

Sahebrao Baburao Pawar
B.A., LL.B.
Advocate

Lower Peth, Near Gajanan Xerox, Igatpuri, Dist-Nashik.
Mob. 9822440844

Date : 10th Jun. 2021

SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERNED

1) Name of the Present Owner :

: D.B. Developers
Partners

Mr. Lalbahaddur Durga Vijay Singh

Mr. Vivek Lalbahaddur Singh

Both are R/o. Unit No. 9 and 10 XL Plaza,
3rd Floor, Near Jain Temple, IIT Main Gate
Pawai, Mumbai - 400076.

Subject : Search of City Survey Record and Index-II
Register, Sub-Registrar Office, Igatpuri.

Respected Sir,

I have personally taken the search of the City Survey
Record and Index-II register in the Office of Sub-Registrar, Igatpuri for
the year 1989 to 2021.

2. Description of property :

i) All that part and parcel of the Non-Agricultural Land **C.T.S. No.**
863/7 situated at within the limits of **Igatpuri Municipal Council,**
Igatpuri Town, Tal. Igatpuri, Dist - Nashik.

C.T.S. No.	Area Sq.mtrs.	Assessment Rs. Ps.
863/7	1670.57	400.93

ii) I have also taken search of the City Survey Record of the following mentioned documents.

3) Documents Produce Before me :

- 1) City Survey extract of CTS No. 863/7. for the year 1989 to 2021.
- 2) Mutation Entry No. 594, 1205, 1626, 1831, 2049.
- 3) Sale Deed No.116/2016, dt. 12/01/2016.
- 4) Commencement Certificate of Igatpuri Nagarparishad, Igatpuri.

4) Observation & Opinion :

It appears that M.E.No. 594 speaks that Mr. Lalitkumar Kisanlal Picha has sold this land to Mr. Vishwas Jankiram Vyawahare and Vinod Jankiram Vyawahare by registered Sale Deed. Therefore the name of Mr. Vishwas Jankiram Vyawahare and Vinod Jankiram Vyawahare enrolled in property card Igatpuri for the City Survey No. 863/7 and Mutation Certified by the Deputy Superintendent Land Record, Igatpuri.

It appears that M.E.No. 1205 speaks that Mr. Vinod Jankiram Vyawahare expired on 10/06/2010. Therefore the name of his heirs enrolled in property card and they are 1) Smt. Neelam W/o. Vinod Vyawahare, 2) Kum. Sanskruti D/o. Vinod Vyawahare. And Mutation Certified by the Deputy Superintendent Land Record, Igatpuri on dated 23rd August. 2010.

It appears that M.E.No. 1626 speaks that **Harmony Group, Directors - Rajendra H. Gala & others 3** has been purchased this land from Mr. Vishwas Jankiram Vyawahare and Smt. Neelam W/o. Vinod Vyawahare for herself & for Sanskruti D/o. Vinod Vyawahare as a natural guardian. And Mutation Certified by the Deputy Superintendent Land Record, Igatpuri on dated 19th Nov. 2013.

It appears that, by the Registered Sale Deed No. 116/2016, dt. 12/01/2016 Harmony Group & their Directors sold this land to the D.B. Developers for the consideration of Rs. 89,00,000/-.

It appears that M.E.No.1831 speaks that, M/s. D.B. Developers and their directors have purchased this land from Mr. Harmony Group & their Directors. Therefore, their names enrolled in property card as a owner. And same is mutated on 25/04/2016.

It appears that M.E.No.2049 speaks that, it appears that Mr. Lalbahaddur Durga Vijay Singh is one of the partner of D.B. Developers Partnership Firm applying to the Deputy Superintendent of Land Record Office, Igatpuri to delete the name of Mr. Tejas Nansi Rita one of the Ex-partner of the firm retired from partnership firm and also requested to enroll the name of Mr. Vivek Lalbahaddur Singh.

It appears that, Igatpuri Nagarparishad has permitted to build the building on CTS No. 863/7 by the letter No. BPA/00028/2016-17, dt. 16/06/2016.

