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KULDIP R. PATIL
B.A., L.L.B.
ADVOCATE HIGH COURT

OFFICE: - Shop No. 76, Nagarpalika Shopping Complex, Building No. 3, Panvel - 410 206.

Ref. No. /2018.

DATE: 26/06/2018.

SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

I was requested by M/S. SHREENATHJI DEVELOPERS through Proprietor Mr. Dharmendra M. Rathod, Office at - 7/32, Sarvodaya Estate, R. C. Road, Chembur, Mumbai 400071 to take search of below mentioned Property and submits my report for same, accordingly I have taken a search from the office of Sub- Registrar at Panvel regarding below mentioned Property for last 30 years i.e. since 1989 to 25 June 2018. As per search taken by me and documents made available to me, I submit my report as under:-

DESCRIPTION OF PROPERTY:-

THE PROPERTY LAND BEARING SURVEY/GUT NO. 132, HISSA NO. 2, SITUATED AT VILLAGE- TALOJE MAJKUR, TAL.- PANVEL, DIST.- RAIGAD. (HEREINAFTER FOR THE REFERRED TO AS 'THE SAID LAND')

In the process of search I have gone through Index II for the period of 1989 to 25 June 2018 kept at the Sub-Register, Panvel. Receipt No. 8419, dated 25/06/2018.

SEARCH FORM INDEX - II SINCE 01/01/1989 TO 25/06/2018.


1989	Books are found in torn condition hence no entry in respect of concern property is found
1990	Books are found in torn condition hence no entry in respect of concern property is found
1991	Books are found in torn condition hence no entry in respect of concern property is found
1992	Books are found in torn condition hence no entry in respect of concern property is found

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1993	Books are found in torn condition hence no entry in respect of concern property is found
1994	Books are found in torn condition hence no entry in respect of concern property is found
1995	Books are found in torn condition hence no entry in respect of concern property is found
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2009	No entry in respect of concern property is found
2010	No entry in respect of concern property is found
2011	No entry in respect of concern property is found
2012	No entry in respect of concern property is found
2013	No entry in respect of concern property is found
2014	No entry in respect of concern property is found
2015	SRO no. 1 & 4 the concern records (Index-II) are not available for inspection sent for binding.



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2016	<p style="text-align: center;"><u>TRANSACTIONS/ENTRIES</u> (as per available document & online search) Development Agreement (Document Sr. No. PVL4- 4991/2016) Power Of Attorney (Document Sr. No. PVL4- 4992/2016) SRO no. 1& 4 the concern records (Index-II) are not available for inspection sent for binding.</p>
2017	The concern records (Index-II) are not available for inspection.
2018	The concern records (Index-II) are not available for inspection.

TRANSACTIONS FOR YEAR OF 2016:

- i) **Development Agreement** dated 01/06/2016 executed by and between M/s. Shreenathji Developers through Proprietor Mr. Dharmendra M. Rathod (hereinafter referred to as "The Said Developer") therein referred to as the Developers of the One Part and Mr. Baburao Undrya Raje the Owners of the Other Part, the Owners therein agreed to the Developers therein and the Developers therein acquired from the Owners therein the development rights for and in respect of the said property at or for the consideration and for an upon the terms and conditions therein contained. The said Development Agreement dated 01/06/2016 is registered with the Sub-Registrar of Assurances at Panvel under document Serial No. PVL4-4991/2016.
- ii) Pursuant to the above said Development Agreement dated 01/06/2016, the Owners therein executed a **POWER OF ATTORNEY** dated 01/06/2016 in favour of the persons nominated by the Developers therein to enable them to do all acts and things for and in respect of the development of the said subject property as contained therein. The said POA dated 01/06/2016 is registered with the Sub-Registered of Assurances at Panvel under document Serial No. PVL4- 4992/2016.

