



Adv. RUCHA K. JOSHI

B.Com., LL.M.

Advocate - Bombay High Court

F-1, Sai Kutir CHS Ltd. First Floor, Near Post Office, Gandhi Chowk, Kulgaon, Badlapur (E) - 421 503, Dist. Thane.
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Date : 28/08/2023

TO WHOMSOEVER IT MAY CONCERN

TITLE REPORT

Introduction:

Under the instructions from M/s. Shree Ashtavinayak Indra that I submit my Title Report.

Description of Property:

All that piece and parcel of N.A. land, lying, being and situate at revenue Village: Vadavali, Taluka: Ambernath District: Thane.

Bearing :

City Survey No.	Area (Sq.mtr)
C.T.S. No.8774	570

Presently in the name/s of:

SHREE NALINI CO OP HOUSING SOCIETY LTD.

(with all right, title and interest therein) hereinafter for brief referred to as "the said property".

Document perused:

- Copy of Property card dtd.02/05/2023.
- Re-Development Agreement dated 24/08/2023 executed between Shree Nalini Co Op Housing Society Ltd. through its members as the owners of the one part and M/s. Shree Ashtavinayak Infra through its partners Mr. Praveen Shriram Rane, Mr. Narendrakumar Madhukar Rane as the Developers of the second part & Shree Nalini Co Op Housing Society Ltd. through committee members Chairman Mr. Vilas Dhananjay Shetye, Secretary Mr. Rajendra Ramchandra Puranik & Treasurer Mr. Liladhar Gopaldas Lad as the confirming party alongwith registration receipt issued by Sub-Registrar of Assurances, Ulhasnagar-2 under No.UHN2-11658/2023 dated 24/08/2023.

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iii. Irrevocable Power of Attorney dated 24/08/2023 executed by Shree Nalini Co Op Housing Society Ltd. through its members as the owners in favour of M/s. Shree Ashtavinayak Infra through its partners Mr. Praveen Shriram Rane, Mr. Narendrakumar Madhukar Rane as the Developers of the other part alongwith registration receipt issued by Sub-Registrar of Assurances, Ulhasnagar-2 under No.UHN2-11659/2023 dated 24/08/2023.

v. Copy of order issued by Assistant Registrar Co-operative Society, Ambernath bearing No.SANI/AMBERNATH/B-2/SHREE NALINI/PUNARVIKAS/PARVANGI ADESH/343/YEAR 2023 dated 27/04/2023.

vi) Search report given by searcher Satish A. Farad bearing GRN no.MH007196049202324E dtd.28/08/2023.

Period of Search:

From the year 1994 till 2023 (upto 28/08/2023)

Search was undertaken, by searcher in the records maintained at the Offices of Sub-Registrars of Assurances at Ulhasnagar-1, 2, & 4.

Observations:

During the search in the records my searcher has not come across any entry adverse to the title of the present owners and therefore the chain of title is complete.

By Deemed Conveyance dated 10/03/2022 Sandhya Arun Thakar, Susmita Suhas Chandekar, Anand Suhas Chandekar, Asha Suhas Chandekar as the owner through District Deputy Registrar of Collector of Thane of the one part and M/s. Annapurna Construction Company through its partner Ashok Pawar, Sunil Choudhary through District Deputy Registrar of Collector of Thane as the confirming party have conveyed, transferred all the rights of ownership of the said property alongwith structures standing thereon having 18 units in favour of Shree Nalini Co. Op Housing Society Ltd. And thereafter, the said society have followed necessary procedure and mutated their names in the property card and started enjoying the said property as absolute owner thereof.





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That the construction of the building is in dilapidated condition and requires huge repairs and therefore, all the society members have collectively passed resolution for re-development of the said property alongwith the building standing thereon and by re-development agreement dated 24/08/2023 all the members of Shree Nalini Co Op Housing Society Ltd. have granted re-development rights of said property unto M/s. Shree Ashtavinayak Infra. And necessary permission for re-development of the aforesaid property has been obtained from the office of Assistant Registrar, Co-operative society, Ambernath.

In view of the above it appears that in terms of the orders, permissions and sanctions obtained under the prevailing laws, enactments and statutes and in compliance thereof as well as in pursuance to terms and conditions of Re-Development Agreement, Power of Attorney referred to hereinabove, the said M/s. Shree Ashtavinayak Infra is well and sufficiently entitled to the said property with the right and authority to develop the same and to sale the flats, units, shops being construed therein to prospective purchasers after allotment of flats/units to the members of the owner society as per re-development agreement.

Opinion:

After careful study of the revenue records, search undertaken in the records kept at the Sub-Register's Office/s and foregoing, observations, I have no hesitation, whatsoever, in certifying that the title to the said property is absolutely "**CLEAR, MARKETABLE and FREE FROM ENCUMBRANCES**".

Hence this report is issued.

(Rucha Joshi)

Advocate

Encl.: Search Note.



