

Date: 16/07/2015

SEARCH REPORT

On Request of our client M/S. SHREE SARITA ENTERPRISES, a proprietorship firm, through its Proprietor MRS. SEEMA VIJAY NIKAM, having office address at: 13/14, Progressive Chawl, Dr. Compound, Dattaram Lad Marg, Near Chinchpokali Railway Station, Chinchpokli, Parel, Mumbai-400 012, I am availing the present Search Report on basis of documents with following opinion as follows:

DESCRIPTION OF THE PROPERTY :

Situated at Mauje Babgaon, Taluka-Bhiwandi, Dist.Thane

Survey No.	Hissa No.	Area (H.R.A)	Assessment
108	3	0-03-5 P.O. 0-02-8	0.10
108	4	0-02-5 P.O. 0-00-2	0.06
TOTAL		0-09-0	0.16

Within the limits of Gram Panchayat Babgaon of Panchayat Samiti Bhiwandi of Zilla Parishad Thane and outside the limits of Bhiwandi Municipal Council and within the registration District Thane and Sub-district Bhiwandi i.e. within the registration jurisdiction of the Sub-Registrar of Assurances, Bhiwandi, at Bhiwandi (hereinafter referred to as the said Land).

SEARCH OF TITLE AND OBSERVATION ON DOCUMENTS
PRODUCED

**WE HAVE CAREFULLY PERUSED THE FOLLOWING
DOCUMENTS.**

1. 7/12 Extract issued by Talathi Lonad through need, Tal: Bhiwandi, Dist: Thane
2. Mutation entry having no.745 dt.01/04/2015 & 762 dated 13/10/2015
3. Development agreement dated 01/07/2015 executed between land owner and M/s. Shree Sarita Enterprises, having registered with Assurance of sub-registrar office Bhiwandi-2 on 02/07/2015, under document No.BVD-2/4034/2015, bearing Receipt No.5656.
4. Irrevocable General Power of Attorney 01/07/2015 by the owner to & in favour of M/s. Shree Sarita Enterprises registered with the assurance of sub-registrar Bhiwandi-2 on 02/07/2015 under document No.BVD-2/4035/2015.
5. Rectification deed dated 06/11/2015 by M/s. Shree Sarita Enterprises registered with assurance of sub-registrar Bhiwandi-2 on 06/11/2015 under document No.BVD-2/6522/2015 & receipt No.9195.
6. Approve Plan and building Permission by Hon'ble Collector-Thane vide the Order bearing No. अ.क. दिवा/ संवत्स/ के.समसां/ म. दिवा/ मंडला/ १२४८ दिनांक ३०.११.२०१५.

7. Order of N.A. bearing No.४. नखुल / का - १ / डे-८/ एनए / साबाय -
 विपरीत/ एनए-२१/ २०१५ दिनांक २८.०९.२०१५ passed by office of Collector
 District Thane, Tal: Bhiwandi, Dist: Thane.

*ON RELYING UPON INFORMATION GIVEN ARE AS TRUE, WE
 OBSERVED THAT:*

- a) That, **MR. VITTHAL UNDRAYA PATIL** was the owner & in possession above mentioned said Land.
- b) That **Mr. Vitthal Undraya Patil** expired on 24/01/2013 leaving behind him the following legal heirs i.e. 1.Smt. Manubai Vitthal Patil (expired), 2)Smt. Satyabhama Vitthal Patil (wife), 3) Mr.Ravindra Vitthal Patil (son), 4) Mr.Gajendra Vitthal Patil (son), 5) Mr. Kalidas Vitthal Patil (Son), 6)Smt.Savitri alias Sumitra Shantaram Jadhav (daughter),7) Smt. Sulochana Rajesh alias Moreshwar Bhane (daughter) and 8) Smt. Karuna Hanuman Randhavi (daughter), who succeed his property as heirs and legal representative.
- c) That, all the legal heirs of late **Mr. Vitthal Undraya Patil** have successfully got entered their name as the owner in the revenue record being mutation entry no.745 dated 01/04/2015 registered with the revenue department and accordingly the 7/12 was issued in the name of 1.Smt. Manubai Vitthal Patil (expired), 2)Smt. Satyabhama Vitthal Patil (wife), 3) Mr.Ravindra Vitthal Patil (son), 4) Mr.Gajendra Vitthal Patil (son), 5) Mr. Kalidas Vitthal Patil (Son), 6)Smt.Savitri alias Sumitra Shantaram Jadhav (daughter),7) Smt. Sulochana Rajesh alias Moreshwar Bhane (daughter) and 8) Smt. Karuna Hanuman Randhavi (daughter).

