

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-226/2017

Date: 01.03.2017

TITLE CERTIFICATE

Ref:- In respect piece and parcel of Plot of land bearing Survey No. 105A, Hissa No. 3P, Plot No. 15, area admeasuring 471.58 sq.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 1987 to 2016, 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. GANPAT TUKARAM GAIKWAD**, were the owners of the piece and parcel of Plot of land bearing Survey No. 105A, Hissa No. 3P, Plot No. 15, area admeasuring 471.58 sq.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**".

Further by Mutation Entry 407 dated 20.09.1964, said **MR. GANPAT TUKARAM GAIKWAD**, died leaving behind him 1. **MR. KACHARU**

K. R. Nemade
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Sarvodaya Nagar, Badlapur (W)
Mob.No. 9320674642

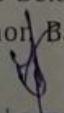
GANPAT GAIKWAD, 2. MR. DHONDU GANPAT GAIKWAD, 3. MR. MARUTI GANPAT GAIKWAD, 4. MR. SUKHADEV GANPAT GAIKWAD, 5. MR. RAMCHANDRA GANPAT GAIKWAD, 6. MRS. SARUBAI GOPAL JADHAV, 7. MRS. GANGUBAI VALKU GORE, as his legal heirs and the name of MR. KACHARU GANPAT GAIKWAD, mutated as HUF Karta of said property.

Further the said property converted into Non Agricultural use by Order of Collector Thane dated 19.03.1983, bearing No. REV/DESK-I/NAP-VII/IND/SR-472.

Further by Conveyance Deed dated 10.11.1983, the said MR. KACHARU GANPAT GAIKWAD, sold piece and parcel of Plot of land bearing Survey No. 105A, Hissa No. 3P, Plot No. 15, area admeasuring 471.58 sq.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. MORESHWAR LAXMAN DIWAN, the said Conveyance Deed duly registered at Sub-Registrar Office Ulhasnagar, under serial No. 3248/1983. Further by Mutation Entry No. 3260 dated 01.10.2010, said MR. MORESHWAR LAXMAN DIWAN, mutated as owner of said property.

Further by Conveyance Deed dated 07.04.2011, the said MR. MORESHWAR LAXMAN DIWAN and MR. TUKARAM BARKU MHATRE, sold piece and parcel of Plot of land bearing Survey No. 105A, Hissa No. 3P, Plot No. 15, area admeasuring 471.58 sq.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. SHRIKRISHNA ENTERPRISES through Partner MR. DHIRAJ NARAYANBHAI PATEL, the said Conveyance Deed duly registered at Sub-Registrar Office Ulhasnagar-2, under serial No. 3768/2011. Further by Mutation Entry No. 3427 dated 26.04.2011, said M/S. SHRIKRISHNA ENTERPRISES through Partner MR. DHIRAJ NARAYANBHAI PATEL, mutated as owner of said property.

Further by Conveyance Deed dated 24.02.2017, the said M/S. SHRIKRISHNA ENTERPRISES through Partner MR. DHIRAJ NARAYANBHAI PATEL, sold piece and parcel of Plot of land bearing Survey No. 105A, Hissa No. 3P, Plot No. 15, area admeasuring 471.58 sq.mtrs, lying and situated at Village Belavali, Taluka Ambarnath, Dist Thane within the limits of the Kulgaon Badlapur Municipal Council as


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also within the Registration limits of the Sub-Registrar of Assurance Ulhasnagar II and IV and District Thane, in favour of **M/S. OM SHIV ENTERPRISES** through Partner **1. MR. SOHAM PRAKASH KATE, 2. MR. BHARATKUMAR SHANTILAL JAIN**, the said Conveyance Deed duly registered at Sub-Registrar Office Ulhasnagar-4, under serial No. 221/2017.

Further the said **M/S. SHRIKRISHNA ENTERPRISES** through Partner **MR. DHIRAJ NARAYANBHAI PATEL**, executed Power of Attorney dated 24.02.2017, in respect of piece and parcel of Plot of land bearing Survey No. 105A, Hissa No. 3P, Plot No. 15, area admeasuring 471.58 sq.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. OM SHIV ENTERPRISES** through Partner **1. MR. SOHAM PRAKASH KATE, 2. MR. BHARATKUMAR SHANTILAL JAIN**, the said Power of Attorney duly registered at Sub-Registrar Office Ulhasnagar-4, under serial No. 222/2017.

