मौजे वसकाव ता. अंबरनाथ, जि. ठाणे येथील गांव नं,नं ८-अ (खाते उतारा)

खाते नंबर ६७७ खातेदाराचे नांव निला मनोहर रावकलाग व इतर ३

नमुना नं. ६ अगर ७ यातील नोंदिचा नं.	सर्वे नंबर हिस्सा नंबर	क्षेत्र		वसुल करावयाची रक्कम		
		लागवडीलायक हे आर	पोट खराब हे आर	आकार	लोकल फंड इनामावरील नुसकान	संयुक्त जमीनबाब
		खालसा (सरकारी)				
	६५/२/३	०-३५-८०	-	७-४४	—	
	८७१	०-३५-८०	—	७-४४	—	

अस्सल वर हुकूम खरी नक्कल दिली असे. दिनांक : २४/७/२०१२

तलाठी

तलाठी-खरवई

तालुका-अंबरनाथ

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव : शिरगांव तालुका : अंबरनाथ जिल्हा : ठाणे

भूमापन क्रमांक	भूमापन क्र. उपविभाग	भूधारण पध्दती
६५	२ अ	

शेतीचे स्थानिक नांव-

लागवडीयोग्य क्षेत्र	हेक्टर	आर	प्रती
.....	चा भी		
.....	४	००-००	
.....			
एकूण	४	००-००	
पोटखराब (लागवडी योग्या नसलेले)			
वर्ग (अ)	—	—	—
वर्ग (ब)			
एकूण	—	—	—
आकारणी	रुपये	पैसे	
जुडी किंवा विशेष आकारणी	७	४४	—
	—	—	—

भोगवटदाराचे नांव

५७० ७३६ ६४० ८८६ ७००८ २४०६ ३२०४

निला मनोहर खडकबाण
सिमा चंद्रशेखर गारकर
अर्चना चंद्रकांत शिंदे
आशुतोष मनोहर खडकबाण
८०५२

खाते क्रमांक : ६०७

कुळाचे नांव :

इतर अधिकार : ७४० ५७९

सिमा आणि भूमापन चिन्हे

गांव नमुना बारा (पिकांची नोंदवही)

वर्ष	हंगाम	पिकाखालीक क्षेत्राचा तपशील: मिश्र पिकाखालील क्षेत्राच: मिश्रणाचा संकेत क्रमांक	मिश्र पिकाखालील क्षेत्राच: जल सिंचित	मिश्र पिकाखालील क्षेत्राच: अजल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र: पिकाचे नांव	घटक पिके व प्रत्येकाखालील क्षेत्र: जल सिंचित	घटक पिके व प्रत्येकाखालील क्षेत्र: अजल सिंचित	निर्मळ पिकाखालील क्षेत्र: पिकाचे नांव	निर्मळ पिकाखालील क्षेत्र: जल सिंचित	निर्मळ पिकाखालील क्षेत्र: अजल सिंचित	लागवडीसाठी उपलब्ध नसलेली जमिन: स्वरुप	लागवडीसाठी उपलब्ध नसलेली जमिन: क्षेत्र	जलसिंचनाचे साधन	जमिन करणाऱ्याचे नांव	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
२०१२-१३											चा. भी.	४ ००-००		३	

अस्सल वर हुकूम खरी नक्कल दिली असे, तारीख : २६/०२/२०१३

तलाठी

तलाठी सजा -खरवई
ता.अंबरनाथ जि.ठाणे

Mr. Sanman N. Pathari
B.Com. LL.B.

ADVOCATE
HIGH COURT, MUMBAI

Shop No.4, Mathura Apt., Near Maruti Mandir, Gandhi Chowk, Kulgaon, Badlapur (East).

Ref. : SNP/26/2012-13 Date: 13/03/2013.

SEARCH REPORT

Reference:-

In respect of Non-Agricultural Land bearing Survey No.65, Hissa No. 2 A, admeasuring 4990 Sq. Mtrs., lying, being and situated at revenue Village Shirgaon, Taluka : Ambernath District: Thane, within the municipal precincts of the Kulgaon Badlapur Municipal Council as also within the registration limits of the Sub-Registrar of Assurances, Ulhasnagar.

I have taken search of the aforesaid property for the year 1984-2013 from the office of the Sub-Registrar of Assurances, Ulhasnagar-1, 2 & 3. I have gone through the available records and Index II registers kept in the said office for the period of 30 Years from the perusal of records the following details were found viz.

Year	Transaction	Year	Transaction
1984	Nil	1994	Nil
1985	Nil	1995	Nil
1986	Nil	1996	Nil
1987	Nil	1997	Nil
1988	Nil	1998	Nil
1989	Nil	1999	Nil
1990	Nil	2000	Nil
1991	Nil	2001	Nil
1992	Nil	2002	Nil
1993	Nil	2003	Nil

Transaction No.2:

Nature of Transaction	:	Irrevocable Power of Attorney.
Date of Execution	:	08.11.2012
Date of Registration	:	08.11.2012
Registration No	:	11827/2012
Executors	:	M/s. Shree Construction through their partners 1. Mr. Sachin Prabhakar Shanbhag 2. Mr. Satej Sanjay Dalal
Executants	:	1. Smt. Nila Manohar Khadakban 2. Mr. Ashutosh Manohar Khadakban 3. Smt. Smita Chandrashekhar Narkar 4. Smt. Archana Chandrakant Shinde.
Stamp Duty Paid	:	Rs. 500/-
Reg. Fees Paid	:	Rs. 100/-

Attached Govt. Fees paid vide Search Receipt No. 905/13 dated 05.03.2013

NOTE: While taking Search I have observed that a lot of index are missing even some of the books consisting of index are missing and therefore search in this respect thereof could not be carried out. Therefore this search report is subject to availability of records in the above referred offices.

