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TITLE AND SEARCH REPORT
FORMIS. PALAK BUILDERS

All that land bearing S. No. 100, H.No. 4 and S.No.
99, H.No. 3, lying being and situate at village-
TULINJ, within the limits of Vasai Virar Shahar
Mahanagarpalika, Tal.-Vasai, and Dist.-Palghar

Tiwari Associates

M. K. Tiwari

B. Sc., LL.B.

Mob.: 8087393155

M. M. Tiwari

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Mob.: 9860225447 / 9921309641

ADVOCATE HIGH COURT

Office :

R. No. 4, Tiwari Nagar, Tulinj Road,
Nallasopara (E), Tal. Vasai, Dist. Thane.
Mobile : 9422578701

Timing :

Morn : 10.00 a.m. to 1.30 p.m.
Even : 6.00 p.m. to 9.30 p.m.

Residence :

Flat No. 101, 1st Floor, Shamma Apts.
Tulinj Road, Nallasopara (E), Tal. Vasai,
Dist. Thane. 401209. Tel.: 2431398

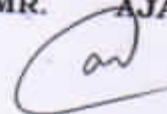
Ref. No.

Date : 12.11.2015

TITLE CERTIFICATE FOR PALAK BUILDERS

This is to certify that I have investigated the title of non-agricultural plot of land bearing, at Village TULINJ, S. No. 100, H.No. 4 and S.No. 99, H.No. 3, lying being and situate at village-TULINJ, within the limits of Vasai Virar Shahar Mahanagarpalika, Tal.-Vasai, and Dist.-Palghar, vide RECEIPT NO.6454, Dt. 03/05/2014 and Receipt No. 10302, Dated 09/11/2015, which belongs to 1) SMT. SHOBHA HARISHCHANDRA JADHAV, 2) MR. ARUN HARISHCHANDRA JADHAV, 3) MR. VINOD HARISHCHANDRA JADHAV, 4) MR. SHEKHAR HARISHCHANDRA JADHAV and 5) MR. AJAY HARISHCHANDRA JADHAV, in the office of Sub Registrar of Assurances at Vasai I to VI, from 1985 to 2015.


I say that originally the land bearing S. No. 100, H.No. 4 and S.No. 99, H.No. 3, lying being and situate at village- TULINJ, within the limits of Vasai Virar Shahar Mahanagarpalika, Tal.-Vasai, and Dist.-Palghar belongs to 1) SMT. SHOBHA HARISHCHANDRA JADHAV, 2) MR. ARUN HARISHCHANDRA JADHAV, 3) MR. VINOD HARISHCHANDRA JADHAV, 4) MR. SHEKHAR HARISHCHANDRA JADHAV and 5) MR. AJAY HARISHCHANDRA JADHAV.



Whereas in pursuance of an application made by the above said owners to the collector of Thane the collector of thane by his N.A. order No. RD/K-1/T-9 /NAP/SR-76/99, Dated 07/01/2002, approved the Layout plan for the above said two Survey Numbers/lands.

Whereas the owner have submitted proposal for development and sanction of plans of aforesaid plots of lands and The TOWN PLANNING AUTHORITY have Granted Commencement Certificate bearing No. VVCMC /TP/CC/VP-3178/686/2012-2013.

Whereas the TOWN PLANNING AUTHORITY HAVE revised the plan bearing No. VVCMC/TP/RDPVP-3178/050/2015 -2016 Dated 18/5/2015. The TOWN PLANNING AUTHORITY have Revised the plan and have sanctioned the FSI admeasuring about 3144.74 Sq mts.



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Ref. No.

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Date :

Whereas owners i.e 1) SMT. SHOBHA HARISHCHANDRA JADHAV, 2) MR. ARUN HARISHCHANDRA JADHAV, 3) MR. VINOD HARISHCHANDRA JADHAV, 4) MR. SHEKHAR HARISHCHANDRA JADHAV and 5) MR. AJAY HARISHCHANDRA JADHAV have executed Development Agreement dated 30th October 2015 in favour of M/S. PALAK BUILDERS for an S.No. 99, H. No. 3 and S. No. 100, H. No. 4, FSI admeasuring about 3144.74 Sq.Mtrs. (Built Up), lying being and situated at Village - Tulinj, with in the limits of VVCMC, Tal - Vasai, Dist - Palghar. The said development agreement was registered on 30/10/2015 under serial No. 8805/2015 dated 30/10/2015 in the Office of Sub-Registrar of Assurance at Vasai-3 and have executed Power of attorney dated 30/10/2015, which is duly registered in the office of Sub registrar of Assurance of Vasai -3, under serial No. 8806/2015.



