



ADVOCATE

Swapna B. More

B. Com. L. L. B.

ADVOCATE HIGH COURT

1st Floor, Below Central Hospital, Opp. State Bank, Jakat Naka, Bhiwandi, Dist. Thane.

Mob. NO. 8087025093/7391890124

Ref. :

DATE : October 2019

SEARCH REPORT

Ref: In respect of **Land** bearing **City Survey No. 2286, 2287, 2288 and 2289**, total area admeasuring about **623.80 Sq. Mtr. alongwith structure bearing M H. No. 76 77, 112, 135** situated at **Mouje : Prabhu Alley**, Tal. Bhiwandi, Dist. Thane.

On careful inspection of Index Volume kept at Sub – Registrar office at Bhiwandi during the **year 1990 till October 2019** for the above mentioned property, the following transactions are traced out : -

Year	Transactions	Year	Transactions
1990	NIL	2005	NIL
1991	INDEX NOT AVAILABLE AT SUB – REGISTRAR OFF – I	2006	NIL
1992	NIL	2007	NIL
1993	NIL	2008	NIL
1994	NIL	2009	NIL
1995	NIL	2010	NIL
1996	NIL	2011	NIL
1997	NIL	2012	NIL
1998	NIL	2013	NIL
1999	ENTRY	2014	NIL
2000	NIL	2015	NIL
2001	NIL	2016	ENTRY
2002	NIL	2017	NIL
2003	NIL	2018	NIL
2004	NIL	2019	NIL

Transactions for the year 1999 :-

- 1) **Development Agreement** was executed and registered on dated **14/07/1999** between Vendor **Shri Kishor Zumbarlal Kalantri, Smt. Rajashree Rajendra Kalantri, Smt. Rekha Dilip Kalantri and Smt. Padmavati Zumbarlal Kalantri** & Purchaser (1) **Shri Developers through its partner Shri Vikram Kapoorchand Shah** (2) **Shri Developers through its partner Hasmukh Pukhraj Shah** (3) **Shri Developers through its partner Pradip Valachand Raka** (4) **Shri V. L. Konda** in respect of M H. No. **76 77, 112, 135 on Land** bearing City Survey No. **2286, 2287, 2288 and 2289**, total area admeasuring about **623.80 Sq. Mtr.** situated at **Mouje : Bhiwandi, Tal. Bhiwandi, Dist. Thane** which is duly registered at **Serial No. 2581/1999** in Sub- Registrar Office Bhiwandi – I.

Transactions for the year 2016:-

- 1) **Supplementary Document** in respect of Document No. **2581/1999** dated **14/07/1999** which was executed and registered on dated **06/04/2016** between Vendor **Shri Dilip Zumbarlal Kalantri** forself and as a **Power of Attorney Holder for Shri Rajendra Zumbarlal Kalantri, Shri Kishor Zumbarlal Kalantri, Rekha Dilip Kalantri and Smt. Rajashree Rajendra Kalantri** & Purchaser (1) **Shri Developers through its partner Shri Vikram Kapoorchand Shah** (2) **Shri Developers through its partner Hasmukh Pukhraj Shah** (3) **Shri Developers through its partner Pradip Valachand Raka** (4) **Shri Developers through its partner Javed Iqbal Memon** (5) **Shri Developers through its partner Nusrat Javed Memon through Power of Attorney Holder Javed Iqbal Memon** (6) **Shri Developers through its partner Mariyam Mufazzal Arsiwala** (7) **Shri Developers through its partner Mufaddal Hakumuddin Arsiwala** in respect of M H. No. **76 77, 112, 135 on Land** bearing City Survey No. **2286, 2287, 2288 and 2289**, total area admeasuring about **623.80 Sq. Mtr.** situated at **Mouje : Bhiwandi, Tal. Bhiwandi, Dist. Thane** which is duly registered at **Serial No. 2790/2016** in Sub- Registrar Office Bhiwandi – I.

I have not found any other entry or transaction in respect of above mentioned property.

Note :-

It should be noted that the entries from the year 1990 till October 2019 was conducted at the Sub- Registrar of Assurance at Bhiwandi–I, II, III and is subject to entries which were torn, mutilated, not in proper condition, not found, and also with respect to books which were not available for inspection.



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It also note that entry mentioned above for the year 1999 by verifying registered document.

It should be noted that Index-II is not ready at Sub – Registrar Office at Bhiwandi II for the year 2018 & not ready at Sub – Registrar Office at Bhiwandi -I, II ,III for the year 2019.

It should be also noted that search in respect of above mentioned property has taken by verifying index II kept at Sub- Registrar Office at Bhiwandi & online e-search.

Hence this Search Report.


Adv. Swapna B. More

Mob. 9766495646

Adv. Swapna B. More

B. Com. LL B

ADVOCATE HIGH COURT

Below Central Hospital

Jakat Naka, Bhiwandi (Thane)

Pravin L. Jain

B.Com., LL.B.

(ADVOCATE HIGH COURT)

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Office at :- 9, Brahman Aley, Gala No. G/2,
First Floor, Habade Shopping Centre,
Near Parnaka, Bhiwandi - 421308,
Dist. Thane, Maharashtra.

Ref. No. Title/20190712

Date : - 15 / 11 / 2019.

TITLE CERTIFICATE

Ref:- In respect of M. H. No. 76, 77, 112 and 135 at Prabhu Aley, being, lying and standing on land bearing City Survey No. 2286, 2287, 2288 and 2289 having area admeasuring about 623.80 Sq. Mtr. Revenue Village Bhiwandi, District Thane at present standing in the name of Rajendra Shambhulal Kalantri and others.

As per the instructions and information supplied and document furnished before me, I have perused

- (1) Search Report, dated 30/10/2019 issued by Adv. Swapna B. More,
- (2) Registered Development Agreement bearing Registration Serial No. 2581 of 1999, dated 14/07/1999 executed by Owner Rajendra Shambhulal Kalantri and others in favour of Developer Shree Developers (Partnership Firm).
- (3) Registered Supplementary Agreement bearing Registration Serial No. 2790 of 2016, dated 06/04/2016 executed by Owner Rajendra Shambhulal Kalantri and others in favour of Developer Shree Developers (Partnership Firm).

On the basis of the aforesaid documents and other information supplied by the Owners hereinabove, the above referred Land Property is belonging and standing in the name of owners Rajendra Shambhulal Kalantri and others and they have entered into development agreement and Supplementary Agreement, as per my opinion the title to the above referred said Land property is having clear title subject to the aforesaid Development Agreement and Supplementary agreement, more particularly mentioned in the Search Report.

Adv. Pravin L. Jain

ADV. PRAVIN. L. JAIN
9, Brahman Aley, Gala No.G/2,
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Bhiwandi - 421 308. Dist.Thane