



# G. H. JAGTAP

B.Com.

## Searcher

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Bank of Maharashtra / Anand Sports,  
Station Road, Kalyan (W) - 421 301.

Resi. : Datta Kripa Niwas Hsg. Society, Chawl No. 1/4, Behind Sonali Bldg.,  
Opp. Kala Talao, Thankar Pada, Kalyan (W) - 421 301.

Date :- 24/01/2014

### - SEARCH REPORT

**Re:-** Property bearing New S.No. **52**, H.No. **7 Pt**, Old S.No. **71/7 Pt**, Area  
0 H - 81 R - 0 P + Pot Kharaba 0 H - 08 R - 0 P, Owner - Arun  
Pandurang Manerkar & Others, situated at Mouje **GAURIPADA**,  
Taluka **KALYAN**, District **Thane**

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN-1 To 5 for the period of 04 years i.e. 2011 To 2014.

I could not take the search for the year 2013 & 2014 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1 To 4 and for the year October 2013 To 2014 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 5,

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
2011	Transaction	2013	Record Not Ready
2012	Transaction	2014	Record Not Ready

The Transaction of the above mentioned property of which the details is as under :-

#### TRANSACTION FOR THE YEAR 2011 :-

(Seen from SRO KLN - 1 Index II register)

Cancellation Deed;

S.No. **52/7 Pt**, Old S.No. **71/7 Pt**, Area 8900 Sq.Meters Paiki Area 8000 Sq.Meters,  
(Cancellation Deed for Document No. 1134/1983)

**Vendor :-** Suresh Bhawan Patel Power of Attorney Holder for Sr.No. 1 To 19, 25, 26 To 35; 1) Nana Gopal Patil for Self & Power of Attorney Holder for Sr.No. 2 To 7; 2) Radha Appa Patil, 3) Narmada Tulshiram Patil, 4) Vandana Bhagwan Mali, 5) Sundarabai Belaram Shisave, 6) Usha Gopal Patil, 7) Yashoda Laxman Nandé, 8) Raju Gopal Patil, 9) Bhagirathi Atmaram Patil, 10) Sugandha Chintaman Patil, 11) Bhushan Chintaman Patil, 12) Vishal Chintaman Patil, 13) Vikas Chintaman Patil, 14) Sarika Chintaman Patil, 15) Ramkrishna Atmaram Patil, 16) Bhagwan Atmaram Patil, 17) Prabhakar Atmaram Patil, 18) Shobhabai Atmaram Patil, 19) Sumitra Atmaram Patil, 20) Ganesh Bhiva Patil for Self & Power of Attorney Holder for Sr.No. 21, 22 & 24; 21) Mandabai Bhiva Patil, 22) Nagubai Bhiva Patil, 23) Hirabai Bharat Mhatre, 24) Kamala Yashwant Patil, 25) Manisha Ramesh Mali, 26) Ankush Ramchandra Patil, 27) Kiran Ankush Patil, 28) Yogesh Ankush Patil, 29) Manohar Dattatray Patil, 30) Premnath Dattatray Patil, 31) Amit Dattatray Patil, 32) Jeevan Dattatray Patil, 33) Jagdish Dattatray Patil, 34) Sheila Damodar Kalan, 35) Sandhya Arvind Patil,

**Purchaser :-** M/s.Amrut Builders Partnership Firm Through its Partner - Deepak Ramesh Mehta Power of Attorney Holder for Sr.No. 1 To 10; 1) Arun Pandurang Manerkar alias Bhoir, 2) Ambibai Pandurang Manerkar alias Bhoir, 3) Sushila Pandurang Manerkar, 4) Leelabai Pandurang Manerkar alias Bhoir, 5) Droupadi Bai Mahadu Ghadge, 6) Jijabai Prakash Manerkar alias Bhoir, 7) Surekha Prakash Manerkar alias Bhoir, 8) Pintu Prakash Manerkar alias Bhoir, 9) Shilpa Prakash Manerkar alias Bhoir, 10) Sachin Prakash Manerkar alias Bhoir,

Date of Execution 30/07/2010 Date of Registration 24/02/2011; Regn.No. 873;

Stamp Duty Rs. 100/- Registration Fee Rs. 100/-

#### TRANSACTION FOR THE YEAR 2012 :-

(Seen from SRO KLN - 1 Index II register)

1) Indemnity Bond;

S.No. **52/7/1**, Area 1683 Sq.Meters for DP Road,

**Vendor :-** M/s. Amrut Builders Through its Partner - Deepak Ramesh Mehta,

**Purchaser :-** Kalyan Dombivli Municipal Corporation,

Date of Execution & Registration 02/02/2012; Regn.No. 833;

Stamp Duty Rs. 300/- Registration Fee Rs. 100/-

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(Seen from SRO KLN - 1 Index II register)

2) Indemnity Bond;

S.No. **52/7/1**, Area 5 Sq.Meters for Primary School,

**Vendor :-** M/s. Amrut Builders Through its Partner - Deepak Ramesh Mehta,

**Purchaser :-** Kalyan Dombivali Municipal Corporation,

Date of Execution & Registration 02/02/2012; Regn.No. 834;

Stamp Duty Rs. 300/- Registration Fee Rs. 100/-

**NOTE :-** According to available Computerized Index-II register from the year

2011 & 2012 in S.R.O. KALYAN - 1 To 4.

Oct. 2011 To September 2013 in S.R.O. KALYAN - 5.


