

N. Mahendra & Associates

Mahendra V. Nihalani

B.com, L.L.B.,

Advocates and legal advisors

Advocate, Mumbai High Court

PANDIT COMPLEX, 102/B-WING, MANERA GAON, OPP. MORYA NAGARI,
ULHASNAGAR - 421004. TEL: 91-0251-2585127.

Date: 26.05.2017

TITLE CLEARANCE CERTIFICATE CUM SEARCH REPORT

That I have been approached to enquire and investigate into the title of the property viz., Survey No.77/4 total area adm about 0-02-80, Akkar 0-17, situated at Tisgoan Taluka-Kalyan..Dist- Thane.

I have verified and examined the following document in support of the same.

- A. Copy of 7/12 in favour of Shri. Sandeep E. Gaikwad & others Vide Registration dated 09.12.2016.
- B. Copy of Registered Acceptance Deed between Shri. Sandeep E. Gaikwad & Others & Shri Sailila Builders & Developers through its Partner Prakash K. Gaikwad & Prakash K. Mhatre Vide Registration No. 7401/2009 dated 05.11.2009
- C. Copy of Registered Development Agreement between Shri. Sandeep E. Gaikwad & Others, Deepa E. Gaikwad its Attorney holder Shri Sailila Builders & Developers through its Partner Prakash K. Gaikwad & Prakash K. Mhatre and M.G. Empire through its proprietor Shri. Manoj S. Gaikwad Vide Registration No. 7727/2016 dated 22.12.2016.
- D. Copy of Search Report issued by S.S.Mulani, Searcher, and Government Receipt of fees Rs.750/- vide Receipt No.6033 dated 24.05.2017 for the year from 1988 to 2017 i.e. for 30 years. There is no adverse entry affecting the title of the above mention property.
- E. Searches taken in Concerned offices do not disclose any encumbrances on the said land (refer brief summary of searches enclosed herewith)



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The brief summary of search and other documentation in respect of said property is as under-

Year	Transaction	Remark
1988	Toured Condition	Nil
1989	Toured Condition	Nil
1990	No Transaction	Nil
1991	Toured Condition	Nil
1992	No Transaction	Nil
1993	No Transaction	Nil
1994	No Transaction	Nil
1995	No Transaction	Nil
1996	Toured Condition	Nil
1997	No Transaction	Nil
1998	Toured Condition	Nil
1999	No Transaction	Nil
2000	No Transaction	Nil
2001	No Transaction	Nil
2002	No Transaction	Nil



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2003	No Transaction	Nil
2004	No Transaction	Nil
2005	No Transaction	Nil
2006	No Transaction	Nil
2007	No Transaction	Nil
2008	No Transaction	Nil
2009	Registered Acceptance Deed between Shri. Sandeep E. Gaikwad & Others & Shri Sailila Builders & Developers through its Partner Prakash K. Gaikwad & Prakash K. Mhatre Vide Registration No. 7401/2009 dated 05.11.2009	
2010	No Transaction	Nil
2011	No Transaction	Nil
2012	No Transaction	Nil
2013	No Transaction	Nil
2014	No Transaction	Nil
2015	No Transaction	Nil
2016	Registered Development Agreement between Shri. Sandeep E. Gaikwad & Others, Deepa E. Gaikwad its Attorney holder Shri Sailila Builders & Developers through its Partner Prakash K. Gaikwad & Prakash K. Mhatre and M.G. Empire through its proprietor Shri. Manoj S. Gaikwad Vide Registration No. 7727/2016 dated 22.12.2016.	



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2017

No Transaction

Nil

Further in my opinion the property is not affected by any adverse claim and there is no litigation affecting the same. The property is subject to the assessment of Government and local authorities only.


I have personally verified and examined all the above said documents and I have not noticed any adverse claim against the said property (except the above mention), in my opinion the property is in legal possession and occupation of **M.G. Empire through its proprietor Shri. Manoj S. Gaikwad**

I have no hesitation in coming to the conclusion that the above said property is free from all encumbrances of whatsoever nature and the same is free from all reasonable doubts and in my opinion the above said property has a good marketable title.

