



O/W. No. \_\_\_\_\_

Date : \_\_\_\_\_

03/05/2018

**TITLE CLEARANCE CERTIFICATE**  
**TO WHOMSOEVER IT MAY CONCERN**  
**DESCRIPTION OF THE PROPERTY**

**REF.:** In respect of Land bearing Survey No. 102, Hissa No. 13/B, area admeasuring about (H-R-P) 0-05-1; lying, being and situated at village Kalher, Taluka Bhiwandi, District Thane. It is within the local limits of Revenue Village – Kalher, Talathi Saja – Kalher and under the jurisdiction of Registrar of Assurances - District Thane & Sub-Registrar of Assurances – