



G.H. JAGTAP

B.Com.

SEARCHER

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Bank of Maharashtra / Anand Sports,
Station Road, Kalyan (W)

Resi. : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Sonali Bldg.,
Opp. Kala Talav, Thankar pada, Kalyan (W)-421301

Date :- 20/06/2016

SEARCH REPORT

Re:- Property bearing New S.No. **229**, H.No. **Pt**, Old S.No. **326/A Pt**, Plot No. **17**, Area 474.07 Sq.Meters, in Arunodaya C.H.S.Ltd., Plot Holder - Subhash Balbhim Raje & Others, situated at Mouje **NAVAGAON (Thakurli)**, Taluka **Kalyan**, District **Thane**.

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar of KALYAN No. 1 To 5 for the period of 30 years i.e. 1987 To 2016.

I could not take the search for the year 1997 (Photo) the INDEX-II Register is in Police Custody and for the year January 2013 To June 2013 & 2016 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1 and for the year 2013 To 2016 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 4 and for the year 2015 & 2016 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 2, 3 & 5,

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1987	NIL	2002	NIL
1988	NIL	2003	NIL
1989	NIL	2004	NIL
1990	NIL	2005	NIL
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	Register Not Available	2012	NIL
1998	NIL	2013	NIL
1999	NIL	2014	NIL
2000	NIL	2015	Transaction
2001	NIL	2016	Record Not Ready

The Transaction of the above mention property of which the details is as under :-

TRANSACTION FOR THE YEAR 2015 :-

(Entry found in SRO KLN - 4 online Index II register search)

Development Agreement Rs. 1,40,58,000/- Market Value Rs. 1,65,61,000/-;

New S.No. **229/Pt**, (Old S.No. **326/A Pt**), Plot No. **17**, C.T.S.No. 770 To 776, Area 455.40 Sq.Meters as per Property Cards and Area 474.07 Sq.Meters as per 7/12 Extract, in Arunodaya C.H.S.Ltd., alongwith an old and Dilapidated Structure known as Sitaram Niwas, Area 231 Sq.Meters Built-up, Municipal House No. F-256, Property No. H11004028900,

Vendor :- 1) Subhash Balbhim Raje, 2) Nitin Balkrishna Raje for Self & Power of Attorney Holder for Gauri Dattatray Deshmukh, 3) Manik Manohar Raje for Self & Power of Attorney Holder for Manisha Rajendra Kulkarni (Manisha Manohar Raje), 4) Milind Manohar Raje,

Purchaser/Developer :- M/s. Red Bricks Developers Through its Partner -
Abhay Anant Kamat,

Date of Execution & Registration 09/07/2015; Regn.No. 4720,

Stamp Duty Rs. 8,28,500/- Registration Fee Rs. 30,000/-

NOTE :- According to available rewritable Manual Index-II registers from the year 1992, 1997 To 2001 in S.R.O. Kalyan - 3,

NOTE :- According to available Manual Index-II register from the year 1987 To 2001 in S.R.O. KALYAN - 1 & 3.

NOTE :- According to available Computerised Index-II register from the year 2002 To 30th June 2015 in S.R.O. KALYAN - 3,
Nov. 2005 To 2012, July 2013 To 2015 in S.R.O. KALYAN - 1,
Nov. 2005 To 2014 in S.R.O. KALYAN - 2,
Nov. 2005 To 2012 in S.R.O. KALYAN - 4,
Oct. 2011 To 2014 in S.R.O. KALYAN - 5,

Attached Govt. Fees paid vide Receipt No. 10140,
Search Application No. 3901/2016, dated 15/06/2016

HENCE THIS SEARCH REPORT;

PLACE :- KALYAN

DATE :- 20/06/2016



G. H. JAGTAP
SEARCHER (B.Com.)

1/4, Datta Kripa Niwas, Chawl Soci. Opp. Kala -
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Abhijit A. Chitnis
B. Com., LL. B.

Advocate High Court

Off. : Shop No. B/63, Kasturi Plaza C. H. S., Manpada Road, Dombivli (E)-421 201. ☎ : 286 10 57. Email : abhi_chitnis@yahoo.com
Resi. : A/9, Snehgandha Chhaya C. H. S., Plot No. RH-20, M. I. D. C., Residential Zone, Dombivli (E) - 421 203. ☎ : 244 56 27

Ref. No.

