

# Searcher

B.Com.

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

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

## SEARCH REPORT

Date :- 21/01/2013

Re:- Property bearing New S.No. 90, H.No. 2, Old S.No. 128/2, Area 3420 Sq.Meters, Owner - Govrya Butya Bhoir & Others, situated at Mouje KANCHANGAON, 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 of KALYAN 1 To 4 for the period of 30 years i.e. 1984 To 2013.

I could not take the search for the year 1984 & 1985 the Index-II register is in Torn Condition and for the year 1998 To February 2002, the INDEX-II Register are in Thane Custody of Joint District Registrar Office, Thane for the purpose of DATA ENTRY and for the year 2012 & 2013 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 2 and for the year 2013 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1, 3 & 4.

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1984	Torn Condition	1999	Register Not Available
1985	-- do --	2000	-- do --
1986	NIL	2001	-- do --
1987	NIL	2002	NIL
1988	NIL	2003	NIL
1989	NIL	2004	NIL
1990	NIL	2005	NIL
1991	NIL	2006	NIL
1992	NIL	2007	NIL
1993	NIL	2008	NIL
1994	NIL	2009	NIL
1995	NIL	2010	NIL
1996	NIL	2011	NIL
1997	NIL	2012	Transaction Record Not Ready
1998	Register Not Available	2013	

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

**TRANSACTION FOR THE YEAR 2012 :-**

(Seen from SRO KLN - 1 Index II register)

Development Agreement Rs. 2,71,500/- Market Value Rs. 3,43,39,000/-;

Old S.No. 128, New S.No. 90, H.No. 2, Area 3420 Sq.Meters,

Vendor :- 1) Govrya alias Gowardhan Butya Bhoir, 2) Eknath Butya Bhoir,

3) Manibai Baliram Mhatre alias Manibai Butya Bhoir,

Purchaser/Developers :- M/s. Shree Sai Belaji Enterprises Through its Partners -

1) Sanjay Ramnarayan Singh, 2) Prakash Devram Patil,

Date of Execution & Registration 31/12/2012, Regn.No. 9767,

Stamp Duty Rs. 17,16,950/- Registration Fee Rs. 30,000/-

**NOTE :-** According to available Computerised Index-II register from the year 2002 To June 2012 in S.R.O. KALYAN - 3 and from the year Nov. 2005 To 2012 in S.R.O. KALYAN - 1 and from the year Nov. 2005 To 2011 in S.R.O. KALYAN - 2 and from the year Nov. 2005 To October 2012 in S.R.O. KALYAN - 4,

Attached Govt. Fees paid vide Receipt No. 2902585,

Search Application No. 104/2013, dated 18/01/2013

**HENCE THIS SEARCH REPORT;**

PLACE :- KALYAN

DATE :- 21/01/2013

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

114 Datta Kripa Niwas Chawl Soci. Opp. N. Talav, Near Sonali Bldg., Thankar Pada, Kalyan (W) 421 301. Tel :- (0251)231172

# PATIL & ASSOCIATES

Off : Ground floor, "Reli Bhavan" Bldg. Annex. Near Ry. St., M.G. Road,  
Dombivli (W) 421202.

ADVOCATES & CONSULTANTS

REF : PA/10/TITLE/2013

DATED : 01/02/2013

## TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HAS DULY SCRUTINISED ALL THE DOCUMENTS PERTAINING TO THE PROPERTY DESCRIBED AS PROPERTY BEARING NEW SURVEY NO. 90, HISSA NO. 2, OLD SURVEY NO. 128/2, ADMEASURING 3420 SQ. MTRS., SITUATED AT MOUJE KANCHANGAON, TALUKA KALYAN, DISTRICT THANE.

THE INSPECTION OF THE COPY OF 7/12 EXTRACT, DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY PROVIDED BY OUR CLIENTS M/S. SHREE SAI BALAJI ENTERPRISES AND THE SEARCH REPORT OF MR. G. H. JAGTAP DATED 21/01/2013 FOR THE PERIOD OF 30 YEARS I.E. FROM 1984 TO 2013 AS AVAILABLE AT THE OFFICE OF SUB-REGISTRAR KALYAN - 1, 2, 3 & 4 THROUGH THEIR INDEX II REGISTER REVEALS THAT THE SAID PROPERTY IS STANDING IN THE NAME OF MR. GOVRYA ALIAS GOVARDHAN BUTYA BHOIR, MR. EKNATH BUTYA BHOIR AND SMT. MANIBAI BALIRAM MHATRE. THE SEARCH OF THE ABOVE MENTIONED PROPERTY FOR THE YEAR 1985 AND 1985 IS NOT AVAILABLE AS THE INDEX II REGISTERS ARE IN TORN CONDITION AND FOR THE YEAR 1998 TO FEBRUARY 2002 THE INDEX II REGISTERS ARE IN THE CUSTODY OF JOINT DISTRICT REGISTRAR OFFICE, THANE AND FOR YEAR 2012 AND 2013 THE INDEX II REGISTER ARE STILL NOT READY IN THE OFFICE OF SUB-REGISTRAR, KALYAN - 2 AND FOR THE YEAR 2013 THE INDEX II REGISTER ARE STILL NOT READY IN THE OFFICE OF SUB-REGISTRAR KALYAN - 1, 3, & 4.