In view of above, In my opinion the said property can be legally developed by following the due procedures by **M.G. Empire through its proprietor Shri. Manoj S. Gaikwad**

I have issued this certificate at the instance of **M.G. Empire through its proprietor Shri. Manoj S. Gaikwad**




(MAHENDRA V. NIHALANI)
Advocate, Mumbai High Court

Encl: a) Copy of Government Search Receipt of Rs.750/-
b) Copy of Search Report issued by S. S. Mulani, Searcher.

MAYUR N. SURTE

SEARCHER

Room No. 2, Nira Niwas, Near Sakharam Nagar Complex, Kopar Cross Road,
Dombivli (West) – 421 202 Mobile No. 9819369449

Date :- 28/06/2018

SEARCH REPORT

Re:- Property bearing S. No. 77, H.No. 3/D, Area 280 Sq. Mtrs. Out of 0-02-80+0-00-20, Aakar 0.32, Owner Manoj Shripat Galkwad, situate at Mouje – Tisgaon Taluka Kalyan, Dist. 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 Kalyan 1 To 5 for the period of 02 years i.e. 2017 to 2018.

I could not taken the search for the year 2017 to 2018 the INDEX-II Register are still not ready in the office of Sub-Register Kalyan 1,3,4 & 5 for the year 2018 the INDEX-II Register are still not ready in the office of Sub-Register Kalyan 2

Note:- I have also taken E-search for the years 2017-2018 in the office of Sub-Register Kalyan 1,2,3,4&5

SEARCH REPORT IS AS UNDER:-

At Sub-Registrar Office Kalyan – 1 from 2017 to 2018

YEAR	TRANSACTION
2017	Record Not Ready
2018	Record Not Ready

At Sub-Registrar Office Kalyan – 2 from 2017 to 2018

YEAR	TRANSACTION
2017	Nil
2018	Record Not Ready

At Sub-Registrar Office Kalyan – 3 from 2017 to 2018

YEAR	TRANSACTION
2017	Record Not Ready
2018	Record Not Ready

At Sub-Registrar Office Kalyan – 4 from 2017 to 2018

YEAR	TRANSACTION
2017	Record Not Ready
2018	Record Not Ready

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

TRANSACTION FOR THE YEAR 2017 :- (Entry mention as per e-search)

Sale Deed Rs. 2500000/- Market Value Rs. 3808000/-

S. No. 77, H.No. 3/D, Area 280 Sq. Mtrs. Out of 0-02-80+0-00-20, Aakar 0.32

First Party :- Sunil Vasant Gaikwad & Others 17

Purchaser :- Manoj Shripat Gaikwad

Date of Execution :- 31/01/2017

Date of Registration :- 31/01/2017

Registration No. KLN-4- 991/2017

Stamp Duty Rs. 228500/- Registration Fee Rs. 30000/-

At Sub-Registrar Office Kalyan - 5 from 2017 to 2018

YEAR	TRANSACTION
2017	Record Not Ready
2018	Record Not Ready

NOTE :- According to available Computerised Index-II register in the office of Sub Registrar Kalyan 1 To 5,

Attached Govt. Fees paid vide Receipt No. 9048

Search Application No. 1048/2018 DATED 27/06/2018

HENCE THIS SEARCH REPORT;

Place : Dombivli.

Date : 27/06/2018


MAYUR N. SURTE
Searcher

MAYUR N. SURTE

SEARCHER

Room No. 2, Nira Niwas, Near Sakharam Nagar Complex, Kopar Cross Road,
Dombivli (West) - 421 202 Mobile No. 9819369449

Date :- 28/06/2018

SEARCH REPORT

Re:- Property bearing S. No. 77, H.No. 4, Area 280 Sq. Mtrs. Out of 0-02-80+0-00-00, Aakar 0.17, Owner Sandip Eknath Gaikwad & Others situate at Mouje - Tisgaon Taluka Kalyan, Dist. 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 Kalyan 1 To 5 for the period of 02 years i.e. 2017 to 2018.