Date :

TITLE REPORT

PROPERTY: - ALL THAT PIECE OR PARCEL of a property bearing New S.No.229/(p) [Old S.No.326/A(p)], Plot No.17, and bearing corresponding C.T.S. Nos.770 to 776, admeasuring 455.40 Sq.Mtrs. as per Property Card and admeasuring 474.07 Sq.Mtrs., as per 7/12 Extract lying, being and situate at village Navagaon (Thakurli), Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within Registration District Thane and Sub-District Kalyan.

At the request of M/s. Red Bricks Developers, through its Partner Mr. Abhay A. Kamat (hereinafter called and referred to as the **Developers**), I have investigated the title of Mr. Subhash Balbhim Raje & Others with regard to the above captioned property being all that piece or parcel of land bearing S.No.229/(p) [Old S.No.326/A(p)], Plot No.17, and bearing corresponding C.T.S. Nos.770 to 776, admeasuring 455.40 Sq.Mtrs. as per Property Card and admeasuring 474.07 Sq.Mtrs., as per 7/12 Extract, in the Arunodaya Co-operative Housing Society Ltd., lying, being and situate at village Navagaon (Thakurli), Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within Registration District Thane and Sub-District Kalyan (hereinafter called and referred for brevity's sake as the **Said Land**), I have perused Search Report dated 20.06.2016, issued by Searcher Mr. G.H. Jagtap in respect of search of the said land taken by him of Index-II Registers maintained in the Office of Sub-Registrar, Kalyan & Dombivli, pertaining to the period from 1987 to 2016, and have perused the documents of title and also gone through the record of rights relating to the said land in order to ascertain as to whether there is any standing encumbrance over, upon or in respect of the said land in the nature of gift, lease, mortgage, sale, agreement or such other encumbrances of like nature. My observations thereon are as follows:

1. Late Mr. Balbhim Ramchandra Raje was the member of the Arunodaya Co-operative Housing Society Ltd., and by virtue thereof was allotted the said

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land by the Arunodaya Co-operative Housing Society Ltd., on perpetual lease, vide Resolution passed in its General Body Meeting, and vide Mutation Entry No.2055, dated 30.10.1964, the name of late Mr. Balbhim Ramchandra Raje was duly recorded in the revenue records. Thus, late Mr. Balbhim Ramchandra Raje was originally owned and possessed of and otherwise well and sufficiently entitled to the said land.

2. Late Mr. Balbhim Ramchandra Raje demised intestate on 18.03.1972, leaving behind him his widow Smt. Indirabai Balbhim Raje, three sons namely Mr. Balkrishna Balbhim Raje, Mr. Manohar Balbhim Raje and Mr. Subhash Balbhim Raje, and four married daughters namely Mrs. Sunanda Manohar Karkhanis, Mrs. Sharda Gajanan Dighe, Mrs. Vibhavari Subhash Tamhane and Mrs. Sarita Ratnakar Pagnis, as his only heirs and legal representatives according to law of intestate succession by which the deceased was governed with at the time of his demise, and thus they inherited the said land equally.
3. Subsequently, vide Release Deed dated 08.06.1973, registered with the office of Sub-Registrar of Assurances, Kalyan, on 08.06.1973, at Sr.No.631/73, out of the aforementioned heirs of late Mr. Balbhim Ramchandra Raje, four married daughters namely Mrs. Sunanda Manohar Karkhanis, Mrs. Sharda Gajanan Dighe, Mrs. Vibhavari Subhash Tamhane and Mrs. Sarita Ratnakar Pagnis, released all their undivided right, title and interest in the said land jointly in favour of their mother Smt. Indirabai Balbhim Raje, and three brothers namely Mr. Balkrishna Balbhim Raje, Mr. Manohar Balbhim Raje and Mr. Subhash Balbhim Raje, and thus the Releasee therein became jointly entitled to the said land.
4. Subsequently, out of the abovenamed heirs and legal representatives of late Mr. Balbhim Ramchandra Raje, one of the son namely Mr. Balkrishna Balbhim Raje demised intestate on 22.06.1978, leaving behind his widow Mrs. Ratan Balkrishna Raje, one son namely Mr. Nitin Balkrishna Raje and

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[Signature]

one married daughter namely Mrs. Gauri Dattatray Deshmukh as his only heirs and legal representatives as per the law of intestate succession by which the deceased was governed with at the time of their demise, and thus Mrs. Ratan Balkrishna Raje, Mr. Nitin Balkrishna Raje and Mrs. Gauri Dattatray Deshmukh inherited the undivided share of late Mr. Balkrishna Balbhim Raje in the said land.