MH007196049202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		Searcher
25 Aug 2023	Receipt	Receipt no.: 1113046838 SATISHA FARAD (Kas Smrut, Ward No.4, Vangani (E) Tal. Ambernath, Dist. Thane)
	Name of the Applicant :	SUNIL DASHIRATH SURDOME
	Details of property of which document has to be searched :	Dist :Thane Village :Vadavali S.No/CTS No/G.No. : 8774
	Period of search :	From :2013 To :2023
	Received Fee :	300
The above mentioned Search fee has been credited to government vide GRN no :MH007196049202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		

Searcher
SATISHA FARAD
(Kas Smrut, Ward No.4, Vangani (E)
Tal. Ambernath, Dist. Thane)

Mobile No:- 9822825660

MR. SATISH ANAND FARAD SEARCHER

Office At:- Vikas Smruti, Ward No. 4, Kalanagar, Vangani (E)
Tal- Ambarnath Dist- Thane

Ref.

Date:- 28/08/2023

SEARCH REPORT

DESCRIPTION OF PROPERTY:-

C.T.S. No.8774, Admeasuring Area 570 Sq. Mtrs Building Known as "SHREE NALINI CO. OP. HOU. SOC .LTD." Situated at -Mouje VADVALI Tal -Ambarnath Dist-Thane. Within local limit of Ambarnath Municipal Council & Sub-Registrar Ulhasnagar- 2 & 3

I have taken the Search in respect of above mentioned property and he has gone through available Index II Registered kept in the office of Sub-Registered Ulhasnagar 2 & 3 for the period of 30 years i.e. 1994 to 2023 (Up to 28/08/2023)

Search report as under:-

Year	Transaction	Year	Transaction
1994	Torn Condition	2009	Nil
1995	Torn Condition	2010	Nil
1996	Torn Condition	2011	Nil
1997	Torn Condition	2012	Nil
1998	Torn Condition	2013	Nil
1999	Torn Condition	2014	Nil
2000	Torn Condition	2015	Nil
2001	Nil	2016	Nil
2002	Nil	2017	Nil
2003	Nil	2018	Nil
2004	Nil	2019	Nil
2005	Nil	2020	Nil
2006	Nil	2021	Nil
2007	Nil	2022	Transaction
2008	Nil	2023	Transaction

1) Transaction For Year 2022 :-

Nature of Transaction ; Convinces Deed

Actual Value of Rs. 0.00/-

Market Value of Rs. 1.00/-

Description of Property C.T.S. No.8774, Admeasuring Area 570 Sq. Mtrs Building Known as "SHREE NALINI CO. OP. HOU. SOC .LTD." Situated at -Mouje VADVALI Tal -Ambarnath Dist-Thane.

1) Smt. Sandhya Arun Thakar

2) Smt. Sushmita Suhas Chandekar

3) Shri. Anand Suhas Thakar

4) Smt. Asha Suhas Thakar

Vendors

No. 1 to 4 Through P O A Holders

District Sub register Sahkari Sanstha Thane

District Deputy Register Shri. Kiran Sonavane

AND

M/s. Annpurna Construction Company Through
Partners Shri. Ashok Powar & Shri. Sunil Choudhary
No. 1 to 2 Through District Sub Register Sahkari Sanstha
Thane District Deputy Register Shri. Kiran Sonavane

Confirming Party

AND

Shree Nalini Co. Op. Hou. Soc. Ltd Through
Chairman 1) Shri. Vilas Shettye
Secretary 2) Shri. Rajendra Puranik
Treasurer 3) Shri. Liladhar Lad

Purchasers

Date of Execution :- 10/03/2022

Date of Registration:- 10/03/2022

Register Document No:- 4215/2022 (Ulhasnagar-2)

Stamp Duty Paid of Rs.:- 5,000/-

Register Charges of Rs.:- 2,000/-

2) Transaction For Year 2023:-

Nature of Transaction ; Development Agreement

Actual Value of Rs. 2,75,70,500/-

Market Value of Rs. 3,48,29,500/-

Description of Property C.T.S. No.8774, Admeasuring Area 570 Sq. Mtrs
Building Known as "SHREE NALINI CO. OP. HOU. SOC .LTD." Situated at
-Mouje VADVALI Tal -Ambarnath Dist-Thane.

Shree Nalini Co. Op. Hou. Soc. Ltd Through
Member 1) Shri. Mandar Anil Karkhanish
Member 2) Shri. Liladhar Gopaldas Lad
Member 3) Smt. Madhuri Vilas Shettye
Member 4) Shri. Chandan Sambhaji Shinde
Member 5) Smt. Hrutika Chandan Shinde
Member 6) Smt. Madhuri Vilas Shettye
Member 7) Smt. Sushmita Suhas Chandekar
Member 8) Shri. Vilas Dhanjay Shettye
Member 9) Smt. Asha Suhas Chandekar
Member 10) Shri. Anand Suhas Chandekar
Member 11) Shri. Rajaram Soma Bait
Member 12) Shri. Rajendra Ramchandra Puranik
Member 13) Shri. Govinda Kashiram Patil
Member 14) Smt. Asha Govinda Patil
Member 15) Shri. Suresh Raghu Thombare
Member 16) Shri. Sampat Nilkhanth Yerunkar
Member 17) Smt. Asha Suhas Chandekar
Member 18) Smt. Sandhya Arun Thakar
Member 19) Smt. Suman Upendra Pathak
Member 20) Shri. Vashant Baburao Sapkal
Member 21) Shri. Ganpat Tulshiram Jadhav
Member 22) Shri. Surykumar Naydu