Mr.Sanman N. Pathari
B.Com.L.L.B.
ADVOCATE,HIGH COURT,MUMBAI.
Roll No.MAH/1168/2012

V. B. Ghodvaidya
B.SC.(Hons.), D.A.M., LL.M.
Advocate High Court.

Off.: 105, Vikas Heights, Santoshimata Road, Kalyan (West). Tel.: 2322526, 2327447.
email.: vbghodvaidya@yahoo.co.in, Cell.: 9820677156.

Date: 22.03.2012

To
M/s. Shree Construction,
201/A, Ganesh Krupa Apartment,
Near Canara Bank, Bazarpeth,
Kulgaon Badlapur

TITLE CERTIFICATE

Reg : All that piece and parcel of land lying, being and situate at Village Shirgaon, Taluka Ambernath, District Thane within the limits of the Kulgaon Badlapur Municipal Council bearing Survey No. 65 Hissa No. 2A admeasuring 4990 sq. metres belonging to Sau. Neela Manohar Khadakban, Shri Ashutosh Manohar Khadakban, Sau.Smita Chandrashekhar Narkar and Sau.Archana Chandrakant Shinde.

Read:

1. Extract of 7/12

2. Relevent Mutation Entries

3. Order passed by the Dy. Collector and the Competent Authority, Ulhasnagar Urban Agglomeration, Thane bearing No. ULC/ULN/6(1)/SR- 5 + 23/ Shirgaon dated 31.04.1984.

4. Order passed by the Dy. Collector and the Competent Authority, Ulhasnagar Urban Agglomeration, Thane bearing No. ULC/ULN/6(1)/SR- 5 + 23/ Shirgaon dated 08.02.2011.

5. Non agricultural permission under No. Mahasul /K-1 /T-14/ NAP/ SR-96/2011 dated 14.08.2012

6. Building permission issued by Kulgaon Badlapur Municipal Council under No. KBNP / BP/ 2011-12/ 516-67 dated 03.06.2011 further revised under No. KBNP / BP/ 2012-13/ 1619-237 dated 22.10.2012

7. Development Agreement dated 08.11.2012 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under Serial No. 11826/2012 executed between Sau. Neela Manohar Khadakban and three others as the owners and M/s Shree Constructions as the Developers.

8. Search Report

On going through the above documents I am of the opinion that the title of the Owners to the aforesaid property is clear, marketable and free from encumbrances and doubts.

It further appears that by and under the Order passed by the Dy. Collector and the Competent Authority, Ulhasnagar Urban

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Agglomeration, Thane bearing No. ULC /ULN /6(1) / SR- 5 + 23/ Shirgaon dated 31.04.1984, the said entire property was declared as surplus land and the name of the Government of Maharashtra was mutated in the records of right as evidenced by mutation entry No. 2609. However since the land was in actual possession of the owners herein, by and under the order passed by the Dy. Collector and the Competent Authority, Ulhasnagar Urban Agglomeration, Thane bearing No. ULC /ULN /6(1) / SR- 5 + 23/ Shirgaon on 08.02.2011, the land is restored in the name of the owners herein as evidenced by mutation entry No. 3204 and the endorsement of the Government of Maharashtra is deleted.

It further appears that the said property is converted to non-agricultural use by and under the permission bearing No. Mahasul /K-1 /T-14/ NAP/ SR-96/2011 dated 14.08.2012 and further the Kulgaon Badlapur Municipal Council has issued Building permission under No. KBNP / BP/ 2011-12/ 516-67 dated 03.06.2011 which is further revised under No. KBNP / BP/ 2012-13/ 1619-237 dated 22.10.2012

It further appears that by and under a Development Agreement dated 08.11.2012 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under Serial No. 11826/2012 executed between Sau. Neela Manohar Khadakban and three others as the owners and M/s Shree Constructions as the Developers, the owners have granted the development rights in respect of the said property in favour of M/s Shree Constructions, a partnership firm.

It further appears that in terms of the orders, permissions and sanctions obtained under the provisions of the prevailing laws, enactments and statutes and in compliance thereof as well as in pursuance to the terms and conditions of the abovereferred agreement, M/s Shree Constructions is well and sufficiently entitled to the said property with the right and authority to develop the same and to sell the flats and units therein constructed.

The necessary search at the office to Sub-Registrar of Assurances at Ulhasnagar has been taken and the search reports do not reveal any adverse entry, which may fall in the category of encumbrances over the said property.

(V. B. GHODVAIDYA)
Advocate