

351/0

इतर पावती

Original/Duplicate

Tuesday, 03 March 2020 4:06 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2412 दिनांक: 03/03/2020

गावाचे नाव:

दस्तऐवजाचा अदुक्रमांक: बवड2-0-2020

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अरु प्रशांत जाधव

वर्णन अर्ज क्र. 2394/2020 मौजे भिवंडी सिटीएस नं. 595, सन 1991 ते 2020 वर्ष 30

SEARCHFEE

₹. 750.00

एकूण:

₹. 750.00

[Signature]
BVD2

1); देयकाचा प्रकार: eChallan रक्कम: ₹.750/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH012563179201920E दिनांक: 03/03/2020

बँकेचे नाव व पत्ता:

सह-सुप्यम निदेशक वर्ग-२
भिवंडी-२

3/3/2020

Prashant J. Jadhav

B. Com. G.D.C & A, L.L.B

Mob.No.9822447623
Office No. (02522)-254424

ADVOCATE (HIGH COURT)
Office: H.No.472/104, 1st Floor, Shree Kanhaiya
Residency, Sunder Beni Compound, Kalyan Naka,
B/H. Torrent Customer Service, Bhiwandi,
BHIWANDI - 421 302.DIST-THANE.

Date : 03/03/2020

Ref No. SHR.38/2020

..2..

**NOTE:FOR THE YEAR 2019 INDEX VOLUME IS NOT READY FOR
INSPECTION HENCE FOLLOWING TRANSACTION IS VERIFIED FROM
ONLINE SEARCH:-**

Registered Suplimentary Agreement in respect of Land bearing City Survey
No. 595, area admeasuring about 52.7., Sq.,Mtrs.,City Survey No. 596, area
admeasuring about 639 6, Sq.,Mtrs., total area 692.3., Sq.,Mtrs.,Situating at Village
Bhiwandi, Tal.Bhiwandi, Dist. Thane. bearing registration Sr.No. 7415 executed &
registered on 20/09/2019 between by Shri Shibani Iqbal Momin and others in favour of M/s
M.M Builders and Developers through Shri Tayyab Ismail Momin and others.

(All Search taken by me as per the record available at Registration office Bhiwandi)

Signature,



(Adv. Prashant J. Jadhav)

PRASHANT J. JADHAV
ADVOCATE (HIGH COURT)
472/104, 1st Floor,
Shree Kanhaiya Residency
Kap-Kaneri, Bhiwandi Dist. Thane



510

इतर पावती

Original/Duplicate

Tuesday, 03 March 2020 4:12 PM

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 2415 दिनांक: 03/03/2020

दावाचे नाव:

स्तऐवजाचा अनुक्रमांक: बदड2-0-2020

स्तऐवजाचा प्रकार :

गिर करणाऱ्याचे नाव: अरु प्रशांत जाधव

गर्न अर्ज क्र. 2395/2020 मोजे भिवंडी सिटीएस नं. 596, सन 1991 ते 2020 वर्ष 30

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

BVD2

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

मिडी/घनादेश/पे ऑर्डर क्रमांक: MH012563550201920E दिनांक: 03/03/2020

किचे नाव व पत्ता:

सह-वुच्यम नियंत्रक वर्क-२
भिवंडी-२

3/3/2020

Prashant J. Jadhav

B. Com. G.D.C & A, L.L.B

Mob.No.9822447623
Office No. (02522)-254424

ADVOCATE (HIGH COURT)

Office: H.No.472/104, 1st Floor, Shree Kanhaiya
Residency, Sunder Beni Compound, Kalyan Naka,
B/H. Torrent Customer Service, Bhiwandi,
BHIWANDI - 421 302, DIST-THANE.

Date : 03/03/2020

Ref No. SHR.37/2020

SEARCH REPORT

Ref :- In respect of Land bearing Survey No. 596, area admeasuring about 639.6, Sq.,Mtrs, Situated at Village Bhiwandi, Tal.Bhiwandi, Dist. Thane.

On careful inspection of the Index Volume Registers kept in office of Sub Registerd of Assurance at Bhiwandi, In respect of the above mentioned property During the year 1991 to 16/02/2020 the following transactions are traced out.

The aforesaid search is taken in respect of land property only that does not include any transaction in respect of Flat, Gala, Shop Structure standing thereon.

YEAR	TRANSACTION	YEAR	TANSACTION
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	NIL
1998	NIL	2013	NIL
1999	NIL	2014	NIL
2000	NIL	2015	NIL
2001	NIL	2016	TRANSACTION
2002	NIL	2017	NIL
2003	NIL	2018	NIL
2004	NIL	2019	Not Ready for inspection
2005	NIL	2020	Not Ready for Inspection

TRANSACTION FOR THE YEAR 2016:

Registered Development Document Agreement in respect of Land bearing City Survey No. 595, area admeasuring about 52.7., Sq.,Mtrs., City Survey No. 596, area admeasuring about 639.6., Sq.,Mtrs., total area 692.3., Sq.,Mtrs., Situated at Village Bhiwandi, Tal.Bhiwandi, Dist. Thane. bearing registrantion Sr.No. 8311 executed & registered on 30/12/2016 between by Shri. Shiban Iqbal Momin and others in favour of M/s M.M Builders and Developers through Shri Tayyab Ismail Momin and others.

