// Shree //

ADVOCATE

Shirish B. Patil
B.Com. L.L.B

Office Add- *Shop no-26, Ground floor, Sawant Park, Opp. Forest office, Near IDBI Bank, Asangaon Shahapur Road, Shahapur, Tal. Shahapur, Dist-Thane 421601.*
Mob.- 9421542401, 8788057477, Mail.- Shirishlegaladv @ yahoo.in

FORMAT- A

(Circular No.:-28/2021)

To,

Maharera,

Maharashtra.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to land having Survey No.62/8, total area-255.00 (Sq.Meters), akar-25.50 (Rs.Ps.) & Survey No.69/2/C, total area-3700.00 (Sq.Meters), akar-0.12 (Rs.Ps.) is situated at Mouje-Shahapur, Taluka-Shahapur, Dist- Thane (herein after refered as the said property)

I have investigated the title of the said plot on the request of **Land Owner Mrs. Kalyani Shivaji Gorale** and the following documents i.e.:-

1) **Description of the property**-Survey No.62/8, total area-255.00 (Sq. Meters), akar-25.50 (Rs.Ps.) & Survey No.69/2/C, total area-3700.00 (Sq. Meters), akar-0.12 (Rs.Ps.) is situated at Mouje-Shahapur, Taluka-Shahapur, Dist-Thane

2) **The documents of allotment of Plot**-Sale deed vide Reg No.661/2023, Dt.16/02/2023 & Sale deed vide Reg No.3671/2023, Dt.04/08/2023.

3) The 7/12 extract issued by Online site with digital sign.,Mutation Entry no.**3688 & 3712.**

As per Mutation entry no.3688 & Search report and other document produce before me, I come to know that in year 2023 the sale deed have taken place in between Vendor Lalita Shrigopal Poddar and Purchaser- Mrs.Kalyani Shivaji

....2

ADVOCATE

Shirish B. Patil
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Gorale in connection with property bearing Land having Survey No.62/8, total area-255.00 (Sq. Meters), akar-5.10 (Rs.Ps.) is situated at Mouje-Shahapur, Taluka-Shahapur, Dist- Thane vide reg no.661/2023,dt.16/02/2023. And as such Mrs.Kalyani Shivaji Gorale has become the absolute owner of above said property.

As per Mutation entry no.3712 & Search report and other document produce before me, I come to know that in year 2023 the sale deed have taken place in between Vendor Mr. Vilas Vishwas Chavhan & Mr.Ganesh Ramesh Awasare and Purchaser- Mrs.Kalyani Shivaji Gorale in connection with property bearing Land having Survey No.69/2/C, total area-3700.00 (Sq. Meters), akar-0.12 (Rs.Ps.) is situated at Mouje-Shahapur, Taluka-Shahapur, Dist- Thane vide reg no.3671/ 2023, dt.04/08/2023. And as such Mrs.Kalyani Shivaji Gorale has become the absolute owner of above said property.

4) Search report for 22 years from 2002 till 11th March 2024.Which is obtained by Adv. Kundan J. Thakare.

i) As per search Report the Vendor Mr.Ashok Jaysukhlal Vasa himself and power of attotney holder for Mr.Nanik Pahilajraj Hasani, Mrs. Nanda Nanik Hasani have transfer the said property i.e 62/8 to Lalita Shrigopal Poddar by way of sale deed vide registration no.2208/2008,dated-02/06/2008.

ii) As per search Report the Vendor Lalita Shrigopal Poddar have transfer the said property i.e 62/8, area 255.00 (Sq. Meters.) to Mrs.Kalyani Shivaji Gorale by way of sale deed vide registration no.661/2023,dated-16/02/2023.

// Shree //

ADVOCATE

Shirish B. Patil

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iii) As per search Report the Vendor Mr. Vilas Vishwas Chavhan & Mr.Ganesh Ramesh Awasare have transfer the said property i.e 69/2/C, area 0-37-00 (H.R.P.) i.e 3700.00 (Sq.Meters) to Mrs.Kalyani Shivaji Gorale by way of sale deed vide registration no.3671/2023,dated-04/08/2023.

owner of the land

(1) **Mrs. Kalyani Shivaji Gorale-** Survey No.62/8 & 69/2/C

(2) Qualifying comments/remarks if any .....

Property owner Mrs. Kalyani Shivaji Gorale had absolute owner of said property and had obtained construction permission from Nagarpanchayat Shahapur vide it's outward no. SNP/NRV/ BP/2609/2023-24, Appendix D-1, Dt.06/03/2024.

3/- The report reflecting the flow of the title of the Land owner **Mrs. Kalyani Shivaji Gorale** on the said land is enclosed herewith as annexure.

SHIRISH B. PATIL ADVOCATE SHAHAPUR

Encl : Annexure.

Ref No.14-07/03/2024

Date:12/03/2024

Shri.Shirish B.Patil

Advocate.

// Shree //

ADVOCATE

Shirish B. Patil

B.Com. L.L.B

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FORMAT-A

(Circular No.:-28/2021)

FLOW OF THE TITLE OF THE SAID LAND.

Sr.No.

