

Original Satbara ३२५१२

म. गा. ८ म.
R. V. 8 म.

फेरफारांची नोंदवही (फेरफार पत्रक)

39

म. गा. ८ म.
R. V. 8 म.

यातील नियम १०

महाराष्ट्र जमीन महसूल अधिकारी अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०]

गाव : भादकड

तालुका : भिवंडी

जिल्हा : ठाणे

वाचणी अधिकाऱ्याची
आद्यक्षरी किंवा शेरा

नोंदीचा
अनुक्रमांक

संपादन केलेल्या अधिकाराचे स्वरूप

परिणाम झालेले भूमापन व
उपविभाग क्रमांक

वाचणी अधिकाऱ्याची
आद्यक्षरी किंवा शेरा

यविका
गाव
जमीन मालकी
पत्ता
वाचणी
हेप
क्र. ३३३/१९६

१२२५
भा.द.

इनांक २२/४/२०१६ मा. जिल्हाधिकारी
शो. ठाणे यांचे कडीकड आदेशावरून
बाबत कायदा केलेल्या वकं. चे
जमिनीची श्री. एकनाथ भाऊ दिवेकर
पत्न्या यांनी केलेल्या दावा वकं. वर
मा. जिल्हाधिकारी ठाणे यांचे कडीकड
आदेश क्र/महसूल/क-१/ए.ए.पी/
भादकड - भिवंडी/ए.ए.आर.(२२/२०१३)
१३२/२०१३ दि. ११/१०/२०१३ अवकाश

५.११.१९
६६१९

मा. जिल्हाधिकारी ठाणे
ठाणे यांचे कडीकड आदेशा
क्र/महसूल/क-१/ए.ए.पी/
भादकड - भिवंडी/ए.ए.आर.
(२२/२०१३) दि. ११/१०/२०१३
अवकाश
- यावेळी या वकं. वर
भादकड वरून नोंदवह्या
वकं. वरून

वकं. ६६१९ क्षेत्र ३००० चौ. मी.
क्षेत्रानुसार भिवंडी जिल्हापूर शहर
महानगरपालिका यांचे कडीकड आदेश
बाबत आदेशावरून जमिनीचे
पट्टीने वकं. विमले ३३३ चौ. मी.
क्षेत्रातील प्रस्तावित वकं. साली
क्षेत्र ५० चौ. मी. क्षेत्र वाढून उर्वरित
३३३ चौ. मी. क्षेत्र वकं. वरून २००६.०६
चौ. मी. व वकं. वरून ४९६.२२ चौ. मी.

५५५५५५

या विमलेशेकरी प्रयोजनास वकं. वरून
वकं. वरून आदेशावरून नोंदवह्या
वकं. वरून पत्रवार्ता दिली आहे.
वकं. वरून ०/१२ वकं. वरून वकं.
नोंद : - वकं. वरून, मा. जिल्हाधिकारी
ठाणे यांचे आदेशावरून वकं. वरून

श्री. व. व.
तलाठी सहा टेमघर
ता. भिवंडी, जि. ठाणे

श्री. व. व.
१९५/२०/६
तलाठी सहा टेमघर
ता. भिवंडी, जि. ठाणे

Archana Khandu Thakare

Advocate (High Court) B.A.LL.B.

14 -B/11, Flat No.004,Ground floor,Gopal Nager, Bhiwandi-421 302, Dist : Thane.

(M) 9220578170

Date : 30/12/2015

SEARCH REPORT

Ref :- In respect of land bearing **Survey No.69/1(P)**, area admeasuring about **0-29-5 H-R-P., P.K. 0-16-0., H-R-P.,** being, laying Situated at **Village Bhadvad , Tal. Bhiwandi, Dist. Thane.**

On careful inspection of the Index Volume Registers kept in office of Sub Registers of Assurances at Bhiwandi In respect of the above mentioned property During the year **1985 to 05/12/2014** the following transactions are traced out.

The aforesaid search is taken in respect of land property only that doesnot include any transaction in respect of Flat, Gala, Shop structure standing thereon.

