

Sumati A. Dhande

B.Sc.,LL.B.,LL.M.,D.M.J.



Sharad S. Bagde

B.S.L, LL.B,LL.M.

Advocate High Court

Office :- Opp.Sarvajanik Hall,
Dr. Ambedkar Marg, Subhash Tekdi Rd,
Lal Chakki, Ulhasnagar 421004,
Dist:-Thane.
Mob:- 7841077116

Time:
Morn 9.30 a.m to 10.30 a.m.
Even 6.30 p.m to 10.30 p.m.

Mob:- 9527623230/8624923323

Ref. No.:

Date:16/05/2018.

Title cum Search Report

Under the instructions of my client, **Mr. Bhagwandas R. Wadhvani**, Partner of M/s. Hare Krishna Enterprises, having office at Shop No. 5, Hare Krishna Heights, Plot No. 17, Village Vadavali, Tal. Ambarnath, Dist. Thane.

I have perused and inspected the following documents, permissions and certificates of the land property bearing **Block No. A-523, Room No. 1045, bearing C.T.S. No. 18594, at Ulhasnagar No. 4, Tal. Ulhasnagar, Dist. Thane., total area admeasuring about 250.00 Sq.yards equivalent to 209.10 Sq.mts**, hereinafter is referred as said property for the purpose of convenience and brevity.

- 1) Copy of the Deed of Conveyance Block No. A-523, Room No. 1045, bearing C.T.S. No. 18594, at Ulhasnagar No. 4, Tal. Ulhasnagar, Dist. Thane., total area admeasuring about 250.00 Sq.yards equivalent to 209.10 Sq.mts issued by Managing Officer, Office of the Regional Settlement Commissioner, Bombay dated 17/01/1962.
- 2) The copy of the Sale Deed dated 22/06/1970 which is executed and registered before sub-registrar of assurances Kalyan on 22/06/1970 at vide serial no. KLN 1645/1970.

- 3) The copy of the Sale Deed dated 17/09/1970 which is executed and registered before sub-registrar of assurances Kalyan on 17/09/1970 at vide serial no. KLN 2173/1970.
- 4) The copy of the Sale Deed dated 09/09/2010 which is executed and registered before sub-registrar of assurances Kalyan on 09/09/2010 at vide serial no. ULN1 2675/2010.
- 5) The copy of the Sale Deed dated 23/11/2017 which is executed and registered before sub-registrar of assurances Kalyan on 23/11/2017 at vide serial no. ULN1 2336/2017.
- 6) Copy of the Property Card issued by City Survey Office bearing C.T.S. No. 18594 area admeasuring 250.00 Sq.Mts dated 22/05/2017.
- 7) Copy of the Change of Name issued by Inspecting Officer, Office of the Sub-Divisional Officer, Ulhasnagar Division, Ulhasnagar area admeasuring 250.00 Sq.yards dated 16/02/2010.

I have taken the search from the year **1989** till today from the office of the Sub- Registrar, Ulhasnagar-1.

DETAILS OF SEARCH AS UNDER:

Sr. No.	Year	Transaction
1	1989	Nil.
2	1990	Nil.
3	1991	Nil.
4	1992	Nil.
5	1993	Nil.
6	1994	Nil.
7	1995	Nil.
8	1996	Nil.
9	1997	Nil.
10	1998	Nil.
11	1999	Nil.
12	2000	Nil.

13	2001	Nil.
14	2002	Nil.
15	2003	Nil.
16	2004	Nil.
17	2005	Nil.
18	2006	Nil.
19	2007	Registered Declaration regarding Cancellation of Document No. 4782/1988 and same Declaration is Registered at Srl.No. 2578/2007 dated 30/11/2007.
20	2008	Nil.
21	2009	Nil.
22	2010	Smt. Vijaya Yadav Kamble executed Sale Deed in favour of 1) Shri. Ujjwal Bhagwant Choudhary and 2) Smt. Aashlesha Ujjwal Choudhary vide serial no. 2675/2010 dated 09/09/2010.
23	2011	Nil
24	2012	Nil.
25	2013	Nil.
26	2014	Nil.
27	2015	Nil.
28	2016	Nil.
29	2017	1) Shri. Ujjwal Bhagwant Choudhary and 2) Smt. Aashlesha Ujjwal Choudhary executed Sale Deed in favour of Shri. Bhagwandas R. Wadhwani, Partner of M/s. Hare Krishna Enterprises vide serial no. 2336/2017 dated 23/11/2017.
30	2018	

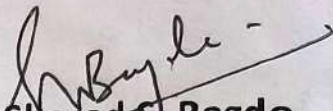
The search was taken on 16/05/2018 vide receipt no. 1791 dated 16/05/2018 of Rs. 750/- (Rupees Seven hundred fifty only).

In the view of the above, I came to the conclusion that the above said property i.e. **Block No. A-523, Room No. 1045, bearing C.T.S. No. 18594, at Ulhasnagar No. 4, Tal. Ulhasnagar, Dist. Thane., total area admeasuring about 250.00 Sq.yards equivalent to 209.10 Sq.mts**, is free from all encumbrances of whatsoever nature and same is free from all reasonable doubts and that **Mr. Bhagwandas R. Wadhwani** have every right to lawfully develop, sale and mortgage this property.

I have issued this certificate at the instance of my client **Mr. Bhagwandas R. Wadhvani**, Partner of M/s. Hare Krishna Enterprises, having office at Shop No. 5, Hare Krishna Heights, Plot No. 17, Village Vadavali, Tal. Ambarnath, Dist. Thane.

Date: 16/05/2018.

Place: Ulhasnagar.


Adv. Sharad S. Bagde
SHARAD J. BAGDE
B. S. L., LLF
ADVOCATE HIGH COURT
101, Mandar Apt. Lal Chakki,
Ulhasnagar-421 004

Note: Though utmost care is taken during the search; the undersigned searcher of the advocate/firm shall not be responsible for any entries from the records that are/may be found in a torn/mutilated/damaged/misplaced condition.