

Albert P. Dabre

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Advocate High Court,

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20th September 2018

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE AND SEARCH REPORT

REF: Land bearing Survey No.27, Hissa No.3 A, admeasuring area about H.R. 3-40-0, Assessed of Rs. 35-64 paise, situated at Revenue Village Valiv, Tal. - Vasai, Dist. - Palghar.

In the above matter, I have perused copies of the following documents

- a. Copy of 7/12 Extract.
- b. Copy of Mutation Entries.

From such searches, it is found that:

- a. One Mr. Kutubuddin Kamaluddin was the original owner in respect of Land bearing Survey No. 27, Hissa No.3 A, admeasuring area about H.R.9-22, Assessed of Rs. 40-87 paise, situated at Revenue Village Valiv, Tal. - Vasai, Dist. - Palghar, (hereinafter referred to as the said land.)
- b. One Nago Hasha Ghodvinde was the General Tenant in respect of the said land.
- c. By virtue of Order issued under the provisions of Section 32G of Mumbai Tenancy and Agricultural Land Act, 1948, one Mr. Nago Hasha Ghodvinde purchased the said land from Mr. Kutubuddin Kamaluddin for the price and upon the terms and conditions mentioned therein. The same was incorporated in the revenue records vide mutation entry No.1200 of village Valiv.
- d. Mr. Nago Hasha Ghodvinde paid the purchase price in full together with interest in respect of the said land to Kutubuddin Kamaluddin in terms of Tenancy Certificate and provisions of Order under Section 32G of Mumbai Tenancy and Agricultural Land Act, 1948 and according the entry for lien/charge of Mr. Kutubuddin Kamaluddin on the said land was deleted. The same has been recorded in the revenue records of village Valiv.
- e. Mr. Nago Hasha Ghodvinde died intestate and in accordance with the provision of the Personal Law he was governed with at the time of his death, his share in the said land was devolved unto his legal heirs viz; Shri Aatmaram Nago Ghodvinde and others. The same was incorporated in the revenue records of village Valiv.
- f. Shri Aatmaram Nago Ghodvinde died intestate and in accordance with the provision of the Personal Law he was governed with at the time of his death, his share in the said land was devolved unto his legal heirs viz; Smt. Vanita Aatmaram Nago Ghodvinde and others. The same was incorporated in the revenue records of village Valiv.



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- g. The office of collector has granted permission provisions of Section 36 and 36A of Maharashtra Land Revenue Code, 1960 vide order No. मशा/कार्या ४/टे-१/टेनन्सी/एस.आर/८०/९१ dtd. १४/०१/२००३ in terms of to sell the said land for Non-Agriculture purpose to M/s. Sahayog Sahakar Bhuvikas Sanstha Pvt. Ltd.
- h. The Sub-divisional Officer, Bhiwandi Division, Bhiwandi has granted necessary Sales permission in respect of the said land under Mumbai Tenancy and Agricultural Land Rules, 1948 in favour of M/s. Sahayog Sahakar Bhuvikas Sanstha Pvt. Ltd., vide its order bearing No. BD/KUV/VIP/SR/167/2007, dated 09/07/2007.
- i. By virtue of Deed of Conveyance dtd. 23rd October 2007 under Regn. Serial No.10528/2008 dtd. 23/10/2007 with the office of Sub-Registrar of Assurance at Vasai - I, M/s. Sahayog Sahakar Bhuvikas Sanstha Pvt. Ltd. through its Managing Director Mr. Rakesh Rajendrakumar Agarwal have purchased the aforesaid land from Smt. Vanita Aatmaram Ghodvinde and others. The same has been incorporated into revenue records vide mutation entry No.4935 of village Valiv.
- j. By virtue Pot Hissa (Sub-Division) survey under Regn. No.558/2010 by the competent Authority of Taluka Inspection Land Revenue, Vasai, there is has been alteration made and Hissa No.3 has been recorded as Hissa No.3A admeasuring H.R.3-40-0 and Hissa No.3 B, admeasuring H.R.0-46-5. The same has been incorporated into revenue records vide mutation entry No. 5552 of village Valiv.
- k. As Mr. Rakesh Rajendrakumar Agarwal Director of M/s. Sahayog Sahakar Bhuvikas Sanstha Pvt. Ltd. has resigned as director and further Mr. Wasim Ishiaq Khan and Mr. Shamim Ahmad Khan were appointed as directors. Hence, name of Mr. Rakesh Rajendrakumar Agarwal has been deleted and name of Mr. Wasim Ishiaq Khan and Mr. Shamim Ahmad Khan has been further in recorded into revenue records vide mutation entry No.6509 of village Valiv.
- l. I say that since then **M/s. Sahayog Sahakar Bhuvikas Sanstha Pvt. Ltd.** has become sole and absolute owner of the aforesaid property as stated above.

