



Mrs. Lalita Nitin Joshi

(B.A., L.L.B)

ADVOCATE HIGH COURT

OFFICE : shri om sairaj complex 'A' wing ground floor shop no. 7. Angaon naka,
At. Post Angaon, Tal. Bhiwandi - 421302. Dist - Thane. Mob. : 9850178001

Ref.

Date

TITLE CLEARANCE CERTIFICATE.

TO WHOMSOEVER IT MAY CONCERN;

REF:- This is to certified that the title of the property in respect of In respect of land bearing 1) Survey No. 8 Hissa No 0, admeasuring 0H-07R-3P, ass.0-17Paise, 2) Survey No. 9 Hissa No 9, admeasuring 0H-36R-0P, pot-kh---0H-01R-0P, ass.0-67Paise situated lying and being Village **Temghar**, Tal.-Bhiwandi Dist.-Thane. The Abovemention lands are own and possessed in the name of Lahu@Lahunath Chandu Chudhari, Dayabai Shaneshwar Chudhari, Janardhan Chandu Chudhari, Motibai Rajaram Chudhari, Arun Rajaram Chudhari, Sanjay Rajaram Chudhari, Nisha Rajaram Chudhari(Nisha Rohidas patil), Pooja Mohan Chudhari(pooja Sukir Mhatre), Usha Chandu Chudhari(Usha Dadaram patil), Rajani Mohan Chudhri, Prasad Mohan Chudhari, Ashabai Anand Mhatre, All residing at Temghar, Taluka Bhiwandi, Dist Thane.

This is to say that in order to ascertain the nature of the title of abovesaid property I have perused the following document.

1) Firstly I have peruse Registered document for abovemention Property, Development Agreement No. BVD/3/2657/2014 dated 31/05/2014 executed between Lahu@Lahunath Chandu Chudhari, Dayabai Shaneshwar Chudhari, Janardhan Chandu Chudhari, Motibai Rajaram Chudhari, Arun Rajaram Chudhari, Sanjay Rajaram Chudhari, Nisha Rajaram

Shri. Janardhan Chandu Chudhari, Ajay Janardhan Chudhari as a developers.

2) I have taken search from Sub-Register office Bhiwandi-1, 2 and 3 for above mentioned property from the year of 2003 till March 2017 of the record maintained the office of Sub-Registrar office of Bhiwandi.

3) Further I have peruse 7/12 extract for abovemention land issued by Talathi Saza Temghar and made in seal and sign on date 9/05/2014.

4) After perusal of above mention documents and search report taken by me from the office of Sub-Registrar Bhiwandi 1, 2 and 3, hence I certified that the above mentioned property is having clear, clean and marketable title and no any encumbrances over the said land property .

I did not find any document or deed of mortgaged or any other entry in respect of abovementioned property .

From the perusal of all the abovesaid document is show that the above mentioned land property are clear, marketable and free from all encumbrances.


(LALITA N. JOSHI)
Advocate



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SEARCH REPORT

REF: In respect of land bearing Survey No. 8 Hissa No 0, admeasuring 0H-07R-3P, ass.0-17Paise, situated lying and being Village **Temghar** Tal.- Bhiwandi Dist.-Thane.

On carefully inspection of index volumes kept in the office of Sub-Registrar office at Bhiwandi, Dist- Thane During the year 2003 to March 2017 in respect of the above mention land the following transaction are trace out.

YEARS	TRANSACTION(sub-Registrar office Bhiwandi-1, 2 and 3
2003	NIL
2004	NIL
2005	NIL
2006	NIL
2007	NIL
2008	NIL
2009	NIL
2010	NIL
2011	NIL
2012	NIL
2013	NIL
2014	ENTRY
	Type of document
	Development Agreement

	Vendor/Seller/Transferor	Lahu@Lahunath Chandu Chudhari, Dayabai Shaneshwar Chudhari, Janardhan Chandu Chudhari, Motibai Rajaram Chudhari, Arun Rajaram Chudhari, Sanjay Rajaram Chudhari, Nisha Rajaram Chudhari(Nisha Rohidas patil), Pooja Mohan Chudhari(pooja Sukir Mhatre), Usha Chandu Chudhari(Usha Dadaram patil), Rajani Mohan Chudhri, Prasad Mohan Chudhari, Ashabai Anand Mhatre.
	Purchaser/Decelerator	Shri. Janardhan Chandu Chudhari, Ajay Janardhan Chudhari.
	Property Description	Survey No. 8 Hissa No 0, admeasuring 0H-07R-3P, ass.0-17Paise.
2015	NIL	
2016	NIL	
2017	Index II not ready.	

I have found no any other entries in the register of encumbrance in respect of the above mention property.

(All search taken by me as per the record available at Register office Bhiwandi 1 and 2)

(INDEX 2) manual records found in torn and mutilated, so there is chance of manual mistake.