Owners

AND

Shree Nalini Co. Op. Hou. Soc. Ltd Through
Chairman 1) Shri. Vilas Dhanjay Shettye
Secretary 2) Shri. Rajendra Ramchandra Puranik
Treasurer 3) Shri. Liladhar Gopaldas Lad

Confirming Party

AND

M/s. Ashatvinayak Infra Through Partners
1) Shri. Pravin Shriram Rane
2) Shri. Narendrakumar Madhukar Rane

Developers



Mobile No:- 9822825660

MR. SATISH ANAND FARAD SEARCHER

Office At:- Vikas Smruti, Ward No. 4, Kalanagar, Vangani (E)
Tal- Ambarnath Dist- Thane

Ref.

Date:- 28/08/2023

..3..

Date of Execution :- 24/08/2023

Date of Registration:-24/08/2023

Register Document No:- 11658/2023 (Ulhasnagar-2)

Stamp Duty Paid of Rs.:- 17,41,500/-

Register Charges of Rs.:- 30,000/-

3) Transaction For Year 2023 :-

Nature of Transaction ; Power Of Attorney

Actual Value of Rs.0.00/-

Market Value of Rs.1.00/-

Description of Property C.T.S. No.8774, Admeasuring Area 570 Sq. Mtrs
Building Known as "SHREE NALINI CO. OP. HOU. SOC .LTD." Situated at
-Mouje VADVALI Tal -Ambarnath Dist-Thane.

Shree Nalini Co. Op. Hou. Soc. Ltd Through

Member 1) Shri. Mandar Anil Karkhanish

Member 2) Shri. Liladhar Gopaldas Lad

Member 3) Smt. Madhuri Vilas Shettye

Member 4) Shri. Chandan Sambhaji Shinde

Member 5) Smt. Hrutika Chandan Shinde

Member 6) Smt. Madhuri Vilas Shettye

Member 7) Smt. Sushmita Suhas Chandekar

Member 8) Shri. Vilas Dhanjay Shettye

Member 9) Smt. Asha Suhas Chandekar

Member 10) Shri. Anand Suhas Chandekar

Member 11) Shri. Rajaram Soma Bait

Member 12) Shri. Rajendra Ramchandra Puranik

Member 13) Shri. Govinda Kashiram Patil

Member 14) Smt. Asha Govinda Patil

Member 15) Shri. Suresh Raghu Thombare

Member 16) Shri. Sampat Nilkhanth Yerunkar

Member 17) Smt. Asha Suhas Chandekar

Member 18) Smt. Sandhya Arun Thakar

Member 19) Smt. Suman Upendra Pathak

Member 20) Shri. Vashant Baburao Sapkal

Member 21) Shri. Ganpat Tulshiram Jadhav

Member 22) Shri. Surykumar Naydu

AND

Shree Nalini Co. Op. Hou. Soc. Ltd Through

Chairman 1) Shri. Vilas Dhanjay Shettye

Secretary 2) Shri. Rajendra Ramchandra Puranik

Treasurer 3) Shri. Liladhar Gopaldas Lad

AND

M/s. Ashatvinayak Infra Through Partners

1) Shri. Pravin Shriram Rane

2) Shri. Narendrakumar Madhukar Rane

Principals

Confirming Party

Power Of Attorney Holders

Date of Execution :- 24/08/2023

Date of Registration:-24/08/2023

Register Document No:- 11659/2023 (Ulhasnagar-2)

Stamp Duty Paid of Rs.:- 500/-

Register Charges of Rs.:- 100/-

Search GRN No. :- MH007196049202324E

Search Application No:- 00030072201/2023

HENCE THIS SEARCH REPORT

Date : 28/08/2023

Place: Badlapur

Searcher

SATISH A. FARAD

1kas Smruti, Ward No.4, Vangani (E)
Tal. Ambemath, Dist. Thane

Note :-

At the time of taking search it was found that

- a) Pages of some of the Index II Register, were in torn condition and some of the pages were in lost condition.
- b) No Index is kept for power of attorney at the office hence, the said report is excluding the entry of any power of attorney.
- c) The Index II from 2002 to 2023 is not properly binded hence the report is also subject to said condition, search is taken as per available record.
- d) **This Property is developed and many flat sale agreement was registered in Sub-registrar Office of Ulhasnagar-3 & 2 during 2011 to 2023, entry of Flat Sale Agreement is not mentioned in this Search Report.**