I have examined entries of Development Agreement, Power of Attorney, Index II, and I have found that **M/S. PALAK BUILDERS is Developer of FSI** admeasuring about 3144.74 Sq mts. Of land bearing S.No. 99 and 100, lying being and situate at **Village - TULINJ**, within the limits of VVCMC, Tal - Vasai, and Dist.- Palghar, and after search and verification as per be available records and as per search given by the searcher Sanjay Patil, I am of the opinion that the title of the aforesaid FSI is, marketable and free from encumbrances and the said FSI belongs to **M/S. PALAK BUILDERS.**

SIGNATURE



Note: This Title and Search Report is as per available record and subject to Wear and tear and Binding Process and subject to search given by searcher Mr. Sanjay Patil and documents provided by the parties.



N. Tiwari

P.Sc LL.B.

of **Palghar District**

of **Palghar District**

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Ref. No.

Date : 12. 11. 2015

SEARCH REPORT FOR PALAK BUILDERS

Search caused to be carried about as per your instructions in the office of the sub-registrar at Vasai/Virar/Nallasopara in respect of the property at Village TULINJ, S. No. 100, H.No. 4 and S.No. 99, H.No. 3, lying being and situate at village- TULINJ, within the limits of Vasai Virar Shahar Mahanagarपालिका, Tal.-Vasai, and Dist.-Palghar, vide **RECEIPT NO.6454, Dt. 03/05/2014 and Receipt No. 10302, Dated 09/11/2015**, in the office of Sub Registrar of Assurances at Vasai I to VI, from 1985 to 2015. The findings are as under:

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YEARS	PHOTO INDEX II	PRINTED INDEX II
1985	Entry and SOME PAGES OF INDEX-2 TORN	SOME PAGES OF INDEX-2 TORN
1986	SOME PAGES OF INDEX-2 TORN	SOME PAGES OF INDEX-2 TORN
1987	ENTRY	SOME PAGES OF INDEX-2 TORN
1988	ENTRY AND SOME PAGES OF INDEX-2 TORN	SOME PAGES OF INDEX-2 TORN
1989	SOME PAGES OF INDEX-2 TORN	SOME PAGES OF INDEX-2 TORN
1990	ENTRY	NIL
1991	NIL	NIL
1992	NIL	NIL
1993	NIL	SOME PAGES OF INDEX-2 TORN
1994	NIL	SOME PAGES OF INDEX-2 TORN
1995	TORN	SOME PAGES OF INDEX-2 TORN
1996	TORN	SOME PAGES OF INDEX-2 TORN

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1997	TORN	SOME PAGES OF INDEX-2 TORN
1998	TORN	SOME PAGES OF INDEX-2 TORN
1999	ENTRY AND SOME TORN	SOME PAGES OF INDEX-2 TORN
2000	TORN	SOME PAGES OF INDEX-2 TORN
2001	SOME PAGES OF INDEX-2 TORN AND MIXED	SOME PAGES OF INDEX-2 TORN AND MIXED
2002 TO 2012	NIL	INDEX II IS NOT AS PER SERIAL NUMBER AND DATE AND MIXED AND MISSING PAGES
2013 2014	BINDING PROCESS	INDEX II IS NOT AS PER SERIAL NUMBER AND DATE AND MIXED AND MISSING PAGES And E - SEARCH NCT AVAILBLE
2015	BINDING PROCESS Entry As per Day Book	BINDING PROC:SS

Entries :

1. Conveyance Deed of land bearing S.No. 99 Part, land admeasuring about 0-15-2 H.R. and S.No. 100 part, land admeasuring about 0-13-6 H.R., lying being and situated at Village - Tulinj.

Vendor - Mrs. Jaminabai Yusufali Bandukawala alias Aminabai Wd/of Abdul Hussan Barodawala through its power of attorney holder Shri. Harman Joseph Vincent .

Purchaser- Shri. Goaring Harman vinsent.

Date :- 26/12/1985

Date :- 31/12/85.

Document No. 2856.

2. Conveyance deed of land bearing S.No. 100 Part, admeasuring about 1376 Sq.Mtrs., lying being and situated at Village - Tulinj.

vendor : Goaring Harman Vincent.