I could not taken the search for the year 2017 to 2018 the INDEX-II Register are still not ready in the office of Sub-Register Kalyan 1,3,4 & 5 for the year 2018 the INDEX-II Register are still not ready in the office of Sub-Register Kalyan 2

Note:- I have also taken E-search for the years 2017-2018 in the office of Sub-Register Kalyan 1,2,3,4&5

SEARCH REPORT IS AS UNDER:-

At Sub-Registrar Office Kalyan - 1 from 2017 to 2018

YEAR	TRANSACTION
2017	Record Not Ready
2018	Record Not Ready

At Sub-Registrar Office Kalyan - 2 from 2017 to 2018

YEAR	TRANSACTION
2017	Nil
2018	Record Not Ready

At Sub-Registrar Office Kalyan - 3 from 2017 to 2018

YEAR	TRANSACTION
2017	Record Not Ready
2018	Record Not Ready

At Sub-Registrar Office Kalyan - 4 from 2017 to 2018

YEAR	TRANSACTION
2017	Record Not Ready
2018	Record Not Ready

At Sub-Registrar Office Kalyan - 5 from 2017 to 2018

YEAR	TRANSACTION
2017	Record Not Ready
2018	Record Not Ready

NOTE :- According to available Computerised Index-II register in the office of Sub Registrar Kalyan 1 To 5,


Attached Govt. Fees paid vide Receipt No. 9049

Search Application No.1049/2018 DATED 27/06/2018

HENCE THIS SEARCH REPORT;

Place : Dombivli.

Date : 28/06/2018


MAYUR N. SURTE
Searcher

MAYUR N. SURTE

SEARCHER

Room No. 2, Nira Niwas, Near Sakharam Nagar Complex, Kopar Cross Road,
Dombivli (West) – 421 202 Mobile No. 9819369449

Date :- 28/06/2018

SEARCH REPORT

Re:- Property bearing S. No. 77, H.No. 5, Area 180 Sq. Mtrs. 0-01-80+0-00-80,
Aakar 0.02, Owner Manoj Shripat Gaikwad, situate at Mouje – Tisgaon Taluka
Kalyan, Dist. 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 Kalyan 1 To 5 for the period of 02 years i.e. 2017 to 2018.

I could not taken the search for the year 2017 to 2018 the INDEX-II Register are still not ready in the office of Sub-Register Kalyan 1,3,4 & 5 for the year 2018 the INDEX-II Register are still not ready in the office of Sub-Register Kalyan 2

Note:- I have also taken E-search for the years 2017-2018 in the office of Sub-Register Kalyan 1,2,3,4&5

SEARCH REPORT IS AS UNDER:-

At Sub-Registrar Office Kalyan – 1 from 2017 to 2018

YEAR	TRANSACTION
2017	Record Not Ready
2018	Record Not Ready

At Sub-Registrar Office Kalyan – 2 from 2017 to 2018

YEAR	TRANSACTION
2017	Nil
2018	Record Not Ready

At Sub-Registrar Office Kalyan – 3 from 2017 to 2018

YEAR	TRANSACTION
2017	Record Not Ready
2018	Record Not Ready

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

TRANSACTION FOR THE YEAR 2017 :- (Entry mention as per e-search)

Gift Deed Rs. 00/- Market Value Rs. 3536000/-

S. No. 77, H.No. 5, Gift Area H-R-P 0-01-8, Potkharaba H-R-P 0-00-8, Akkar Rs. 0.02

Paize, out of Area H-R-P 0-02-60 means 260Sq.Mtrs.

First Party :- Shripat Kalu Gaikwad

Purchaser :- Manoj Shripat Gaikwad

Date of Execution :- 23/02/2017

Date of Registration :- 27/02/2017

Registration No.KLN-3- 722/2017

Stamp Duty Rs. 35600/- Registration Fee Rs. 200/-

At Sub-Registrar Office Kalyan - 4 from 2017 to 2018

YEAR	TRANSACTION
2017	Record Not Ready
2018	Record Not Ready

At Sub-Registrar Office Kalyan - 5 from 2017 to 2018

YEAR	TRANSACTION
2017	Record Not Ready
2018	Record Not Ready

NOTE :- According to available Computerised Index-II register in the office of Sub Registrar Kalyan 1 To 5,

Attached Govt. Fees paid vide Receipt No. 9050

Search Application No.1050/2018 DATED 27/06/2018

HENCE THIS SEARCH REPORT;

Place : Dombivli.

Date : 28/06/2018


MAYUR N. SURTE
Searcher