I now say that, I have gone through all the relevant papers submitted by the party concerned and findings of Search Report are as under:-

Year	Photo Index Book II	Printed Index Book II
1951	Relevant pages are torn	Relevant pages are torn
1952	Relevant pages are torn	Relevant pages are torn
1953	Relevant pages are torn	Relevant pages are torn
1954	Relevant pages are torn	Relevant pages are torn
1955	Relevant pages are torn	Relevant pages are torn
1956	Relevant pages are torn	Relevant pages are torn
1957	Relevant pages are torn	Relevant pages are torn



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1958	Relevant pages are torn	Relevant pages are torn
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1983	Relevant pages are torn	Relevant pages are torn
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1986	Relevant pages are torn	Relevant pages are torn
1987	Nil	Relevant pages are torn
1988	Relevant pages are torn	Relevant pages are torn
1989	Nil	Relevant pages are torn
1990	Nil	Relevant pages are torn
1991	Nil	Relevant pages are torn
1992	Nil	Nil
1993	Nil	Relevant pages are torn
1994	Nil	Nil
1995	Send for Data Entry, Thane	Nil
1996	Nil	Send for Data Entry
1997	Nil	Send for Data Entry
1998	Nil	Nil
1999	Nil	Nil
2000	Nil	Nil
2001	Index-II Book are mixed and kept for binding and are not ready	
2002	Index-II Book are mixed and kept for binding and are not ready	
2003	Index-II Book are mixed and kept for binding and are not ready	
2004	Index-II Book are mixed and kept for binding and are not ready	



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2005	Index-II Book are mixed and kept for binding and are not ready
2006	Index-II Book are mixed and kept for binding and are not ready
2007	Entry: There is an entry for Deed of Conveyance dtd. 23 rd October 2007 under Regn. Serial No. 10528/2008 dtd. 23/10/2007 with the office of Sub-Registrar of Assurance at Vasai. Vendors : Smt. Vanita Aatmaram Ghodvinde and others 8 Purchaser : M/s. Sahayog Sahakar Bhuvikas Sanstha Pvt. Ltd. through its Managing Director Mr. Rakesh Rajendrakumar Agarwal
2008	Index-II Book are mixed and kept for binding and are not ready
2009	Index-II Book are mixed and kept for binding and are not ready
2010	Index-II Book are mixed and kept for binding and are not ready
2011	Index-II Book are mixed and kept for binding and are not ready
2012	Index-II Book are mixed and kept for binding and are not ready
2013	Index-II Book are mixed and kept for binding and are not ready
2014	Nil
2015	Nil
2016	Nil
2017	Nil
2018	There is an entry for Development Agreement Dated 5 th September 2018 under Regn. Serial No.8928/2018 dtd.05/09/2018 with the office of Sub-Registrar of Assurance at Vasai - 2 made by and between Owner : Sahyog Bhu-Vikas Sanstha Pvt Ltd through its Director Mr. Wasim Imtpitak Khan and Mr. Shamim Ahmad Khan Developers: M/s. Poonam Skyline Construction through its Partner Mr. Ashwin Manek Mehta

NOTE: This title clearance Certificate and Search Report is subject to the Indexes which are in torn condition and Indexes which are sent to the Thane Collector for the purpose of the Computerization of records and Indexes which are not ready for inspection which please note.

I say that Land bearing Survey No. 27, Hissa No. 3 A, admeasuring area about H.R. 3-40-0, Assessed of Rs.35-64 paise, situated at Revenue Village Valiv, Tal. - Vasai, Dist.- Palghar, standing in the name of **M/s. Sahayog Sahakar Bhuvikas Sanstha Pvt. Ltd. through its Directors Mr. Wasim Ishiaq Khan and Mr. Shamim Ahmad Khan** is freehold marketable and free from all encumbrances and M/s. Poonam Skyline Construction is entitled to develop the said land.

A. For the purpose of this Report, I have assumed that:

- i. The legal capacity of all natural persons, genuineness of all signatures, authenticity of all documents submitted to me as certified or photocopies.



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- ii. There have no amendments or changes to the documents examined by me
- iii. The accuracy and completeness of all the factual representation made in the documents.
- iv. All prior title documents have been adequately stamped and registered as per the provisions of law.

B. I am not certifying the boundaries of the above property nor am I qualified to express my opinion on physical identification of the said property.

This title and search report is based upon the information/documents provided by the owner & findings of Search.

APD
(Albert P. Dabre)
Advocate