YEAR	TRANSACTION	YEAR	TRANSACTION
1985	NIL	2000	NIL
1986	NIL	2001	NIL
1987	NIL	2002	NIL
1988	NIL	2003	TRANSACTION
1989	NIL	2004	NIL
1990	TRANSACTION	2005	NIL
1991	NIL	2006	NIL
1992	NIL	2007	NIL
1993	TRANSACTION	2008	TRANSACTION
1994	NIL	2009	NIL
1995	TRANSACTION	2010	TRANSACTION
1996	NIL	2011	TRANSACTION
1997	TRANSACTION	2012	TRANSACTION
1998	NIL	2013	TRANSACTION
1999	NIL	2014	Not available for inspection

TRANSACTION FOR THE YEAR 1990:-

1) Registered Sale Deed in respect of Land bearing **Survey No. 69/1(P)**, area admeasuring about **0-34-7 H-R-P.,** being, laying Situated at **Village Bhadvad,Tal. Bhiwandi, Dist. Thane.** bearing registration **Sr.No 802** executed on **25/10/1989** & registered on **28/03/1990** by **Shri Shamim Akhtar Momin** for himself and **P.O.A. of others** in favour of **Shri Eknath Bhao Divekar and others.**

2) Registered Sale Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 0-48-2 H-R-P., out of this land 1452 Sq.Yard being, laying Situated at Village Bhadwad,Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 1971 executed on 23/06/1989 & registered on 01/08/1990 by Smt Pangali Ramji Tare in favour of Smt Shevantibai Bhalekar.

TRANSACTION FOR THE YEAR 1993:-

Registered Sale Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 0-12-0 H-R-P., out of this land 0-01-0., H-R-P., being, laying Situated at Village Bhadwad,Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 427 executed on 24/02/1993 & registered on 15/04/1993 by Shri Atmaram Patil in favour of Smt Sharmila Pardeshi .

NOTE FOR THE YEAR 1995 INDEX VOLUME IS NOT READY FOR THE INSPECTION HENCE FOLLOWING TRANSACTION IS VERIFIED FROM COPY PROVIDED BY PARTY:-

Registered Sale Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 474.25 Sq.Yard., being, laying Situated at Village Bhadwad,Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 4979 executed & registered on 31/10/1995 by Shri Shivaji Ramchandra Fafale in favour of Shri Manohar Raghunath Joshi.

TRANSACTION FOR THE YEAR 1997:-

Registered Sale Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 0-12-0 H-R-P., being, laying Situated at Village Bhadwad,Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 4724 executed on 17/11/1995 & registered on 18/10/1997 by Smt Sitarabano Salahuddin and others through Ashfaque Ah. Mumtaz Ah. Shaikh. in favour of Shri Remnarayan Kedar Ray and others.

TRANSACTION FOR THE YEAR 2003:-

Registered Sale Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 897.86 Sq.Mtrs., being, laying Situated at Village Bhadwad,Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 3579 executed & registered on 02/09/2003 by Shri Haji Badri Alam Haji Kasam Shaikh thorough Abul Faiz Hammad Shaikh in favour of Shri Javed Mushtaque Khan.

TRANSACTION FOR THE YEAR 2008:-

Registered Sale Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 475.0 Sq.Yard., being, laying Situated at Village Bhadwad,Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 4543 executed & registered on 02/09/2008 by Shri Hamid Ahmad Alayi Mohd Ayyub through Shri Manojkumar Ray in favour of Smt Meeradevi Premnaryan Ray.

TRANSACTION FOR THE YEAR 2010:-

1) Registered Confirmation Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 0-24-5 H-R-P., being, laying Situated at Village Bhadwad,Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 4533 executed & registered on 18/06/2010 by Shri Lalchandra Karsan Tare in favour of Shri Bhadrachalam Rajesh Adep.and others

2) Registered Agreement in respect of Land bearing Survey No. 69/1(P), area admeasuring about 0-22-0 H-R-P., being, laying Situated at Village Bhadwad,Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 1818 executed & registered on 11/03/2010 by Shri Karsan Ramji Tare and others through Shri Shreenath Sitaram Patil in favour of Shri Surendra Shankar Patil and Shri Raghuanth Sambhu Mhatre.