1) The 7/12 extract issued by Online site with digital sign which is in the name of **Mrs. Kalyani Shivaji Gorale.**

2) Mutation Entry No.**3688**

As per Mutation entry no.3688 & Search report and other document produce before me, I come to know that in year 2023 the sale deed have taken place in between Vendor Lalita Shrigopal Poddar and Purchaser- Mrs.Kalyani Shivaji Gorale in connection with property bearing Land having Survey No.62/8, total area-255.00 (Sq. Meters), akar-5.10 (Rs.Ps.) is situated at Mouje-Shahapur, Taluka-Shahapur, Dist- Thane vide reg no.661/2023,dt.16/02/2023. And as such Mrs.Kalyani Shivaji Gorale has become the absolute owner of above said property.

Mutation Entry No.**3712.**

As per Mutation entry no.3712 & Search report and other document produce before me, I come to know that in year 2023 the sale deed have taken place in between Vendor Mr. Vilas Vishwas Chavhan & Mr.Ganesh Ramesh Awasare and Purchaser- Mrs.Kalyani Shivaji Gorale in connection with property bearing Land having Survey No.69/2/C, total area- 0-37-00 (H.R.P.) i.e. 3700.00 (Sq. Meters), akar-0.12 (Rs.Ps.) is situated at Mouje-Shahapur, Taluka-Shahapur, Dist- Thane vide reg no.3671/2023, dt.04/08/2023. And as such Mrs.Kalyani Shivaji Gorale has become the absolute owner of above said property.

....2

// Shree //

ADVOCATE

Shirish B. Patil
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Mob.- 9421542401, 8788057477, Mail.- Shirishlegaladv @ yahoo.in

3) Search report for 22 years from 2002 to till 11th March 2024 taken from online search web.igr.gov.in and Which is obtained by Adv. Kundan J.Thakare.

As per search Report the Vendor Mr.Ashok Jaysukhlal Vasa himself and power of attotney holder for Mr.Nanik Pahilajraj Hasani, Mrs. Nanda Nanik Hasani have transfer the said property i.e 62/8 to Lalita Shrigopal Poddar by way of sale deed vide registration no.2208/2008,dated-02/06/2008.

As per search Report the Vendor Lalita Shrigopal Poddar have transfer the said property i.e 62/8, area 255.00 (Sq. Meters.) to Mrs.Kalyani Shivaji Gorale by way of sale deed vide registration no.661/2023,dated-16/02/2023.

As per search Report the Vendor Mr. Vilas Vishwas Chavhan & Mr.Ganesh Ramesh Awasare have transfer the said property i.e 69/2/C, area 0-37-00 (H.R.P.) i.e 3700.00 (Sq.Meters) to Mrs.Kalyani Shivaji Gorale by way of sale deed vide registration no.3671/2023,dated-04/08/2023.

4) Any other relevant title.- **No**

5) Litigation if any- **No.**

SHIRISH B. PATIL ADVOCATE SHAHAPUR

Date : 12/03/2024

Ref No.14-07/03/2024

Shri.Shirish B.Patil.

(Advocate)

ADV.KUNDAN JAYWANT THAKARE
अॅड.कुंदन जयवंत ठाकरे
B.COM, LL.B.
बि.कॉम, एल.एल.बी
ADVOCATE HIGH COURT (MUMBAI)
..अॅडव्होकेट हायकोर्ट मुंबई
Office :- At-Koshmbi, Post-vadavali, Tal.Bhwandi, Dist.Thane, Pin 421 302,
Mob 7744813552/9763655391 **E Mail-**kundanthakare18@gmail.com

Date-11/03 /2024

-:- SEARCH REPORT -:-

Property Description: - Property Bearing Gut No / survey No.69/2/C, Area 0H-13R-00sq.mitr, And Potakharab Area 0H-24R-0sq. mitr Total Area 0H-37R-0sq.mitr Assessment of Rs.0.12/- situate **At-Shahapur, Tal. Shahapur, Dist. Thane**

I have taken the search in respect of the above mentioned property & I have gone through the available Index II registers kept in the Online Sarch office of Sub-Registrar Shahapur for the period of 22 years, i.e. 2002 to 11/03/ 2024.

Search Report is as under :-

YEAR	TRANSACTION	YEAR	TRANSACTION
2002	NIL	2013	NIL
2003	NIL	2014	NIL
2004	NIL	2015	NIL
2005	NIL	2016	NIL
2006	NIL	2017	NIL
2007	NIL	2018	NIL

ADV.KUNDAN JAYWANT THAKARE
B.COM, LL.B.
ADVOCATE HIGH COURT (MUMBAI)

अॅड.कुंदन जयवंत ठाकरे
बि.कॉम, एल.एल.बी
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Date-11/03 /2024

2008	NIL	2019	NIL
2009	NIL	2020	NIL
2010	NIL	2021	**NIL**
2011	NIL	2022	NIL
2012	NIL	2023	**TRANSACTION**
-	-	11/03/2024	**NIL**

Property Bearing Gut No / survey No.69/2/C, Area 0H-13R-00sq.mitr, And Potakharab Area 0H-24R-0sq. mitr Total Area 0H-37R-0sq.mitr Assessment of Rs.0.12/- situate **At-Shahapur, Tal. Shahapur, Dist. Thane** the period of 22 years, i.e. 2002 to 11/03/ 2024 Online sarch.