Prashant J. Jadhav

B. Com. G.D.C & A, L.L.B

Mob.No.9822447623
Office No. (02522)-254424

ADVOCATE (HIGH COURT)

Office: H.No.472/104, 1st Floor, Shree Kanhaiya
Residency, Sunder Beni Compound, Kalyan Naka,
B/H. Torrent Customer Service, Bhiwandi,
BHIWANDI - 421 302, DIST-THANE.

RefNo. SHR.37/2020

Date : 03/03/2020

..2..

**NOTE:FOR THE YEAR 2019 INDEX VOLUME IS NOT READY FOR
INSPECTION HENCE FOLLOWING TRANSACTION IS VERIFIED FROM
ONLINE SEARCH:-**

Registered Suplimentry Agreement in respect of Land bearing City Survey
No. 595, area admeasuring about 52.7., Sq.,Mtrs.,City Survey No. 596, area
admeasuring about 639.6, Sq.,Mtrs.,total area 692.3., Sq.,Mtrs.,Situatd at Village
Bhiwandi, Tal.Bhiwandi, Dist. Thane. bearing registration Sr.No. 7415 executed &
registered on 20/09/2019 between by Shri Shiban Iqbal Momin and others in favour of M/s
M.M Builders and Developers through Shri Ttayab Ismail Momin and others.

(All Search taken by me as per the record available at Registration office Bhiwandi)

Signature,



(Adv. Prashant J. Jadhav)

PRASHANT J. JADHAV
ADVOCATE (HIGH COURT)
472/104, 1st Floor,
Shree Kanhaiya Residency
Kap-Kaneri, Bhiwandi Dist. Thane



SHRI R. R. SHINDE

ADVOCATE HIGH COURT
B.COM. LL.B. (MUM) G.D.C.&A.

Shop No. 412, 4th floor, City Center Building, Above Mahesh Co-op Bank,
Dhamankar Naka Road, Bhiwandi, Dist. Thane

Mobile No. : 9822217324

Ref No:- Title/2020

Date : 3 / 3 / 2020

TITLE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

Description of Property

Ref : In respect of Land bearing City Survey No. 595, area admeasuring 52.7 Sq.Mtrs., and City Survey No. 596, area admeasuring 639.6 Sq.Mtrs. Situated at Village Bhiwandi, Tal- Bhiwandi, Dist- Thane.

As per instruction and Information given and declaration made by the owner herein above in respect of above referred property and after perusing that following document I am issuing this title certificate.

PERUSAL

- 1) Copy of Property Card Extract in respect of Land Bearing City Survey No. 595, area admeasuring about 52.7 Sq.Mtrs being, laying, Situated at Bhiwandi, Taluka- Bhiwandi, Dist- Thane.
- 2) Copy of Property Card Extract in respect of Land Bearing City Survey No. 596, area admeasuring 639.6 Sq.Mtrs. being, laying, Situated at Bhiwandi, Taluka- Bhiwandi, Dist- Thane.
- 3) Copy of Search Report issued by Adv. Prashant J. Jadhav in respect of Land Bearing City Survey No. 595, area admeasuring about 52.7 Sq.Mtrs and City Survey No. 596, area admeasuring 639.6 Sq.Mtrs. being, laying, Situated at Bhiwandi, Taluka- Bhiwandi, Dist- Thane.
- 4) Copy of Development Agreement dated 30/12/2016 bearing registration Sr. No. 8311.
- 5) Copy of Registered Supplimentary Agreement bearing registration Sr. No. 7415 dated 20/09/2019
- 6) Copy of Death certificate of Gajala Iqbal Ahmed Momin issued by Bhiwandi Nizampur Municipal Corporation Dated 17/09/2014.
- 7) Copy of Death certificate of Raheema Mohd Ishaque Momin issued by Bhiwandi Nizampur Municipal Corporation Dated 19/01/2012.
- 8) Copy of Death certificate of Asiya Haji Mohd Ishque Momin issued by Bhiwandi Nizampur Municipal Corporation Dated 09/12/2019.

SHRI R. R. SHINDE

ADVOCATE HIGH COURT
B.COM. LL.B. (MUM) G.D.C.&A.

Shop No. 412, 4th floor, City Center Building, Above Mahesh Co-op Bank,
Dhamankar Naka Road, Bhiwandi, Dist. Thane

Mobile No. : 9822217324

Date : 3/3/2020

Ref No:- Title/2020

..2..

On Perusal of the above mentioned documents and on the basis of information supplied by the above named owner, I came to the conclusion that the said land bearing City Survey No. 595, area admeasuring about 52.7 Sq.mtrs., and City Survey No. 596, area admeasuring 639.6 Sq.Mtrs. Situated at Village Bhiwandi, Tal- Bhiwandi, Dist- Thane, is owned by 1) Shri. Shiban Iqbal Momin 2) Shri. Ariba Iqbal Momin 3) Imroza Iqbal Momin 4) Shri. Zuber Ahmed Haji Ishque Momin 5) Shri. Mansur Ahmed Haji Ishque Momin 6) Shri. Maqsood Ahmed Haji Ishque Momin Subject to transfer the Development rights in favour of M/s M.M. Builders and Developers through Shri Tayyab Ismail Momin and others by way of registered Development Agreement bearing registration Sr. No. 8311 executed & Registered on 30/12/2015 and Registered Supplementary Agreement bearing registration Sr. No. 7415 executed and registered on 20/09/2019

In My opinion the above referred Property is having clear and marketable title



Signature