Attached Govt. Fees paid vide Receipt No. 1288,

Search Application No. 1288/2014, dated 21/01/2014

**HENCE THIS SEARCH REPORT;**

PLACE :- KALYAN;

DATE :- 24/01/2014

  
**G. H. JAGTAP**  
SEARCHER (B.Com.)

1/4, Datta Kripa Niwas, Chawl Soci. Opp. K. Talav,  
Near Sonali Bldg., Thakkar  
Kalyan (W) - 421301. Mob. 9870424

## Title Certificate

**Ref :- All those pieces and parcels of land bearing survey no. 52**

**Hissa no. 7/1 (Old survey no. 71/7P), admeasuring 8000 sq. mtrs (0H-80R-0P) out of total area of 8900 sq. mtrs (0H-89R-0P) lying, being and situated at village Gauripada, Taluka Kalyan, District Thane.**

**Owner :- M/s Amrut Builders, a partnership firm, through its partners,**

- 1. Mr. Ramesh Amrutlal Mehta**
- 2. Mr. Deepak Ramesh Mehta**

### **READ :-**

- 1) 7/12 extracts of land bearing survey no. 52 Hissa no. 7/1 (Old survey no. 71/7P).
- 2) Search report dated 20.06.2011 in respect of land bearing survey no. 52 Hissa no. 7/1 (Old survey no. 71/7P) for the period of 35 years i.e. from 1977 to 2011.
- 3) Original copy of Development Agreement dated 15.11.2006 which is registered at the office of Sub Registrar Kalyan on 16.11.2006 at serial no. 6847/2006.
- 4) Original copy of power of attorney dated 16.11.2006 which is registered at the office of Sub Registrar of Assurances Kalyan at serial no. 613/2006.
- 5) Original copy of Conveyance Deed dated 10.12.2010 executed by M/s Amrut Builders with Smt. Ambibai Pandurang Manerkar & others which is registered at the office of the Sub Registrar of Assurances Kalyan at serial no. 11814/2010.
- 6) Original copy of Interim Development Permission (I.O.D.) dated 17.01.2012.
- 7) Original copy of NA order dated 03.05.2012 bearing no. Mahsul/K-1/1-



7/NAP/Gauripada-Kalyan/SR-17/2012, granted by the Collector, Thane.

- 8) Original copy of Commencement Certificate dated 16.07.2012 bearing no. KDMC/NRV/BP/KV/2012-13/104.
- A) On perusal of the revenue records, it appears that property referred herein above was originally owned by Mr. Kanha Dharma Manerkar alias Bhoir. After his death, the names of his legal heirs, Mr. Prakash Pandurang Manerkar alias Bhoir & others were entered in the revenue records of the said property vide mutation entry no. 8 dated 17.11.1980. That Mr. Parakash Pandurang Manerkar alias Bhoir died on 02.11.1997 and the names of his legal heirs were entered in the revenue records of the said property vide mutation entry no. 239 dated 06.11.2000.
- B) That said Mr. Prakash Pandurang Manerkar alias Bhoir & others were executed registered Agreement for Sale dated 09.05.1983 in favour of Mr. Gopal Govind Patil & others only in respect of 2 acre (80 gunthas) out of total land of 89 gunthas. However, the said transaction could not be completed and hence the said Agreement for Sale was cancelled mutually and accordingly Cancellation Deed dated 30.07.2010 was executed between the parties which was registered at the Sub Registrar of Assurances Kalyan. Thus the encumbrance of an Agreement for Sale dated 09.05.1983 was removed from the 7/12 extracts of the said property vide mutation entry no. 447.
- C) That Smt. Ambibai Pandurang Manerkar alias Bhoir & others executed a Development Agreement dated 15.11.2006 in favour of M/s Amrut Builders, a partnership firm, through its partner, Mr. Deepak Mehta. The said Development Agreement dated 15.11.2006 was registered at the Sub Registrar of Assurances Kalyan - 1 on 16.11.2006 at serial no. 6847. The said Development Agreement was executed in respect of 8000 sq. mtrs, out of the total area of 8900 sq. mtrs of the said land. The said Smt. Ambibai Pandurang Manerkar alias Bhoir & others have also

executed power of attorney dated 16.11.2006 in favour of M/s Amrut Builders, a partnership firm, through its partner, Mr. Deepak Mehta. The said power of attorney was registered at the Sub Registrar of Assurances Kalyan - 1 on 16.11.2006 at serial no. 613/2006 to enable the developer to develop the said land of 8000 sq. mtrs out of total area of 8900 sq. mtrs.

- D) After the execution of the said Development Agreement dated 15.11.2006, Smt. Ambibai Pandurang Manerkar alias Bhoir & others executed a Deed of Conveyance dated 10.12.2010 in favour of M/s Amrut Builders, thereby sold and transferred the said land of 8000 sq. mtrs to them. The said Conveyance Deed dated 10.12.2010 is registered on 27.12.2010 at the office of Sub Registrar of Assurances Kalyan - 2 at serial no. 11814. Vide said Conveyance Deed dated 10.12.2010, the original owners transferred and sold all their rights, title and interest in the above referred said property to and in favour of M/s Amrut Builders. Thereafter, the name of M/s Amrut Builders was entered in the 7/12 extracts of the said property. Thus M/s Amrut Builders becomes the absolute owner of above referred land bearing survey no. 52 Hissa no. 7/1 (Old survey no. 71/7P), admeasuring 8000 sq. mtrs (0H-80R-0P) lying, being and situated at village Gauripada, Taluka Kalyan, District Thane.
- E) M/s Amrut Builders submitted an application dated 26.08.2011 through their architect to the Kalyan Dombivali Municipal Corporation for permission to carry out construction on the above referred land bearing survey no. 52 Hissa no. 7/1 (Old survey no. 71/7P), admeasuring 8000 sq. mtrs lying, being and situated at village Gauripada, Taluka Kalyan, District Thane. The Assistant Director, Town and Planning Department of Kalyan Dombivali Municipal Corporation by his order dated 17.01.2012 bearing outward no. KDMC/NRV/BP/KV/85 granted

