

HOWALE & PATIL ASSOCIATES

ADVOCATES & NOTARY (Govt. of India)

Office: (1) 26, Prabhat Centre, Sector 1A, CBD Belapur Navi Mumbai - 400614

(2) 1983, Mauli Bunglow.Near NMMC Ward Office, Ghansoli, Navi Mumbai - 400701

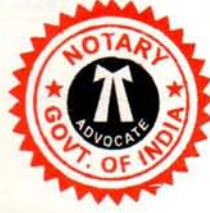
SUNITA R. PATIL

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REKHA K. HOWALE

B.S.L, LL.B(Spl)

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R.P.A.D./ Courier / By Hand Delivery

SEARCH REPORT

To,

M/s. Shreeji Lifespaces Realty

Address at: Shop no. D-61/64, Vashi Plaza,

Sector-17, Vashi , Navi Mumbai

I have taken the search at Panvel sub Registrar- 2&4 of the i.e. Village-Ulwe, Plot No.56, Sector-09, Tal.Panvel, Dist.Raigad, Area-598.87 sq.mtrs, from 2016 to till the date Feb 2019 i.e.2 Yrs.& 2 months. As per view following Report of Search.

Year	Report
2016	NILL
2017	Agreement To Lease between CIDCO & 1. Mr. Namdev Hiru Katekar 2. Mr. Kashinath Hiru Katekar (On his behalf court commissioner Mr. Eknath Gajanan Khuthale) dated-06/03/2017, Reg.doc.no.3203/2017 Receipt No.4484-Panvel-4
2018	Tripartite Agreement between CIDCO & 1. Mr. Namdev Hiru Katekar 2. Mr. Kashinath Hiru Katekar (On his behalf court commissioner Mr. Eknath Gajanan Khuthale) (Original Licensees) & M/s. Shreeji Lifespaces Realty Through Partner 1. Mr. Ladhavji Vashram Patel 2. Mr. Kamlesh Vashrambhai Bhanushali 3. Mr.

	Narayan Jiva Vaviya undivided 50% share & Mr. Namdev Hiru Katekar(New Licensees) dated-16/07/2018,Reg. doc.no.9422/2018 Receipt No. 10896- Panvel- 2.
Till the date Feb 2019	NILL

Search Receipt attached No..... dated

Hence this Search Report.

Date:

Place: CBD, Belapur

REKHA K. HOWALE
MAH/46/1997 B.S.L., LL.B
ADVOCATE HIGH COURT
B/301, Shree Gopal Krishna CHS, Sec-3,
Kharghar, Tal. Panvel, Dist. Raigad-410210.
Mob.: 9819630632

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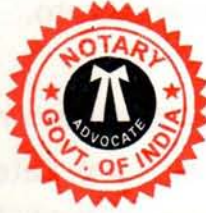
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TITLE CLEARANCE CERTIFICATE

I have investigated the title of: **Village-Ulwe, Plot No.56, Sector-09, Tal.Panvel, Dist.Raigad, Area-598.87 sq.mtrs**, from-2016 to Feb 2019 i.e. 2 yrs.2 months. Which has been the Original Owner Mr. Namdev Hiru Katekar 2. Mr. Kashinath Hiru Katekar residing at- P of the said property.

1. The above said villager is the original owner of abovementioned land.
2. I have searched all relevant papers pertaining to the said land at the office the Panvel-2& 4 Sub Reg. I certify that there are no encumbrances on the upon **Village-Ulwe, Plot No.56, Sector-09, Tal.Panvel, Dist.Raigad, Area-598.87 sq.mtrs**, And the title of is clear. There is no any other transaction in this property.
3. This property has been allotted by CIDCO for under 12.5% scheme CIDCO made by virtue of Reg. 1) Agreement To Lease between CIDCO & 1. Mr. Namdev Hiru Katekar 2. Mr. Kashinath Hiru Katekar (On his behalf court commissioner Mr. Eknath Gajanan Khuthale) dated-06/03/2017, Reg.doc.no.3203/2017 Receipt No.4484-Panvel-4
2) Tripartite Agreement made between CIDCO & 1. Mr. Namdev Hiru Katekar 2. Mr. Kashinath Hiru Katekar (On his behalf court commissioner Mr. Eknath Gajanan Khuthale) (Original Licensees) & M/s. Shreeji Lifespaces Realty Through Partner 1. Mr. Ladhavji Vashram Patel 2. Mr. Kamlesh Vashrambhai Bhanushali 3. Mr. Narayan Jiva Vaviya undivided 50% share (New Licensees) & Mr. Namdev Hiru Katekar dated – 16/07/2018, Reg. do.no.9422/2018 Receipt No. 10896-Panvel- 2.(Original Certificate)

I have caused search in the office of sub-Register-Panvel for 2 year 2 months by paying necessary government fees the original search receipt no..... dated..... is Annexed hereto.

Possession of the plot is with the owner M/s. Shreeji Lifespaces Realty Through Partner 1. Mr. Ladhavji Vashram Patel 2. Mr. Kamlesh Vashrambhai Bhanushali 3. Mr. Narayan Jiva Vaviya undivided 50% share & Mr. Namdev Hiru Katekar(New Licensees)after the Tripartite Agreement dated 16/07/2018.

OBSERVATION BASIED ON SEARCH CAME INVITESGATION –

The said property is in possession of M/s. Shreeji Lifespaces Realty Through Partner 1. Mr. Ladhavji Vashram Patel 2. Mr. Kamlesh Vashrambhai Bhanushali 3. Mr. Narayan Jiva Vaviya undivided 50% share & Mr. Namdev Hiru Katekar(New Licensees)therefore the title of said property is clear and marketable and free from all encumbrance as per my observation.

CERTIFICATE

I have examined the documents, fully described at para no.1 herein before relation to the property who derived their rights, titles to the said property by virtue of the documents.

I certify that there are no encumbrance/ charges of what so ever nature on the property, as per the search carried out at the sub Registrar office concerned etc. Marketable and free from all encumbrance.

The property is not a subject matter of any litigation attachment injunction, agreement for sale, acquisition from any third party etc.

Finally I certify that **Village- Ulwe, Plot No.56, Sector-09, Tal.Panvel, Dist.Raigad, Area-598.87 sq.mtrs**, have absolute , free , clear and marketable title to the said property subject to the title certificate.

SCHEDULE ABOVE REFERRED TO

All the piece of Land known as **Village-Ulwe, Plot No.56, Sector-09, Tal.Panvel, Dist.Raigad, Area-598.87 sq.mtrs**,

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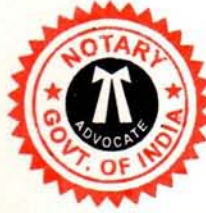
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HENCE THIS TITLE CLEARANCE CERTIFICATE

Place- CBD, Belapur

Date-

Advocate

REKHA K. HOWALE

MAH/46/1997 B.S.L., LL.B

ADVOCATE HIGH COURT

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