

Archana Khandu Thakare

Advocate (High Court) B.A.L.L.B.

14 -B/11, Flat No.004,Groundfloor,Gopal Nagar, Bhiwandi-421 302, Dist : Thane.
(M) 9220578170

Date : 11/04/2014

SEARCH REPORT

Ref :- In respect of Land bearing Survey No.69/1, area admeasuring about 0-11-5 H-R-P., Situated at Village Bhadvad , Tal.Bhiwandi, Dist. Thane.

On careful inspection of the Index Volume Registers kept in office of Sub Registers of Assurances at Bhiwandi, In respect of the above mentioned property During the year 1985 to 09/04/2014 the following transactions are traced out.

YEAR	TRANSACTION	YEAR	TRANSACTION
1985	NIL	2000	NIL
1986	NIL	2001	NIL
1987	NIL	2002	NIL
1988	NIL	2003	NIL
1989	NIL	2004	NIL
1990	NIL	2005	NIL
1991	NIL	2006	NIL
1992	TRANSACTION	2007	NIL
1993	NIL	2008	TRANSACTION
1994	NIL	2009	NIL
1995	NIL	2010	NIL
1996	NIL	2011	TRANSACTION
1997	NIL	2012	NIL
1998	NIL	2013	Not Ready for Inspection
1999	NIL	2014	Not Ready for Inspection

TRANSACTION FOR THE YEAR 1992:-

Registered Sale Deed in respect of Land bearing Survey No.69/1, area admeasuring about 476 Sq.Yard., Situated at Village Bhadvad , Tal.Bhiwandi, Dist. Thane. Bearing registration Sr.No.500 / 414 executed & registered on 05/02/1992 by Shri Babulal Chunilal Zakariya in favour of Shri Birijsikader Mohd Saed Shaikh.

TRANSACTION FOR THE YEAR 2008:-

Registered Sale Deed in respect of Land bearing Survey No.69/1, area admeasuring about 476 Sq.Yard., Situated at Village Bhadvad , Tal.Bhiwandi, Dist. Thane. Bearing registration Sr.No.5752 executed & registered on 17/11/2008 by Shri Birijsikader Mohd Saed Shaikh. in favour of Shri Premnarayan Kedar Rai and others

TRANSACTION FOR THE YEAR 2011:-

Registered Sale Deed in respect of Land bearing Survey No.69/1, 69/1P area admeasuring about 2350 Sq.Mtrs., Situated at Village Bhadvad , Tal.Bhiwandi, Dist. Thane. Bearing registration Sr.No.7231 executed & registered on 22/09/2011 by Shri Premnarayan Kedar Rai and others in favour of Shri Vajjnath Dayade and others.

Note for the year 2008, Index volume at Sub Registers of Assurances Bhiwandi - I, is not available for inspection 2012, Index volume at Sub Registers of Assurances Bhiwandi - III, is not available for inspection.

(All Search taken by me as per the record available at Registration office Bhiwandi)

Thakare

Adv .ARCHANA KHANDU THAKARE.



कढाया कढाया इडान.
विशेष कांकायी आधिकारी
सी २०११ प्रविष्टिगत विडिग,
दुत्ताराम लाड गार्गे,
बिहारीकळी पुर्वी सु-४०० ०१३
म. क. ५२४४

VENKATESH T. CHITIKEN

B.A. LL. B., LL.M.

ADVOCATE

502, Ground Floor, Siddivinayak Building, Beside Ustav Snack Centre, Kasar Ali,
Bhiwandi, Dist. Thane-420 302.

① 226428/327932, Mobile No: 9850082099

Date: 11/04/2014

TITLE CLEARANCE CERTIFICATE

Ref :- All that piece and parcel of land bearing Survey No. 69, Hissa No. 1 Paiki, area admeasuring about 0-11-5 (H-R-P); Situate, lying and being at Bhadwad, Taluka Bhiwandi, District Thane; Joint Sub-Registration District & Taluka Bhiwandi, Registration District and District Thane; (herein after referred to "the said land"); belonging to SHRI ASHISH PRAVIN BHALERAO, (having area admeasuring about 230.00 Sq. Mtrs., + 172.50 Sq. Mtrs.), SHRI SHRIKANT BHALCHANDRA ADEP, (having area admeasuring about 345.00 Sq. Mtrs.), SHRI RAHUL SOPAN PADVAL, (having area admeasuring about 172.5 Sq. Mtrs.) and SHRI NITIN UDDHAV HANDE, (having area admeasuring about 230.00 Sq. Mtrs.); (hereinafter referred to as "the Owners").