Transaction for the year- 2023:-

Sale Deed: - Property Bearing N.A Plot/ survey No.69/2/C, Area 0H-13R-00sq.mitr, And Potakharab Area 0H-24R-0sq. mitr Total Area 0H-37R-0sq.mitr Assessment of Rs.0.12/- situate **At-Shahapur, Tal. Shahapur, Dist. Thane.**

Vendor- Mr. Vilas Vishwas Chavhan And Mr. Ganesh Ramesh Avasare

ADV.KUNDAN JAYWANT THAKARE अॅड.कुंदन जयवंत ठाकरे

B.COM, LL.B. बि.कॉम, एल.एल.बी

ADVOCATE HIGH COURT (MUMBAI) ..अॅडव्होकेट हायकोर्ट मुंबई

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Mob 7744813552/9763655391 **E Mail-**kundanthakare18@gmail.com

Date-11/03 /2024

Purchaser:- Mrs.Kalyani Shivaji Gorale

Date of Execution & Registration Date 04/08/2023, Registration Date 04/08/2023 Registration No.3671/2023.

Hence this Search Report.

Search Receipt No.

Search Application No.

Place–Shahapur.

(Adv.Kundan J. Thakare)

Advocate

ADV.KUNDAN JAYWANT THAKARE
B.COM, LL.B.
ADVOCATE HIGH COURT (MUMBAI)

अॅड.कुंदन जयवंत ठाकरे
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Office :- At-Koshmbi, Post-vadavali, Tal.Bhwandi, Dist.Thane, Pin 421 302,
Mob 7744813552/9763655391 **E Mail-**kundanthakare18@gmail.com

Date-11/03 /2024

-:- SEARCH REPORT -:-

Property Description: - Property Bearing N.A Plot/ survey No.62/8, Area 255sq mitr, Assessment of Rs.5.10/- situate **At-Shahapur, Tal. Shahapur, Dist. Thane**

I have taken the search in respect of the above mentioned property & I have gone through the available Index II registers kept in the Online Sarch office of Sub-Registrar Shahapur for the period of 22 years, i.e. 2002 to 11/03/ 2024.

Search Report is as under :-

YEAR	TRANSACTION	YEAR	TRANSACTION
2002	NIL	2013	NIL
2003	NIL	2014	NIL
2004	NIL	2015	NIL
2005	NIL	2016	NIL
2006	NIL	2017	NIL
2007	NIL	2018	NIL
2008	**Transaction**	2019	NIL

ADV.KUNDAN JAYWANT THAKARE
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Mob 7744813552/9763655391 E Mail-kundanthakare18@gmail.com

Date-11/03 /2024

2009	NIL	2020	NIL
2010	NIL	2021	**NIL**
2011	NIL	2022	NIL
2012	NIL	16/02/2023	**Transaction**
-	-	2024	NIL

Transaction for the year- 2008:-

Sale Deed: - Property Bearing N.A Plot/ survey No.62/8, Area 255sq mitr, Assessment of Rs.5.10/- situate **At-Shahapur, Tal. Shahapur, Dist. Thane.** (सदर सर्व्हे क्रं. ६२/८ सन २००८ साली आनलाईन सॉफवेअर मध्ये शहापुर गावाचे नाव नसल्याकारणे ''शहापुर'' ऐवजी ''शेणवा'' गावाचे नाव सिलेक्ट केलेले आहे)

Vendor- 1) Mr.Ashok Jaysukhlal Vasa Self &mr.Kamlesh Jivan Kundar, Mr.Nanik pahilajray Hasani, Mrs.Nanda Nanik Hasani **P.A.Holder**,

Purchaser:- Mrs. Lalita Shreegopal Poddar

Date of Execution & Registration Date 02/06/2008, Registration Date 02/06/2008 Registration No.2208/2008.

ADV.KUNDAN JAYWANT THAKARE
B.COM, LL.B.
ADVOCATE HIGH COURT (MUMBAI)

अॅड.कुंदन जयवंत ठाकरे
बि.कॉम, एल.एल.बी
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Office :- At-Koshmbi, Post-vadavali, Tal.Bhwandi, Dist.Thane, Pin 421 302,
Mob 7744813552/9763655391 **E Mail-**kundanthakare18@gmail.com

Date-11/03 /2024

Transaction for the year- 2023:-

Sale Deed: - Property Bearing N.A Plot/ survey No.62/8, Area 255sq mitr, Assessment of Rs.5.10/- situate **At-Shahapur, Tal. Shahapur, Dist. Thane.**

Vendor- Mrs. Lalita Shreegopal Poddar,

Purchaser:- Mrs.Kalyani Shivaji Gorale

Date of Execution & Registration Date 16/02/2023, Registration Date 16/02/2023 Registration No.661/2023.

Hence this Search Report.

Search Receipt No.

Search Application No.

Place–Shahapur.

(Adv.Kundan J. Thakare)
Advocate