3) Registered Sale Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 0-22-0 H-R-P., being, laying Situated at Village Bhadwad,Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 5892 executed & registered on 13/08/2010 by Shri Karsan Ramji Tare and others through Shri Shreenath Sitaram Patil in favour of Shri Surendra Shankar Patil and Shri Raghuanth Sambhu Mhatre.

4) Registered Sale Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 0-24-2 H-R-P., being, laying Situated at Village Bhadwad,Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 4527 executed & registered on 18/06/2010 by Shri Karsan Ramji Tare in favour of Shri Bharchandram Rajesh Adep and others.

5) Registered Confirmation Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 0-40-0 H-R-P., being, laying Situated at Village Bhadwad,Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 4529 executed & registered on 18/06/2010 by Shri Hanuman Ramji Tare in favour of Shri Bharchandram Rajesh Adep and others.

6) Registered Confirmation Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 6443., Sq.,Yard., being, laying Situated at Village Bhadwad,Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 7807 executed & registered on 10/11/2010 by Shri Mohd. Farooque Mohd. Ansari through Ejajaj Sultanali Khan in favour of Shri Ramesh Kasturchand Jain / Tejawat.

7) Registered Sale Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 6443., Sq.,Yard., being, laying Situated at Village Bhadwad,Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 7808 executed & registered on 10/11/2010 by Shri Mohd. Farooque Mohd. Ansari through Ejajaj Sultanali Khan in favour of Shri Ramesh Kasturchand Jain / Tejawat.

8) Registered Confirmation Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 0-10-5 H-R-P., being, laying Situated at Village Bhadwad,Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 4520 executed & registered on 18/06/2010 by Shri Nau Maruti Patil in favour of Shri Bharchandram Rajesh Adep and others.

9) Registered Confirmation Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 0-12-0 H-R-P., being, laying Situated at Village Bhadwad,Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 4535 executed & registered on 18/06/2010 by Smt Laxmibai Karsan Tare in favour of Shri Bharchandram Rajesh Adep and others.

10) Registered Agreement in respect of Land bearing Survey No. 69/1(F) area admeasuring about 0-12-0 H-R-P., being, laying Situated at Village Bhadwad, Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 4537 executed & registered on 18/06/2010 by Smt Laxmibai Karsan Tare in favour of Shri Bharchandram Rajesh Adep and others

TRANSACTION FOR THE YEAR 2011:-

Registered Sale Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 897.0 Sq.Mtrs., being, laying Situated at Village Bhadwad, Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 1771 executed & registered on 28/02/2011 by Shri Javed Mushtaque Khan through Shri Tansukhkumaar Jain in favour of Shri Rajesh Sawant.

TRANSACTION FOR THE YEAR 2012:-

1) Registered Exchange Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 0-45-5 H-R-P., out of this land 474.25 Sq.Yard. said land is stands in the name of Party No. 1 wich is transferred in the name of Party No.2 and 396.67 Sq.Mtrs land stands in the name of Party No.2 which is tranferred in the name of Party No.1 being, laying Situated at Village Bhadwad, Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 6684 executed & registered on 28/08/2012 by 1) Shri Eknath Bhao Divekar 2) Shri Chandrakant Bhao Divekar 3) Shri Manohar Raghunath Joshi.

2) Registered Sale Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 897.0 Sq.Mtrs., being, laying Situated at Village Bhadwad, Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 7617 executed on 28/09/2012 & registered on 03/10/2012 by Shri Irfan Kasim Momin in favour of Shri Ramesh Jain.

3) Registered Sale Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 897.0 Sq.Mtrs., being, laying Situated at Village Bhadwad, Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 8979 executed & registered on 05/12/2012 by Shri Rajesh Sawant in favour of Shri Ramesh Jain.

4) Registered Development Agreement in respect of Land bearing Survey No. 69/1(P), area admeasuring about 3470 Sq.Mtrs., being, laying Situated at Village Bhadwad, Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 10724 executed & registered on 18/12/2012 by Shri Eknath Bhao Divekar and others in favour of M/s Labh Buildcon through its Part. Shri Pralhad Devkishan Daga.

5) Registered Development Agreement in respect of Land bearing Survey No. 69/1(P), area admeasuring about 0-34-0., H-R-P., being, laying Situated at Village Bhadwad, Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 9742 executed & registered on 12/11/2012 by Shri Eknath Bhao Divekar and others in favour of M/s Yogi Enterprises through Shri Ghanashyam Patel.