5. Vide Mutation Entry No.4074, dated 22.05.1983, cumulative effect of demise of late Mr. Balbhim Ramchandra Raje, registered Release Deed dated 08.06.1973, and demise of late Mr. Balkrishna Balbhim Raje, was duly recorded in the revenue records, and thereby the names of Smt. Indirabai Balbhim Raje, Mr. Manohar Balbhim Raje, Mr. Subhash Balbhim Raje, Mrs. Ratan Balkrishna Raje, Mr. Nitin Balkrishna Raje and Mrs. Gauri Dattatray Deshmukh,
6. Subsequently, out of the abovenamed heirs and legal representatives of late Mr. Balbhim Ramchandra Raje, his widow namely Smt. Indirabai Balbhim Raje demised intestate on 27.02.1992, and the remaining co-owners of the said land namely Mr. Manohar Balbhim Raje, Mr. Subhash Balbhim Raje, Mrs. Ratan Balkrishna Raje, Mr. Nitin Balkrishna Raje and Mrs. Gauri Dattatray Deshmukh, inherited the undivided share of late Smt. Indirabai Balbhim Raje in the said land. Vide Mutation Entry No.192, dated 01.08.1992, the names of all the abovenamed heirs and legal representatives of late Smt. Indirabai Balbhim Raje were duly mutated and in the 7/12 Extract of the said land.
7. Subsequently, Mrs. Ratan Balkrishna Raje, widow of late Mr. Balkrishna Balbhim Raje, demised intestate on 05.08.2011, leaving behind one son namely Mr. Nitin Balkrishna Raje and one married daughter namely Mrs. Gauri Dattatray Deshmukh as her only heirs and legal representatives as per the law of intestate succession by which the deceased was governed with at



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the time of her demise, and thus Mr. Nitin Balkrishna Raje and Mrs. Gauri Dattatray Deshmukh inherited the undivided share of late Mrs. Ratan Balkrishna Raje in the said land equally. But it is observed that, till date the name of late Mrs. Ratan Balkrishna Raje is not deleted from the 7/12 Extract of the said land.

8. Subsequently, out of the abovenamed heirs and legal representatives of late Mr. Balbhim Ramchandra Raje, one of the son namely Mr. Manohar Balbhim Raje demised intestate on 27.02.2003, leaving behind his widow namely Mrs. Manik Manohar Raje, one son namely Mr. Milind Manohar Raje and one daughter Mrs. Manisha Rajendra Kulkarni (Nee Manisha Manohar Raje), as his only heirs and legal representatives as per the law of intestate succession by which the deceased was governed with at the time of his demise, and thus they inherited the undivided share of late Mr. Manohar Balbhim Raje in the said land equally. Vide Mutation Entry No.452, dated 06.12.2004, the names of all the abovenamed heirs and legal representatives of late Mr. Manohar Balbhim Raje were duly mutated and in the 7/12 Extract of the said land.
9. Vide Development Agreement and Power of Attorney both dated 09.07.2015, duly registered with the Office of Joint Sub-Registrar of Assurances, Kalyan-4, on 09.07.2015, at Sr.Nos.4720/2015 & 4721/2015, respectively, Mr. Subhash Balbhim Raje & Others have assigned the development rights in respect of the said land to the Developers at or for a valuable consideration mentioned therein.
10. Upon perusal of the Search Report dated 20.06.2016, issued by Searcher Mr. G.H. Jagtap in respect of search of the said land taken by him of Index-II Registers maintained in the Office of Sub-Registrar, Kalyan & Dombivli, pertaining to the period from 1987 to 2016, and upon perusal of the documents of title and the record of rights relating to the said land, I have not noticed any standing encumbrance over, upon or in respect of the said land in the nature of gift, lease, mortgage, sale, agreement or such other encumbrance of like nature.



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11. As per the information given by the Developers, the aforementioned Development Agreement executed by Mr. Subhash Balbhim Raje & Others, in respect of the said land, in favour of the Developers is still valid and subsisting.

From the above discussion and upon going through the documents referred to hereinabove, and upon the information given by the Developers, I am of the opinion that, the said land is a leasehold land, and the title of Mr. Subhash Balbhim Raje & Others to the said land is clean, clear, marketable and without any encumbrance and reasonable doubts, and the Developers i.e. M/s. Red Bricks Developers, have lawfully acquired and are fully entitled to the development rights in respect of the said land in terms of the aforementioned Development Agreement.

Place : Dombivli
Date : 24.06.2016


(A.A. CHITNIS)
ADVOCATE