I have also perused the Index-II Register in the office of Sub-Registrar, Igatpuri for the year 1989 to 2021 for 32 years by online search and I have not found any adverse entry and transaction is made about City Survey No.863/7 In the serch of Index-II Register, Sub-Registrar Office, Igatpuri. I have found that there is not created any

charge i.e. lease, and mortgage separately Therefore the property acquired Marketable Title.

I am in the opinion that this property is belongs to owners of this property as per property card and search taken in the office of Sub-Registrar Office, Igatpuri. This Search Report is given on the strength documents produce before me. and Search taken in the Sub-Registrar Office, Igatpuri, Search Fee receipt No.244/2021 dated - 11th January, 2021.

CERTIFICATE

This is to certify that, **D.B. Developers and their Partners**
1)Mr. Lalbahaddur Durga Vijay Singh, 2) Mr. Vivek Lalbahaddur Singh has obtained clear and Marketable Title to the land bearing Survey No. 863/7 area 1670.57 sq.mts. assessment Rs. 400.93 Ps. situated at Igatpuri City is free from encumbrances and beyond reasonable doubts and acquired marketable title.

Igatpuri.

Dt. 10th June, 2021



S.B. PAWAR

B.A., LL.B. ADVOCATE



न.स.नं. ३७२ हे. ७०२० १८८८
 न.स.नं. ८६३-८
 २०-१०
 ३१/१०/१९

संकेत-नाम सहारो सत्तर पुष्पि सत्तावन

१००-१२
 १००-१३
 ३७-८-२००७

[नानादेन रघुनाथ सांबेकर] यानें न.स.नं. ३७२ हे. ७०२०
 विनशोतीकडे सांगितल्याप्रमाणे न.स.नं. १-८-३२ पासून मंजूर झालेल्या देवा २०-१०-१९
 दे. ३० दे. पुष्पि सांबेकर १-८-३२ पासून मंजूर झालेल्या देवा २०-१०-१९
 या १/२ भागात झालेल्या बाबी परधान्या देण्यांत आले आहे.



जे. ए. १०१० ३३

वि.सं.अ.

१९८१
 १००० (नं) ६१५
 १९८१
 २०/१०/१९८१

का. म. १९५९ या पत्रात भाषांतरातून काढून घेतलेले न.स.नं. १९५९
 बाबतीत कायद्यानुसार व शा. स. या बाबतीत कायद्यानुसार विनयाकारांचे

वि.सं. अ. १९८१
 वि.सं. अ. १९८१
 वि.सं. अ. १९८१

Original
Date: 10/11/2011

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न. म. तारीख-२०,०००-१०-१०-सीए-९२
 न. म. तारीख-२०१, १-१-१०
 न. म. तारीख, क. ८६१६, दि. १६-१-२६;
 न. म. तारीख, क. २५३२२१-अ, दि. ४-१-६९.]

न. म. तारीख-११/१५
 न. म. तारीख-११/१५
 न. म. तारीख-२१ म.
 C. T. S. 21 m.

कोरी पत्रिका

		(धा) मि. म. नि. ल. म. वि. नो. द. व्यवहार कु. स. स्फु. ली. का. प. वि. नो. द. व्यवहार अ. पा. क. अ. वि. नि. ल. म. वि. नो. द. व्यवहार	पे. र. फ. अ. नो. द. १२०५/१० प्रमाणे: २३/१० उ. अ. भू. अ. इ. ग. त. पू. री
		(धा) मि. म. नि. ल. म. वि. नो. द. र. ज. ५ ए. वि. नो. द. अ. पा. क. अ. वि. नि. ल. म. वि. नो. द. मि. म. नि. ल. म. वि. नो. द. र. ज. ५ ए. वि. नो. द.	पे. र. फ. अ. नो. द. १६२१४१/११ १६/११/१३

न. म. तारीख-११/१५
 न. म. तारीख-११/१५
 न. म. तारीख-२१ म.
 C. T. S. 21 m.

रतरी नवकल
मुद्रालय
अप अभिज्ञात धर्म प्रदीपक
मुद्रालय