulhasnagar II and IV and District Thane.

I hereby state and Certify that the title of the owner **((1) MR. PRABHAKAR ONKAR MALI (2) MRS. KALPANA PRABHAKAR MALI**, in respect of said property i.e. piece and parcel Non - Agriculture Plot of land bearing Survey No. 45, Hissa No. 1/7, Plot No. 4, area admeasuring 319sq.mtrs, lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance Ulhasnagar II and IV and District Thane, is clear marketable and free from reasonable doubts and encumbrances.

I further certify that **M/S.RUHI ENTERPRISES** through its Partner **(1) MR. JAGDISH CHANDRAKANT KARALE (2) MR. SAJJAN MURLIDHAR GITE (3) MR. SWAPNIL MURLIDHAR GITE**, have rights to develop and construct building on piece and parcel of Non - Agriculture Plot of land bearing Survey No. 45, Hissa No. 1/7, Plot No. 4, area admeasuring 319sq.mtrs, lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the limits of the Kulgaon Badlapur Municipal Council as also within the Registration limits of the Sub-Registrar of Assurance Ulhasnagar II and IV and District Thane, in accordance with the plans sanctioned and or to be sanctioned and to sell and transfer the premises/ flats/shops therein to the prospective purchasers.



K. R. Nemade.
Advocate High Court

K. R. Nemade
ADVOCATE

MR. YASHWANT P. JAMDARE

SERACH CLERK

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

Date: 09.11.2017

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 and
4.

SEARCH REPORT

DESCRIPTION OF PROPERTY

(a)	SURVEY NO	:	45
(b)	HISSA NO	:	1/7
(c)	PLOT NO	:	7
(d)	AREA	:	319SQ.MTRS
(e)	VILLAGE	:	BELAVALI
(f)	TAL - DIST	:	AMBARNATH - THANE
(g)	SEARCH	:	1988 to 2017

Further, on the aforesaid basis, I have carried out necessary search for
last 30 years viz, year 1988 to 2017, from the office of Sub - Registrar of
Assurance of Ulhasnagar, as under,

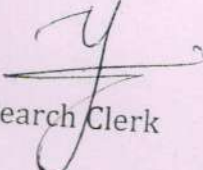
SEARCH OF INDEX II - YEAR 1988 TO 2017 (30 YEARS)

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	NO TRANSACTION
1997	NO TRANSACTION
1998	NO TRANSACTION
1999	NO TRANSACTION
2000	NO TRANSACTION
2001	NO TRANSACTION
2002	NO 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	NO TRANSACTION
2013	NO TRANSACTION
2014	NO TRANSACTION
2015	TRANSACTION
2016	NO TRANSACTION
2017	NOT READY

1. At the time of taking search it was found that
 - (a) The Index II, Register 1988 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

- (c) The Index II Register 2017 is not ready, there are misc bundle of Index II of year 2017, therefore search was taken from the available records only.
- (d) The Entry in the Index II of the year 2015, of Deed of Conveyance executed and Registered on 24.06.2015, at Sub-Registrar Office Ulhasnagar - 2, under serial No. 5738/2015, in respect of the said subject property executed by **MR. SANJAY GAJANAN PANDIT**, in favour of **(1) MR. PRABHAKAR ONKAR MALI (2) MRS. KALPANA PRABHAKAR MALI**.
- (e) The Entry in the Index II of the year 2017, of Development Agreement Executed and Registered on 05.10.2017, at Sub-Registrar Office Ulhasnagar - 2, under serial No. 13094/2017, in respect of the said subject property executed by **(1) (1) MR. PRABHAKAR ONKAR MALI (2) MRS. KALPANA PRABHAKAR MALI**, in favour of **M/S. RUHI ENTERPRISES** through its Partner **(1) MR. JAGDISH CHANDRAKANT KARALE (2) MR. SAJJAN MURLIDHAR GITE (3) MR. SWAPNIL MURLIDHAR GITE**.

Your faithfully,
MR. Y.P. Jamdare


Search Clerk