ON PERUSAL OF THE SEARCH REPORT, PHOTOCOPY OF 7/12 EXTRACT AND DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY AS PROVIDED BY OUR CLIENTS M/S. SHREE SAI BALAJI ENTERPRISES IT REVEALS THAT BY AND UNDER DEVELOPMENT AGREEMENT DATED 31/12/2012 EXECUTED BETWEEN SHRI. GOVRYA ALIAS GOVARDHAN BUTYA BHOIR AND 2 OTHERS, THEREIN AS THE OWNERS AND M/S. SHREE SAI BALAJI ENTERPRISES,

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THEREIN AS THE DEVELOPERS, THE SAID OWNERS GRANTED AND ASSIGNED DEVELOPMENT RIGHTS TO THE DEVELOPERS IN RESPECT TO THE PROPERTY BEARING SURVEY NO. 90, HISSA NO. 2, ADMEASURING 3420 SQ. MTRS., SITUATED AT VILLAGE KANCHANGAON, TAL. KALYAN, DIST. THANE UPON THE TERMS AND CONDITIONS CONTAINED THEREIN. THE SAID DEVELOPMENT AGREEMENT IS DULY REGISTERED IN THE OFFICE OF SUB-REGISTRAR OF ASSURANCES, KALYAN-1 BEARING SERIAL NO. KLN1-09767-2012 DATED 31/12/2012.

IT ALSO REVEALS THAT BY AND UNDER A POWER OF ATTORNEY DATED 31/12/2012 ISSUED BY SHRI. GOVRYA ALIAS GOVARDHAN BUTYA BHOIR AND 2 OTHERS, THEREIN AS THE OWNERS AND M/S. SHREE SAI BALAJI ENTERPRISES, THEREIN AS THE DEVELOPERS, THE SAID OWNERS GRANTED FULL POWER AND ABSOLUTE AUTHORITY TO THE DEVELOPERS WITH RESPECT TO THE DEVELOPMENT OF THE SAID PROPERTY. THE SAID POWER OF ATTORNEY DATED 31/12/2012 IS DULY REGISTERED IN THE OFFICE OF SUB-REGISTRAR OF ASSURANCES, KALYAN-1 AT SERIAL NO. KLN1-09768-2012 DATED 31/12/2012.

EXCEPT THE AFORESTATED DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY, THERE IS NO ENTRY REGARDING CONVEYANCE OR ANY OTHER TRANSACTION OF WHATSOEVER NATURE IN RESPECT OF THE ABOVE MENTIONED PROPERTY. ON PERUSAL OF THE DOCUMENTS PROVIDED BY OUR CLIENTS THE SAID PROPERTY AS ON DATE APPEARS TO BE ABSOLUTELY IN THE NAME MR. GOVRYA ALIAS GOVARDHAN BUTYA BHOIR, MR. EKNATH BUTYA BHOIR AND SMT. MANIJAI BALIRAM MHATRE AND THE DEVELOPMENT RIGHTS RESTS WITH M/S. SHREE SAI BALAJI ENTERPRISES.

ON GOING THROUGH THE PHOTOCOPIES OF 7/12 EXTRACT, DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY PROVIDED BY OUR CLIENTS M/S. SHREE SAI BALAJI ENTERPRISES THE UNDERSIGNED IS OF THE OPINION THAT THE TITLE OF THE PROPERTY

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STANDS IN THE NAME OF THE OWNERS MR. GOVRYA ALIAS GOVARDHAN BUTYA BHOIR,  
MR. EKNATH BUTYA BHOIR AND SMT. MANIBAI BALIRAM MHATRE AND THE DEVELOPMENT  
RIGHTS RESTS WITH M/S. SHREE SAI BALAJI ENTERPRISES.

I HEREBY CERTIFY THAT THE ABOVE PROPERTY IS FREE FROM DEFECTS AND HENCE IT IS  
HAVING A CLEAN MARKETABLE TITLE.

THIS CERTIFICATE OF TITLE IS ISSUED ON THE REQUEST OF M/S. SHREE SAI BALAJI  
ENTERPRISES AND IN ACCORDANCE WITH THE DOCUMENTS PROVIDED BY THEM.

UNDER MY SIGNATURE ON THIS 1<sup>ST</sup> DAY OF FEBRUARY, 2013 AT DOMBIVLI.

x *SP*



Adv. Vishal K. Patil  
**PATIL & ASSOCIATES**  
Ground Floor, 'Reli Bhavan' Bldg. Annex,  
M.3. Road, Dombivli (W) - 421 202, Dist. Thane

Received Search Report &  
Title Certificate on 1/2/13



G. H. JAGTAP  
Searcher

(वि. सं. दायता क्र. १) (Fin R. Form No. 1)

सर्वसा. ११३ नई.  
Gen 113 me.

मूल प्रत [अहस्तांतरणीय]  
[NON TRANSFERABLE]

केन्द्रीय प्रदानाची पापती  
RECEIPT FOR PAYMENT TO GOVERNMENT

१०६/१३

दिनांक/Date १८/१२/२०१३

३००२/१०१-३  
३१५.१२२१०६ पारितोष लेखे एच सी ११५५  
५१०११५ (सर्वे/Rates) १०५०१-२११२१ पंजाब कमीशन

५१ - कां पंजाब कमीशन एच सी - १०५०१-२११२१  
५१०११५ ले २०१३

(३०००)

(सही/Signature)  
सह दुय्यम निबंधक/अधीक्षक - ३

G. H. JAGTAP