- d) By virtue of Development Agreement dt.01.07.2015 executed between the 1. Smt. Satyabhama Vitthal Patil, 2) Mr.Ravindra Vitthal Patil 3) Mr.Gajendra Vitthal Patil, 4) Mr. Kalidas Vitthal Patil, 5)Smt.Savitri alias Sumitra Shantaram Jadhav, 6) Smt. Sulochana Rajesh alias Moreshwar Bhane and 7) Smt. Karuna Hanuman Randhavi (heirs/original owners) the party of the First Part and M/s. Shree Sarita Enterprises (through its proprietor Mrs. Seema Vijay Nikam) registered with the Sub Registrar of Assurance Bhiwandi-2 on 02/07/2015, under document No.BVD-2/4034/2015, bearing Receipt No.5656 have agreed and assigned Development Rights in respect of the aforesaid Land in favor of M/s. Shree Sarita Enterprises and the terms and conditions contained therein.
- e) Whereas the land owners 1) Smt. Satyabhama Vitthal Patil, 2)Mr.Ravindra Vitthal Patil 3) Mr.Gajendra Vitthal Patil, 4) Mr. Kalidas Vitthal Patil, 5)Smt.Savitri alias Sumitra Shantaram Jadhav, 6) Smt. Sulochana Rajesh alias Moreshwar Bhane and 7) Smt. Karuna Hanuman Randhavi executed and registered power of attorney in favor of M/s. Shree Sarita Enterprises (through its proprietor Mrs. Seema Vijay Nikam) on dt. 01.07.2015, the assurance of sub-registrar Bhiwandi-2 on 02/07/2015 under document No.BVD-2/4035/2015.
- f) Whereas the name of M/s. Shree Sarita Enterprises have successfully got entered as the developer in the revenue record being mutation entry no.762 dated 13/10/2015 registered with the revenue department and accordingly the 7/12 is issued in the name of Land owners i.e. 1) Smt. Manubai Vitthal Patil (expired), 2)Smt. Satyabhama Vitthal Patil (wife), 3) Mr.Ravindra Vitthal Patil (son), 4) Mr.Gajendra Vitthal Patil

(son), 5) Mr. Kalidas Vitthal Patil (Son), 6) Smt. Savitri alias Sumitra Shantaram Jadhav (daughter), 7) Smt. Sulochana Rajesh alias Moreshwar Bhane (daughter) and 8) Smt. Karuna Hanuman Randhavi (daughter) and M/s. Shree Sarita Enterprises as the Developer.

- g) **WHEREAS**, thereafter the M/s. Shree Sarita Enterprises also entered into Rectification Deed dated 06/11/2015 registered with the assurance of sub-registrar Bhiwandi-2 on 06/11/2015 under document No. BVD-2/6522/2015 & receipt No. 9195 to add the clauses/contents for development of said land in registered power of attorney dated 02/07/2015. The said registered power of attorney dated 02/07/2015 shall hereinafter read and understood with the clauses mentioned in the rectification Deed dated 06/11/2015.
- h) **WHEREAS** the plan has been submitted with Town Planning Authority of Hon'ble Collector-Thane for obtaining Building Permission which sanctioned by the Hon'ble Collector-Thane vide the Order bearing No. **म.प. विभा/संख्या/स.संस्था/म. विधि/संख्या/१९४८ दिनांक १०.११.२०१५** for development and construction of the building in the said Land as per approved plan.
- i) That, 1) Smt. Satyabhama Vitthal Patil, 2) Mr. Ravindra Vitthal Patil 3) Mr. Gajendra Vitthal Patil, 4) Mr. Kalidas Vitthal Patil, 5) Smt. Savitri alias Sumitra Shantaram Jadhav, 6) Smt. Sulochana Rajesh alias Moreshwar Bhane and 7) Smt. Karuna Hanuman Randhavi through their constituted attorney M/s. Shree Sarita Enterprises through proprietor Mrs. Seema Vijay Nikam being the developer of the Land in the year 2015, has applied for getting the above Said Land to become the Non-Agricultural Land.