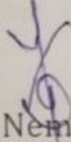
Further the said **M/S. OM SHIV ENTERPRISES** for carrying out the construction of the proposed building upon the aforesaid property has applied accordance with plans and specifications to Kulgaon - Badlapur Municipal Council and Kulgaon - Badlapur Municipal Council vide its letter dated **31.08.2015**, under serial No. **5334**, Unique No. **93**, approved and sanctioned and revised the plan and allotted the Commencement Certificate to them.

I have inspected all the relevant documents relating to the Title of the said property i.e. of piece and parcel of Plot of land bearing Survey No. 105A, Hissa No. 3P, Plot No. 15, area admeasuring 471.58 sq.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 **M/S. OM SHIV ENTERPRISES** in respect of said property i.e. piece and parcel of Plot of land bearing Survey No. 105A, Hissa No. 3P, Plot No. 15, area admeasuring 471.58 sq.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.


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I further certify that **M/S. OM SHIV ENTERPRISES**, have rights to develop and construct building on piece and parcel of Plot of land bearing Survey No. 105A, Hissa No. 3P, Plot No. 15, area admeasuring 471.58 sq.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

A-3, Neelkanth Bldg.,

Behind Vaishali Theater,

Sarvodaya Nagar, Badlapur (W)

Mob.No. 9320674642

MR. YASHWANT P. JAMDARE

SERACH CLERK

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

Date: 01.03.2017

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	:	105A
(b)	HISSA NO	:	3P
(c)	PLOT NO	:	15
(d)	AREA	:	471.58 SQ.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	2005	NO TRANSACTION
1989	NOT AVAILABLE	2006	NO TRANSACTION
1990	NO TRANSACTION	2007	NO TRANSACTION
1991	NO TRANSACTION	2008	NO TRANSACTION
1992	NO TRANSACTION	2009	NO TRANSACTION
1993	NO TRANSACTION	2010	NO TRANSACTION
1994	NO TRANSACTION	2011	TRANSACTION
1995	NO TRANSACTION	2012	NO TRANSACTION
1996	NO TRANSACTION	2013	NO TRANSACTION
1997	NO TRANSACTION	2014	NO TRANSACTION
1998	NO TRANSACTION	2015	NO TRANSACTION
1999	NO TRANSACTION	2016	NO TRANSACTION
2003	NO TRANSACTION	2017	NOT READY
2004	NO TRANSACTION		

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

- (a) The Index II, Register 1987 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 2016 and 2017 are not ready, there are misc bundle of Index II of year 2016 and 2017, therefore search was taken from the available records only.
- (d) The Entry in the Index II of the year 2011, of Conveyance Deed Executed and Registered on 07.04.2011, at Sub-Registrar Office Ulhasnagar - 2, under serial No. 3768/2011, in respect of the said subject property executed by **MR. MORESHWAR LAXMAN DIWAN and MR. TUKARAM BARKU MHATRE** in favour of **M/S. SHRIKRISHNA ENTERPRISES** through Partner **MR. DHIRAJ NARAYANBHAI PATEL**.
- (e) Verified the entry in the Index II of the year 2017, of Conveyance Deed dated 24.02.2017, duly registered at Sub-Registrar Office Ulhasnagar-4, under serial No. 221/2017, executed by **M/S. SHRIKRISHNA ENTERPRISES** through Partner **MR. DHIRAJ NARAYANBHAI PATEL**, in favour of **M/S.**

OM SHIV ENTERPRISES through Partner 1. MR. SOHAM PRAKASH KATE, 2. MR. BHARATKUMAR SHANTILAL JAIN, the said Conveyance Deed.

- (f) Verified the entry in the Index II of the year 2017, of Power of Attorney dated 24.02.2017, duly registered at Sub-Registrar Office Ulhasnagar-4, under serial No. 222/2017, executed by **M/S. SHRIKRISHNA ENTERPRISES through Partner MR. DHIRAJ NARAYANBHAI PATEL, in favour of M/S. OM SHIV ENTERPRISES through Partner 1. MR. SOHAM PRAKASH KATE, 2. MR. BHARATKUMAR SHANTILAL JAIN.**

Your faithfully,
MR. Y.P. Jamdare



Search Clerk