Purchasers : 1) Harishchandra S. Jadhav.

2) Radheshyam Sharma.

3) Ratánlal R. Sharma.

Dated : 14/05/1990, 17/05/1990

Document : 150 (Varat).

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Ref. No.

—5—

Date :

3. Conveyance deed of land bearing S.No. 99 Part, admeasuring about 1558 Sq.Mtrs., lying being and situated at Village - Tulinj.

vendor : Goaring Harman Vincent.

Purchasers : 1) Harishchandra S. Jadhav.

2) Radheshyam Sharma

3) Ratanlal R. Sharma.

Dated : 14/05/1990, 17/05/1990

Document : 150 (Varat).

4. Development Agreement of land bearing S.No. 99 Part, Admeasuring about 0-13-6 H.R. from this half share and 100 Part, Admeasuring about 0-15-4 H.R., from this half share, lying being and situated at Village - Tulinj.

Vendor :- Radheshyam Sharma, Ratanlal R. Sharma

Purchaser:- Harishchandra S. Jadhav

Serial No. 1363/1999, Dated 18/5/1999.

5. Power of Attorney of land bearing S.No. 100 Part, Admeasuring about 0-15-4 H.R., lying being and situated at Village - Tulinj.

Vendor :- Radheshyam Sharma, Ratanlal R. Sharma

Purchaser:- Harishchandra S. Jadhav

Serial No. 1364/1999, Dated 18/5/1999

6. As per mutation entry NO. 1747, SMT. SHOBHA HARISHCHANDRA JADHAV, ARUN HARISHCHANDRA JADHAV, VINOD HARISHCHANDRA JADHAV, SHEKHAR HARISHCHANDRA JADHAV, AJAY HARISHCHANDRA JADHAV, have been mutated as the legal heir of MR. HARISHCHANDRA S. JADHAV, and MR. HARISHCHANDRA S. JADHAV have expired on 13/10/2008 and SMT. SHOBHA HARISHCHANDRA JADHAV, ARUN HARISHCHANDRA JADHAV, VINOD HARISHCHANDRA JADHAV, SHEKHAR HARISHCHANDRA JADHAV, AJAY HARISHCHANDRA JADHAV have been mutated as the owners of the above said land and 7/12 extract stands in their name.
7. Development Agreement Dated 30/10/2015, of land bearing S.No. 99, II. No. 3 and S. No. 100, H. No. 4, FSI admeasuring about 3144.74 Sq.Mtrs. (Built Up), lying being and situated at Village - Tulinj, with in the limits of VVCMC, Tal - Vasai, Dist - Palghar.

Owners :- 1) SMT. SHOBHA HARISHCHANDRA JADHAV, 2) MR. ARUN HARISHCHANDRA JADHAV, 3) MR. VINOD HARISHCHANDRA JADHAV, 4) MR. SHEKHAR HARISHCHANDRA JADHAV and 5) MR. AJAY HARISHCHANDRA JADHAV



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Developers :- M/S. PALAK BUILDERS Through Partners 1) MR. CHANCHAL C. JAIN, 2) MR. RAJENDRA D. KOTHARI, 3) MR. NATHA BHIMA DABHI and 4) MRS. MANISHA M. JAIN

Registered serial No. 8805/2015
dated 30/10/2015
Vasai- 3

8. Power of attorney Dated 30/10/2015, of land bearing S.No. 99, H. No. 3 and S. No. 100, H. No. 4, FSI admeasuring about 3144.74 Sq.Mtrs. (Built Up), lying being and situated at Village - Tulinj, with in the limits of VVCMC, Tal - Vasai, Dist - Palghar.

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Developers :- M/S. PALAK BUILDERS Through Partners 1) MR. CHANCHAL C. JAIN, 2) MR. RAJENDRA D. KOTHARI, 3) MR. NATHA BHIMA DABHI and 4) MRS. MANISHA M. JAIN

Registered serial No. 8806/2015
dated 30/10/2015
Vasai- 3



(6)

Note: This report is subject to available records and subject to binding.

Note :- Other entries have been found in respect of said land but the same is not relevant for this search .

Note: This Title and Search Report is as per available record and subject to Wear and tear and Binding Process and subject to search given by searcher Mr. Sanjay Patil and documents provided by the parties.

SIGNATURE

W. K. Tiwari

W. K. Tiwari

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