- j) That, the concern authority has allowed the abovementioned application and change the user of said land to be used as Non-Agricultural land which was confirmed through the order Dt: 28/06/2016 passed by the office of District Collector Thane, Taluka: Bhiwandi, District: Thane, bearing No.क. मसुदा / कस-१ / डे-८/ एनएच / वसगांव - विवेकी/ एमआर-२१/ २०१५ दिनांक २८.०६.२०१६. Since then the above said Land become a Non-Agricultural land.

SEARCH TAKEN AT REGISTRAR OFFICE:

That, the title search has been taken at the office of Assurance of Sub-Registrar at Bhiwandi through Mr. Rajan Bhaip i.e. the search clerk for the period of 30 years from 1987-2016. The said search report is annexed herewith the present title report. On the basis of the above said search taken by Mr. Rajan Bhaip it was found as under:

The Search report from 1987 to 2016 is as under.

Year	Transaction
1987	}
TO	
1988	}
1989	
1990	Nil
1991	Nil
1992	Nil
1993	}
TO	
1995	}
1996	
1997	Nil

1998	Nil
1999	Nil
2000	Nil
2001	Nil
2002	Nil
2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Nil
2014	Nil
2015	Entry

1) Development Agreement dated 01/07/2015
document No.BWD-2/4034/2015 & Receipt
No.5656 on 02/07/2015

2) Rectification Deed dated 06/11/2015
Document No.BWD-2/6522/2015 & receipt
No.9195 on 06/11/2015

2016	Record Not ready
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CONCLUSION

After careful search of documents produced before me and on the basis of Search Report dt.03/05/2016 by search clerk Mr. Rajan Bhaip, I am of opinion that the title of Orig. Owners i.e. 1) Smt. Satyabhama Vitthal Patil, 2)Mr.Ravindra Vitthal Patil 3) Mr.Gajendra Vitthal Patil, 4) Mr. Kalidas Vitthal Patil, 5)Smt.Savitri alias Sumitra Shantaram Jadhav, 6) Smt. Sulochana

Rajesh alias Moreshwar Bhane and 7) Smt. Karuna Hanuman Randhavi of said Land are good, clear, marketable. Therefore I am of opinion that the M/S.SHREE SARITA ENTERPRISES prop. Mrs. Seema Vijay Nikam, can derive good, clear, marketable title for construction of building to be developed on the said Land i.e. Non-Agricultural land bearing Survey No.108, Hissa No.3 & 4 situated at Village-Babgaon, Tal: Bhiwandi, Dist: Thane, admeasuring 900.00 sq. mtrs.

Further considering the Non-Agricultural land certificate, Registered Development Agreement, Registered Power of Attorney, Registered Rectification Deed, Approved Plan and Building Permission certificate the M/S. SHREE SARITA ENTERPRISES (the developer) and 1) Smt. Satyabhama Vitthal Patil, 2)Mr.Ravindra Vitthal Patil 3) Mr.Gajendra Vitthal Patil, 4) Mr. Kalidas Vitthal Patil, 5)Smt.Savitri alias Sumitra Shantaram Jadhav, 6) Smt. Sulochana Rajesh alias Moreshwar Bhane and 7) Smt. Karuna Hanuman Randhavi are having absolute title and rights to construct and develop the above said land and to sale the tenements, flats and shops constructed thereto on the Said Land.

The file containing papers forwarded by you is returned herewith. Kindly acknowledge the same.



Leela Chalke
Advocate

LEELA CHALKE

B.Com., LL.B.

ADVOCATE HIGH COURT

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