



Date : 25/04/2019

**TITLE CLEARANCE CERTIFICATE**  
**TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY THAT, I have perused papers of Non-agricultural lands bearing Survey no.191, Hissa No.1, Area Admeasuring 0-43-00 H.R, P. K.0-03-00 H.R., Assessment Rs.0.75 ps., lying, being and situate at Village: **MAKANE**, Taluka **PALGHAR**, District-**PALGHAR** and within the jurisdiction of Sub-Registrar Palghar belonging to **M/S. SHREE BUILTECH** through its Partner **MR. NAIMESH RANCHHODHAI PRAJAPATI**.

**For the Purposed of this Report on Title :**

- A. I have perused the photocopies of 7/12 extract and mutation entries in respect of the said property.
- B. I have assumed that:
- All documents submitted to me as photocopies of originals conform to the originals and all such originals are authenticated and complete.
  - All signature and seals on any documents submitted to me are genuine;
  - There have been no amendments or charges to the documents examined by me; and
  - The legal capacity of all natural persons are as they purport it to be.

I HEREBY CERTIFY THAT, I have perused the said Documents/Mutation of the above said property, situated at Village : **MAKANE**, Taluka : Palghar, District : Palghar and Sub - Registrar at Palghar and in my opinion the above said property is clear and marketable and free from all encumbrances and doubts.

Note : This Title Report is subjected to mutilated records, 7/12 extract, available documents and torned pages.





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**SEARCH REPORT**

THIS IS TO CERTIFY THAT, I have perused papers of Non-agricultural lands bearing Survey no.191, Hissa No.1, Area Admeasuring 0-43-00 H.R, P. K.0-03-00 H.R., Assessment Rs.0.75 ps., lying, being and situate at Village: **MAKANE**, Taluka **PALGHAR**, District-**PALGHAR** and within the jurisdiction of Sub-Registrar Palghar belonging to **M/S. SHREE BUILTECH** through its Partner **MR. NAIMESH RANCHHODHAI PRAJAPATI**.

I have taken Search from 1952 to 2019. The details of mutation entry year wise are given below.

1952 - Torn	1969 - Torn	1986 - Torn	2003 - Nil
1953 - Torn	1970 - Torn	1987 - Torn	2004 - Nil
1954 - Torn	1971 - Torn	1988 - Torn	2005 - Nil
1955 - Torn	1972 - Torn	1989 - Torn	2006 - Nil
1956 - Torn	1973 - Torn	1990 - Torn	2007 - Nil
1957 - Torn	1974 - Torn	1991 - Nil	2008 - Nil
1958 - Torn	1975 - Torn	1992 - Nil	2009 - Nil
1959 - Torn	1976 - Torn	1993 - Nil	2010 - Nil
1960 - Torn	1977 - Torn	1994 - Nil	2011 - Nil
1961 - Torn	1978 - Torn	1995 - Nil	2012 - Nil
1962 - Torn	1979 - Torn	1996 - Nil	2013 - Nil
1963 - Torn	1980 - Torn	1997 - Nil	2014 - Nil
1964 - Torn	1981 - Torn	1998 - Entry	2015 - Entry
1965 - Torn	1982 - Torn	1999 - Nil	2016 - Nil
1966 - Torn	1983 - Torn	2000 - Nil	2017 - Nil
1967 - Torn	1984 - Torn	2001 - Nil	2018 - Entry
1968 - Torn	1985 - Torn	2002 - Nil	2019 - Nil



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- 1998 : As per Mutation Entry No.01, dated 28/07/1998, Village : Makane, Kapse, Taluka : Palghar, District : Thane has been converted into a separate village due to the notification issued by The District Collector Saheb Thane, vide Revenue administration three administration C. R. 197, dated 23/06/1978 due to the conversion of Makane to an independent village, from 01<sup>st</sup> August, 1978 this entry made in the village's right to be renewed in the following manner:-

New Gut No.	Old Gut No.
191	94

- 2015 : As per Mutation Entry No.676 dated 26/10/2015 the aforesaid property was recorded in the name of Mr. Pandurang Waman Gawad. There was section 43 permission charge created on the 7/12 extract and same was reflected in other rights column. It was further noted that without prior permission of Sub-Divisional Office - Palghar the property cannot be transferred according the application was made and dated 01/09/2015 to Sub-Divisional Office - Palghar and wide Order dt. 26/10/2015 Order No.क्र.पीडी/श. सि./एस.आर./234/2015, दि.26/10/2015 the charge created was relaxed.
- 2015 : As per Mutation Entry No.679, dated 13/11/2015 by a registered Conveyance Deed dated 09/11/2015, 1] Chandrakant Kusha Gawad, 2] Raghunath Kusha Gawad and 3] Suresh Kusha Gawad, has purchased the said land from land owners Pandurang Waman Gawad through his power of Attorney Holder 1] Raghunath Kusha Gawad, 2] Chandrakant Kusha Gawad and 3] Suresh Kusha Gawad, which is registered in the office of Sub-Registrar Palghar, bearing Sr. No. 5435/2015, dated 09/11/2015.



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2018 : As per Mutation Entry No.881, dated 06/12/2018 by a registered Conveyance Deed dated 25/10/2018, M/s. Shree Builtech through its Partner Mr. Naimesh Ranchhodbhai Prajapati has purchased the said land from land owners 1] Chandrakant Kusha Gawad, 2] Raghunath Kusha Gawad and 3] Suresh Kusha Gawad, which is registered in the office of Sub-Registrar Palghar, bearing Sr. No. 7396/2018, dated 25/10/2018.

I HEREBY CERTIFY THAT, I have perused the said Documents/Mutation of the above said property, situated at Village : **MAKANE**, Taluka : Palghar, District : Palghar and Sub - Registrar at Palghar and in my opinion the above said property is clear and marketable.



*Note : This Search Report is subjected to mutilated records, 7/12 extract, available documents and torned pages.*