GANESH B. SALGAR	Cell :- 9503887097
ADVOCATE HIGH COURT	Office at :- House no 64, Opp Vishnu Niwas Building , Gokul Nagar Road, Kombadpada, Bhiwandi (Thane) 421302.

Ref No. :-2030 **Date :- 21/05/2024**

SEARCH REPORT

Ref :- In respect of Land area admeasuring about **4755.00 Sq.mtrs.** on the Non-Agricultural plot of land bearing **Survey No. 164/11** Situated at **Mouje Kamatghar, Tal. Bhiwandi, Dist. Thane**, **M/s. SHETRUNJAY REALTY LLP,** has requested to me for the Search Report only knowledge of this property therefore, I have filed search through IGR Website Free and Paid Service **Receipt No. 1112940711 & 1112940711** myself and thereafter I have careful inspection of respect of above mentioned property during the year **1995 to 20/05/2024** the following transactions are traced out.

YEAR	TRANSACTION		YEAR	TRANSACTION
1995	NIL		2010	NIL
1996	NIL		2011	NIL
1997	NIL		2012	NIL
1998	NIL		2013	NIL
1999	NIL		2014	NIL
2000	NIL		2015	NIL
2001	**TRANSACTION**		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	NIL
2008	NIL		2023	**TRANSACTION**
2009	NIL		Up to 20/05/2024	**TRANSACTION**

TRANSACTION FOR THE YEAR 2001:-

The **M/s. MATUSHRI LAXMIBEN V. JIVABHAI DODHIA CHARITABLE TRUST** had purchased land hereditaments and premises bearing

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Survey No. 164/11 admeasuring 4755.00 Square Meters, of land situate lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane from 1. **Mr. Motichand Manikchand Malade, 2. Mr. Keshavji Narasi Karaniya, 3 Mr. Ranjanben Jayantilal Karaniya** vide Registered **Sale Deed** bearing registration no. BVD-1-**2389/2001** dated **23/07/2001.**

TRANSACTION FOR THE YEAR 2023:-

The **M/s. SHETRUNJAY REALTY LLP** had purchased land hereditaments and premises bearing **Survey No. 164/11** admeasuring 4755.00 Square Meters, of land situate lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane from **M/s. MATUSHRI LAXMIBEN VAGHJI JETHABHAI DODHIA CHARITABLE TRUST** vide Registered **Sale Deed** bearing registration no. BVD-2-**6058/2023** dated **03/05/2023.**

TRANSACTION FOR THE YEAR 2024:-

The **M/s. SHETRUNJAY REALTY LLP** has Transfer the land bearing **Survey No. 164/11** of proposed D.P. Road admeasuring area about 323.18 Sq. Mtrs. out of Total area admeasuring 4755.00 Square Meters, of land situate lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane to **Bhiwandi Nizampur City Muncipal Corporation** vide Registered **Indemnity Bond** bearing registration no. BVD-2-**6830/2024** dated **10/05/2024**

Note:-

The following search is taken in respect of Non Agriculture Land only that does not include any transactions in respect of Other Shop, Gala, Flat, or any structure if standing thereon.

It should be also noted that E-Search on IGR website in e-search paid services in respect of above mentioned property by verifying index II data available on portal.

Place: Bhiwandi

Advocate

GANESH B. SALGAR
Advocate
ENR. No. [illegible]
H.NO. 64, Kombadpada, Bhiwandi
Mob.: 9503887097

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GANESH B. SALGAR	Mobile No :- 9503887097 Email :- ganeshsalgar02@gmail.com
ADVOCATE HIGH COURT	Office at :- House no 64, Opp Vishnu Niwas Building , Gokul Nagar Road, Kombadpada, Bhiwandi (Thane) 421302.

Ref No. :- 2030 *Date :- 21/05/2024*

FORMAT- A

(Circular No. :-28/2021)

To

Maha RERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to **Survey No 164/11** admeasuring **4755.00 Square Meters** situated at **Kamatghar** Village Taluka **Bhiwandi** District Thane (hereinafter referred as the said plot).

1. I have investigated the title of the said plot on the request of **M/s Shetrunjay Realty LLP** and following documents i.e :-

1) Description of the property. All that piece or parcel of land hereditaments and premises bearing **Survey No. 164/11** admeasuring **4755.00 Square Meters**, of land situate lying and being at **Village Kamatghar**, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi City Municipal Corporation, Sub-Registration District & Taluka Bhiwandi, and Registration District & District Thane

2) The documents of Purchased of plot.

A. Copy of Registered Sale Deed bearing no BVD-2-6058/2023 dated 03/05/2023

B. Copy of Charity Commissioner Operative order dated 12/4/2023.

C. Indemnity Bond bearing registration no. BVD-2-6830/2024 dated 10/05/2024.

3) 7 /12 extract issued by **Revenue Department Talathi Saja Kamatghar** dated 30/05/2023 mutation entry no.7357

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4) Search report for 30 years from 1995 till 20/05/2024

2. On perusal of the above mentioned documents produced before me and all other relevant documents relating to title of the said property (Subject to Terms and Conditions of Sale Deed and entries which were not found on IGR portal, and were not available for inspection) I am of the opinion that the title of **M/s Shetrunjay Realty LLP** is clear, marketable and without any encumbrances.

M/s Shetrunjay Realty LLP have Owners of the land bearing Survey No 164/11 admeasuring **4755.00 Square Meters** situated at **Kamatghar** Village Taluka **Bhiwandi** District Thane.

Remarks:- That the **M/s. SHETRUNJAY REALTY LLP** has Transfer the land bearing **Survey No. 164/11** of proposed D.P. Road admeasuring area about 323.18 Sq. Mtrs. out of Total area admeasuring 4755.00 Square Meters, of land situate lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane to **Bhiwandi Nizampur City Muncipal Corporation** vide Registered **Indemnity Bond** bearing registration no. BVD-2-**6830/2024** dated **10/05/2024**

3. The report reflecting the flow of the title of the **M/s Shetrunjay Realty LLP** on the said land is enclosed herewith as annexure.

Encl : Annexure.

Date:21/05/2024

Advocate

GANESH B. SALGAR
Advocate High Court
ENR. No.: MAH/4954/2017
H.NO. 64, Kombadpada, Bhiwandi
Mob.: 9503887097

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GANESH B. SALGAR	Mobile No :- 9503887097 Email :- ganeshsalgar02@gmail.com
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FORMAT- A

(Circular No. :-28/2021)

FLOW OF THE TITLE OF THE SAID LAND

Sr. No.

1) 7 /12 extract as on date of application for registration.
2) Mutation Entry No. 7357
3) Search report for 30 years from 1995 to till 20/05/2024 Taken from Sub-Registrar Search portal of IGR Website Free and Paid Service.
4) Registered Sale Deed bearing no BVD-2-6058/2023 dated 03/05/2023
5) Charity Commissioner Operative order on dated 12/4/2023.
6) Indemnity Bond bearing registration no. BVD-2-6830/2024 dated 10/05/2024
7) No Litigations traced out on above Search and Documentation.

Date:21/05/2024

Advocate

GANESH B. SALGAR
Advocate High Court
ENR. No.: MAH/4954/2017
H.NO. 64, Kombadpada, Bhiwandi
Mob.: 9503887097

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