

TITLE REPORT

Property: - All the Piece or parcel of land bearing Plot No.1, Dombivli Co-Operative Housing Society Ltd., Survey No. A/1/1 & 91 B, C.T.S. No 11454, Tika No. 40, admeasuring 1075 sq.mtrs, Situated at Village – Ayre, Taluka - Kalyan, Dist – Thane and within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration Dist. Thane Sub-Registration. Kalyan.

With a view to investigate the title of **MR. MADHUKAR SHRIRANG KHANOLKAR** to the above described property. **MR. G. H. Jagtap** has taken searches in the offices of Sub-Registrar Kalyan for past 30 years i.e from 1983 to 2012 and given search Report on 24/01/2012. Further I have also perused the documents of title of the said property & refer to my Title Report dated 08/02/2012 & taken search for the Period from 2012-2016. i.e 4 years. On scrutiny of all my detailed report of the same is as under:-

Previously Dombivli Co-operative Housing Society Ltd. has acquired used land from gove. Village – Ayre, Taluka – Kalyan, Dist – Thane within the limits of kalyan Dombivli Municipal Corporation.

Thereafter wards Dombivli Co-Operative Housing Society Ltd. Has divided the said used land into various plots and allotted the said plots to their members.

Accordingly the said Plot No.1, Dombivli Co-operative Housing Society Ltd., Survey No. 91A/1/1 & 91 B, C.T.S. No. 11454, Tika No.40, admeasuring 1075 sq.mtrs., Situated at Village – Ayre, Taluka – Kalyan, Dist Thane has been allotted by Dombivli Co-operative Housing Society Ltd. To **MR. SHRIRANG RAGHUNATH PRABHU**.

Thereafter **MR. SHRIRANG RAGHUNATH PRABHU** expired leaving behind him legal heirs namely, 1) Mrs. Tarabai Shrirang Prabhu, 2) Mr. Prabhakar Shrirang Khanolkar, 3) Mr. Kamlakar Shrirang Khanolkar, 4) Mr. Madhukar Shrirang Prabhu, 5) Mr. Sudhakar Shrirang Prabhu, 6) Mrs. Mrudula Pundalik Sarnaik, 7) Mr. Shashukant Shrirang Prabhu.

Thereafter **MRS. TARABAI SHRIRANG PRABHU** expired leaving behind him legal heirs namely, 1) Mr. Prabhakar Shrirang Khanolkar 2) Mr. Kamalakar Shrirang Khanolkar, 3) Mr. Madhukar Shrirang Khanolkar 4) Mr. Sudhakar Shrirang Prabhu, 5) Mrs. Mrudul Pundalik Sarnaik, 6) Mrs. Shashikant Shrirang Prabhu.

Thereafter **MR. PRABHAKAR SHRIRANG KHANOLKAR** has expired leaving behind him legal namely, 1) Rajeev Prabhakar Khanolkar, 2) Sanjeev Prabhakar Khanolkr.

As such 1) Mr. Rajeev Prabhakar Khanolkar, 2) Mr. Sanjeev Prabhakar Khanolkar, 3) Mr. Kamalakar Shrirang Khanolkar, 4) Mr. Sudhakar Shrirang Prabhu, 5) Mrs. Mrudul Pundalik Sarnaik, 6) Mr. Shashikant Shrirang Prabhu 7) Mr. Madhukar Shrirang Khanolkar remained as sole owners of the said plot No.1, Dombivli co-operative Housing Society Ltd., Survey No.91 A/1/1 & 91 B, C.T.S.

No. 11454, Tika No. 40, admeasuring 1075 sq.mtrs., Situated at Village – Ayre,
Taluka – Kalyan, Dist – Thane.

Thereafter 1) Mr. Rajeev Prabhakar Khanolkar, 2) Mr. Sanjeev Prabhakar Khanolkar 3) Mr. Kamalakar Shrirang Khanolkar, 4) Mr. Sudhakar Shrirang Prabhu, 5) Mrs. Mrudul Pundalik Sarnaik, 6) Mr. Shashikant Shrirang Prabhu have Released their right from the above referred said property by various Released Deeds details of Released Deeds are given below :-

1 Mr. Rajeev Prabhakar Khanolkar released his right of the above property in favour of Mr. Madhukar Shrirang Khanolkar as per Release Deed Dated 06/05/2011 which is registered with Sub-Registrar Kalyan dated 06/05/2011 under Document No. 4777/2011.

2 Mr. Sanjeev Prabhakar Khanolkar released his right of the above property in favour of Mr. Madhukar Shrirang Khanolkar as per Release Deed Dated 31/05/2011 which is registered with Sub- Registrar Kalyan dated 01/06/2011 under Document No. 5704/2011.

3 Mr. Kamalakar Shrirang Khanolkar released his right of the above property in favour of Mr. Madhukar Shrirang Khanolkar as per Release Deed Dated 15/06/2011 which is registered with Sub-Registrar Kalyan dated 16/06/2011 under Document No. 6408/2011.

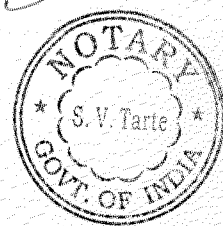
4 Mr. Sudhakar Shrirang Prabhu Through its power of Attorney Holder Mrs. Meena Sudhakar Prabhu released his right of the above property in favour of Mr. Madhukar Shrirang Khanolkar as per Release Deed Dated 13/09/2011 which is registered with Sub-Registrar Kalyan dated 13/09/2011 under Document No. 8165/2011.

5 Mr. Shashikant Shrirang Prabhu released his right of the above property in favour of Mr. Madhukar Shrirang Khanolkar as per Release Deed Dated 23/11/2011 which is registered with Sub-Registrar Kalyan dated 23/11/2011 under Document No. 1003/2011.

6 Mrs. Mrudul Pundalik Sarnaik Through its power Attorney Holder Mrs. Anagha Nitin Desai released her right of the above property in favour of Mr. Madhukar Shrirang Khanolkar as per Release Deed Dated 16/12/2011 which is registered with Sub-Registrar Kalyan dated 16/12/2011 under Document No. 10626/2011.

Thus Mr. Madhukar Shrirang Khanolkar is the absolute owner of the said property.

Thereafter Mr. Madhukar Shrirang Khanolkar has executed Development Agreement with M/s. Impressions a partnership firm through its partners Mr. Abhay. A. Kamat on 16/03/2012 registered with Sub-Registrar Kalyan -1 on even date under document No : 01836.



S. V. Tarte

B. Com. LL.B.

Advocate & Notary

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Thereafter, Mr. Madhukar Shrirang Khanolkar has executed Power of Attorney in favour of Mr. Abhay A. Kamat partner of Impression on 16/03/2016. Registered with Sub -Registrar Kalyan -1 on even date under document No. 01837.

In result I did not come across any adverse entry regarding this in the records indicating their transfer of ownership the above referred **Mr. Madhukar Shrirang Khanolkar** to any one else by way of sale, Mortgage, Gift, Will, Charity, Donation etc, except Development Agreement & Power of Attorney with M/s Impressions through its partner Abhay A. Kamat.

Under the circumstances, therefore in my opinion **Mr. Madhukar Shrirang Khanolkar** is a clear and marketable title without any encumbrances to the above described property, except Development Agreement & Power of Attorney with M/s Impression through its partner Abhay A. Kamat.

Date : 14.10.2016


S.V.TARTE
(Advocate & Notary)