NOTE

- I) While investigation I found that the manual record (Year of 1989 to 2001) kept for perusal at SRO No. 1, Panvel in respect of Village Taloje Majkur

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is found in a totally torn condition. SRO No. 2 record of Index -II from January 2003 to 2012 is found in a torn condition. In SRO No. 1 & 4 record of Index II from January 2015 to till this date is sent for binding. Hence not ready for inspection. In SRO No. 2, 3 & 5 record of Index II from January 2017 to till this date is not ready for inspection. Hence were not available for perusal.

- II) Many register books kept for search at the SRO Panvel are torn and were found in a very critical and scattered position. Some pages are very light and unclear printing, thus whitening Index II not reading properly. Some register pages are misplaced hence were not available for perusal.
- III) This report is subject to on the basis of the record made available for search in the office of SRO Panvel at that time.
- IV) This search report is subject to badly torned and mutilated record of Index-II which is available in the office of Sub-registrar of assurances of Panvel.

Hence the Search Report is issued.

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DATE: - 26/06/2018.

ENCL:

Receipt issued by the Sub-Registrar, Panvel- 3, dated 25/06/2018,



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TITLE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

With respect to the Title of Mr. Baburao Undrya Raje to the property of land bearing Gut/ Survey No. 132, Hissa No. 2, admeasuring 0-07-70 H.R.PT., situated at Village Taloje Majkur, Taluka Panvel, Dist. Raigad.

1) **INSTRUCTIONS :**


I am instructed by M/s. Shreenathji Developers through Proprietor Mr. Dharmendra M. Rathod, Office at - 7/32, Sarvodaya Estate, R. C. Road, Chembur, Mumbai 400071, Mr. Sameer Mokal (Search Clerk) have taken search in respect of the property which is described as follows:

2) **DESCRIPTION OF PROPERTY:-**

ALL THAT PIECE OR PARCEL OF Land situated, lying and being at Village: Taloje Majkur, Taluka - Panvel, District - Raigad, within the Jurisdiction of Sub-Registrar of Panvel and described in the Revenue Record as follows:

Gut/Survey No.	Hissa No.	Area H.R.PT.
132	2	0-07-70

(Hereinafter referred to as the "said Property")


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3) SEARCH:-

Accordingly, I have taken search of the Index-II as maintained in the office of Sub-Registrar of Assurances at Panvel- 1 to 5, for a period of 30 years, vide Receipt No. 8419, dated 25/06/2018 (Original receipt is annexed with this report) with respect to the said property, through ADV. KULDIP R. PATIL.



4) DOCUMENTS:

Copies of the following documents were supplied to me for scrutiny and to issue this legal opinion about the said Property:

- i) 7/12 extracts maintained by the concerned revenue office.
- ii) Mutation entries reflected on 7/12 extracts,

5) INFORMATION:-


I also gathered information from M/s. Shreenathji Developers through Proprietor Mr. Dharmendra M. Rathod, relating to the said property.

6) THE FLOW OF TITLE OF THE SAID PROPERTY:-

It is seen from the copy of 7x12 extract dated 23/07/2016 that the names Mr. Baburao Undrya Raje is mutated in the Owner-Occupant's column of the said 7x12 extract of the said property under search i.e. the property bearing Survey No. 132, Hissa No. 2, admeasuring 0-07-70 H.R.P.T., situated at Village- Taloje Majkur, Taluka Panvel, Dist, Raigad.

MUTATION ENTRY NO. 186, DATED 10/10/1933,

According to the letter of TLR, Panvel dated 25/10/1932 the following changes in the areas of the landed property survey no. 132/0 & other properties are divided into separate parcels shown as below:

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Old Survey/ Hissa No.	New Survey /Hissa No.	Area (H.R.P.)	Name of the Owner
132/0	132/A	-	----
	132/2	0-07-70	Mr. Gothu Ganu Raje

This Mutation Entry was certified by Circle Officer.