By Virtue of a Mutation Entry No. 574 dated 03/04/1986 and by virtue of a Registered Sale Deed date 31/07/1984 duly registered with Sub-Registrar of Assurances, Bhiwandi, SHRI HAJI KITABULLA SUBEDAR MOMIN AND OTHERS (therein the Vendors) have sold the all that piece and parcel of land bearing Survey No. 69, Hissa No. 1 Paiki, area admeasuring about 1427.00 Sq. Yds.; Situate, lying and being at Bhadwad, Taluka Bhiwandi, District Thane; Joint Sub-Registration District & Taluka Bhiwandi, Registration District and District Thane; in favour of M/S. BHAVARLAL MOHANLA COMPANY, Through Its Partners SHRI PREMCHAND AMICHAND AND OTHER.

By Virtue of a Mutation Entry No. 594 dated 25/10/1987 and by virtue of a Registered Sale Deed date 24/09/1987 duly registered with Sub-Registrar of Assurances, Bhiwandi, M/S. BHAVARLAL MOHANLA COMPANY, Through Its Partners SHRI PREMCHAND AMICHAND AND OTHER (therein the Vendors) have sold the all that piece and parcel of land bearing Survey No. 69, Hissa No. 1 Paiki, Situate, lying and being at Bhadwad, Taluka Bhiwandi, District Thane; Joint Sub-Registration District & Taluka Bhiwandi, Registration District and District Thane; in favour of M/S. SYSTEM SYNTHETIC COMPANY (INDIA), Through Its Partners SHRI BABULAL CHUNILAL ZAKARIA AND OTHER.

By Virtue of a Mutation Entry No. 676 dated 07/12/1992 and by virtue of a Registered Sale Deed No. 400 date 05/03/1992 duly registered with Sub-Registrar of Assurances, Bhiwandi, SHRI BABULAL CHUNILAL ZAKARIA AND OTHER (therein the Vendors) have sold the all that piece and parcel of land bearing Survey No. 69, Hissa No. 1 Paiki, area admeasuring about 476.00 Sq. Yds.; Situate, lying and being at Bhadwad, Taluka Bhiwandi, District Thane; Joint Sub-Registration District & Taluka Bhiwandi, Registration District and District Thane; in favour of SHRI BIRJIS KADAR PHAMMED SAID SHAIKH.

By Virtue of a Mutation Entry No. 677 dated 07/12/1992 and by virtue of a Registered Sale Deed date 05/02/1992 duly registered with Sub-Registrar of Assurances, Bhiwandi, SHRI BABULAL CHUNILAL ZAKARIA AND OTHER (therein the Vendors) have sold the all that piece and parcel of land bearing Survey No. 69, Hissa No. 1 Paiki, area admeasuring about 476.00 Sq. Yds.; Situate, lying and being at Bhadwad, Taluka Bhiwandi, District Thane; Joint Sub-Registration District & Taluka Bhiwandi, Registration District and District Thane; in favour of SHRI ALI AHEMAD ABDULLA SAMAD AND OTHERS.

By Virtue of a Mutation Entry No. 822 dated 07/10/2005 and by virtue of a Registered Sale Deed No. 501 date 05/02/1992 duly registered with Sub-Registrar of Assurances, Bhiwandi, SHRI BABULAL CHUNILAL ZAKARIA AND OTHER



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**502, Ground Floor, Siddivinayak Building, Beside Ustav Snack Centre, Kasar Ali,
Bhiwandi, Dist. Thane-420 302.**

① 226428/327932, Mobile No: 9850082099

(therein the Vendors) have sold the all that piece and parcel of land bearing Survey No. 69, Hissa No. 1 Paiki, area admeasuring about 475.00 Sq. Yds.; Situate, lying and being at Bhadwad, Taluka Bhiwandi, District Thane; Joint Sub-Registration District & Taluka Bhiwandi, Registration District and District Thane; in favour of SHRI HAMID AHMED ALAI MOHAMMED AYYUB.

By Virtue of a Mutation Entry No. 886 dated 08/12/2008 and by virtue of a Registered Sale Deed No. 5751/2008 date 17/11/2008 duly registered with Joint Sub-Registrar of Assurances, Bhiwandi, SHRI ALI AHMED ABDUL SAMAD AND OTHER (therein the Vendors) have sold the all that piece and parcel of land bearing Survey No. 69, Hissa No. 1 Paiki, area admeasuring about 476.00 Sq. Yds.; Situate, lying and being at Bhadwad, Taluka Bhiwandi, District Thane; Joint Sub-Registration District & Taluka Bhiwandi, Registration District and District Thane; in favour of SHRI PREMNARAYAN KEDAR RAI.

By Virtue of a Mutation Entry No. 887 dated 08/12/2008 and by virtue of a Registered Sale Deed No. 5752/2008 date 17/11/2008 duly registered with Sub-Registrar of Assurances, Bhiwandi, SHRI BIRJIS KADAR MPHAMMED SAID SHAIKH (therein the Vendors) have sold the all that piece and parcel of land bearing Survey No. 69, Hissa No. 1 Paiki, area admeasuring about 476.00 Sq. Yds.; Situate, lying and being at Bhadwad, Taluka Bhiwandi, District Thane; Joint Sub-Registration District & Taluka Bhiwandi, Registration District and District Thane; in favour of SHRI PREMNARAYAN KEDAR RAI.