TRANSACTION FOR THE YEAR 2013:-

1) Registered Conveyance in respect of Land bearing Survey No. 69/1(P), 69/1(P), 69/1(P), area admeasuring about 691.12.,Sq.,Mtrs., being, laying Situated at Village Bhadwad,Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 605 executed & registered on 12/01/2013 by Shri Shrikant Adep through Shri Rahul Padwal Adep in favour of Shri Aashish Bhalerao.

2) Registered Conveyance in respect of Land bearing Survey No. 69/1(P), area admeasuring about 0-12-0 H-R-P., being, laying Situated at Village Bhadwad,Tal. Bhiwandi, Dist. Thane. bearing registration Sr.No 9984 executed & registered on 25/11/2013 by Smt Laxmibai Karsan Tare through Shri Bharchandram Rajesh Adep in favour of Shri Bharchandram Rajesh Adep and others

Note for the year 2008, Index volume at Sub Registers of Assurances Bhiwandi – I, is not available for inspection 2012, 2013 Index volume at Sub Registers of Assurances Bhiwandi – III, is not available for inspection.

(All Search taken by me as per the record available at Registration office Bhiwandi)

Archana

Adv.ARCHANA KHANDU THAKARE

Archana Khandu Thakare
B.A.,LL.B

Advocate High Court
14-B/11, Flat No.004, Ground Floor,
Gopal Nagar, Bhiwar-Ji,
Dist.Thane-421302
Mob.9220578170

*Nandan Acarda, 2nd Floor, Opp. State Bank of India, Above Regent Garden Hotel, Ashok
Nagar Gate, Bhiwandi, Dist. Thane.*

☎ 220718, Mobile : 9960604500

Date: 07/03/2015.

TITLE CLEARANCE CERTIFICATE

Ref:- All that piece and parcel of Non-Agricultural Land bearing Survey No. 69, Hissa No. 1 Paiki, are admeasuring about 0-34-0 (H-P-P); situate, lying and being at Village Bhadwad, Taluka Bhiwandi, Dist. Thane; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; belonging to SHRI EKNATH BHAU DIVEKAR & SHRI CHANDRAKANT BHAU DIVEKAR (hereinafter referred to as "the Land Owners").

By Virtue of Registered Development Agreement executed and registered on dated 12/11/2012 bearing No. 9742/2012, duly registered with Joint Sub-Registrar of Assurances, Bhiwandi, the Land Owners SHRI EKNATH BHAU DIVEKAR & SHRI CHANDRAKANT BHAU DIVEKAR herein had entered into the Development Agreement with M/S. YOGI ENTERPRISES, Through Its Partner SHRI GHANSHYAM GOKUL PATEL the said land bearing Survey No. 69, Hissa No. 1 Paiki, are admeasuring about 0-34-0 (H-R-P); situate, lying and being at Village Bhadwad, Taluka Bhiwandi, Dist. Thane; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; (herein after referred to "the said Land"), transferring development right to M/S. YOGI ENTERPRISES, Through Its Partner SHRI GHANSHYAM GOKUL PATEL.

The Collector of Thane has granted Non-Agricultural permission vide its Order bearing No. REV/DESK-1/T-8/NAP/BHADWAD-BHIWANDI/SR-(99/2013) 132/2013, dated 11/10/2013, for Non-Agricultural use of the said land.

And further I say that in my opinion, mutation in the record of rights has not done and I hereby certify upon reference of Search Report dated 05/12/2014 of SMT. ARCHANA KHANDU THAKARE Advocate in respect of said land and documents provided by the client, that, I have examined and inspected the title of All that piece and parcel of Non-Agricultural Land bearing Survey No. 69, Hissa No. 1 Paiki, are admeasuring about 0-34-0 (H-R-P); situate, lying and being at Village Bhadwad, Taluka Bhiwandi, Dist. Thane; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.

And in my opinion, the title of the said land is clear, marketable and beyond reasonable doubts subject to mutation shall be made in other rights in the name of M/S. YOGI ENTERPRISES, Through Its Partner SHRI GHANSHYAM GOKUL PATEL.

Signature,



(Jeetendra N. Shete)
Advocate.