MUTATION ENTRY NO. 217, DATED 26/12/1936.

Revealed that the said landed property & other 38 landed properties is possess & owned by jointly 1) Mr. Gothu Ganu Raje & 2) Mr. Undrya Ganu Raje. Further as per his Oral Partition & oral Statement/confession he would like record the name each as per their possession the said property was named to each person as follows. The said property own & Possesses by Mr. Undrya Ganu Raje. This Mutation Entry was certified by Circle Officer.

MUTATION ENTRY NO. 306, DATED 25/12/1942.

Mr. Undrya Ganu Raje was died on 1 year ago and following are legal heirs of deceased:

Sr. No.	Name	Relation with Deceases
1	Mr. Trimbak Undrya Raje	Son
2	Mr. Babu Undrya Raje	Son
3	Mr. Anant Undrya Raje	Son

No more legal heirs as mentioned above. No. 1 to 3 of the above legal heirs was minor the name of Mr. Mrs. Chimi Undrya Raje was mutated as the legal guardian of minors to the record of the rights of the said property along with other properties. This Mutation Entry was certified by Circle Officer.

MUTATION ENTRY NO. 1018, DATED 26/07/1980.

Revealed that the said landed property & other 8 landed properties is possess & owned by jointly 1) Mr. Gothu Ganu Raje & 2) Mr. Undrya


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Y Ganu Raje. Further as per his Oral Statement/confession Mr. Trimbak Undrya Raje would like record the name Son, Brother & Nephew as per their possession the said property was named to each person as follows. The said property own & Possesses by Mr. Baburao Undrya Raje. This Mutation Entry was certified by Circle Officer.

WHEREAS, Development Agreement dated 01/06/2016 executed by and between M/s. Shreenathji Developers through Proprietor Mr. Dharmendra M. Rathod (hereinafter referred to as "The Said Developer") therein referred to as the Developers of the One Part and Mr. Baburao Undrya Raje the Owners of the Other Part, the Owners therein agreed to the Developers therein and the Developers therein acquired from the Owners therein the development rights for and in respect of the said property at or for the consideration and for an upon the terms and conditions therein contained. The said Development Agreement dated 01/06/2016 is registered with the Sub-Registrar of Assurances at Panvel under document Serial No. PVL4- 4991/2016.

Pursuant to the above said Development Agreement dated 01/06/2016, the Owners therein executed a POWER OF ATTORNEY dated 01/06/2016 in favour of the persons nominated by the Developers therein to enable them to do all acts and things for and in respect of the development of the said subject property as contained therein. The said POA dated 01/06/2016 is registered with the Sub-Registered of Assurances at Panvel under document Serial No. PVL4- 4992/2016.

*Instructor or their assignee is not providing to me Taloje Majkur village Latest 7x12 extract; hence, without accepting responsibilities

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and risk of above unavailability, I am issuing Title Certificate, which may please be noted.

7) CONCLUSION:-

On the basis of the perusal of the documents referred to above, the information collected by me as has been mentioned above, so also incidents pointed out as above, and search conducted from Index If as maintained by Sub-Registrar, I am of the opinion that,

Based on the records made available to me and searches as aforesaid, the title of Mr. Baburao Undrya Raje to the abovementioned property Survey/Gut No. 132, Hissa No. 2, situated at Village- Taloje Majkur, Tal. Panvel, Dist. Raigad is clear, legal AND the said property is given to M/s. Shreenathji Developers through Proprietor Mr. Dharmendra M. Rathod, development under an agreement made and executed by the said owner Mr. Nisar Ahmed Bashir Patel in favour said Developer. The rights and interest of the said M/s. Shreenathji Developers under the said agreement to the said property are also clear and legal.

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ENCL:-

- 1) Receipt issued by the Sub-Registrar, Panvel- 3, dated 25/06/2018,
- 2) Search Report issued by ADV. KULDIP R. PATIL, dated 26/06/2018.