By Virtue of a Mutation Entry No. 888 dated 08/12/2008 and by virtue of a Registered Sale Deed No. 4543/2008 date 02/09/2008 duly registered with Sub-Registrar of Assurances, Bhiwandi, SHRI HAMID AHMED ALAI MOHAMMED AYYUB Through his Constituted Attorney SHRI MANOJKUMAR SHIVMURTI RAI (therein the Vendors) have sold the all that piece and parcel of land bearing Survey No. 69, Hissa No. 1 Paiki, area admeasuring about 476.00 Sq. Yds.; Situate, lying and being at Bhadwad, Taluka Bhiwandi, District Thane; Joint Sub-Registration District & Taluka Bhiwandi, Registration District and District Thane; in favour of SMT. MEERDEVI PREMNARAYAN RAI.

By Virtue of a Mutation Entry No. 1043 dated 22/11/2011 and by virtue of a Registered Sale Deed No. 7231/2011 date 22/09/2011 duly registered with Joint Sub-Registrar of Assurances, Bhiwandi, SHRI PREMNARAYAN KEDAR RAI AND OTHER (therein the Vendors) have sold the all that piece and parcel of land bearing Survey No. 69, Hissa No. 1 Paiki, area admeasuring about 0-11-5 (H-R-P); Situate, lying and being at Bhadwad, Taluka Bhiwandi, District Thane; Joint Sub-Registration District & Taluka Bhiwandi, Registration District and District Thane; in favour of 1) SHRI VAIJNATH BEDDAPPA DAYADE (having share of 25%), 2) SHRI GAURISHANKAR LAXMAN VHADLURE (having share of 25%), 3) SHRI ASHISH RAJESH BHALERAO (having share of 20%), 4) SHRI SHRIKANT BHALCHANDRAM ADEP (having share of 30%).

By Virtue of a Mutation Entry No. 1098 dated 01/01/2013 and by virtue of a Registered Sale Deed No. 9619/2012 date 08/11/2012 duly registered with Joint Sub-Registrar of Assurances, Bhiwandi, 1) SHRI VAIJNATH BEDDAPPA DAYADE 2) SHRI GAURISHANKAR LAXMAN VHADLURE, (therein the Vendors) have sold the all that piece and parcel of land bearing Survey No. 69, Hissa No. 1 Paiki, area admeasuring about 575.00 Sq. Mtrs.; Situate, lying and being at Bhadwad, Taluka



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ADVOCATE**

**502, Ground Floor, Siddivinayak Building, Beside Ustav Snack Centre, Kasar Ali,
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① 226428/327932, Mobile No: 9850082099

Bhiwandi, District Thane; Joint Sub-Registration District & Taluka Bhiwandi, Registration District and District Thane; in favour of 1) SHRI RAHUL SOPAN PADVAL (having share of 30%), 2) SHRI MAHESH BHAPUTKUMAR OZA (having share of 30%), 3) SHRI NITIN UDDHAV HANDE (having share of 40%).

By Virtue of a Mutation Entry No. 1099 dated 24/01/2013 and by virtue of a Registered Sale Deed No. 605/2013 date 21/01/2013 duly registered with Joint Sub-Registrar of Assurances, Bhiwandi, SHRI MAHESH BHAPUTKUMAR OZA, (therein the Vendor) have sold the all that piece and parcel of land bearing Survey No. 69, Hissa No. 1 Paiki, area admeasuring about 172.5 Sq. Mtrs.; Situate, lying and being at Bhadwad, Taluka Bhiwandi, District Thane; Joint Sub-Registration District & Taluka Bhiwandi, Registration District and District Thane; in favour of SHRI ASHISH PRAVIN BHALERAO.

I hereby certify that upon Search Report of SMT. ARCHANA KHANDU THAKARE, Advocate dated 11/04/2014 and documents provided by client that I have examined and inspected the title of all that piece and parcel of land bearing Survey No. 69, Hissa No. 1 Paiki, area admeasuring about 0-11-5 (H-R-P); Situate, lying and being at Bhadwad, Taluka Bhiwandi, District Thane; Joint Sub-Registration District & Taluka Bhiwandi, Registration District and District Thane; (herein after referred to "the said land"); belonging to SHRI ASHISH PRAVIN BHALERAO, (having area admeasuring about 230.00 Sq. Mtrs., + 172.50 Sq. Mtrs.), SHRI SHRIKANT BHALCHANDRA ADEP, (having area admeasuring about 345.00 Sq. Mtrs.), SHRI RAHUL SOPAN PADVAL, (having area admeasuring about 172.5 Sq. Mtrs.) and SHRI NITIN UDDHAV HANDE, (having area admeasuring about 230.00 Sq. Mtrs.).

And in my opinion, the title of the said land is clear, marketable and beyond reasonable doubts.



Signature,

(Venkatesh T. Chitiken)

Advocate.

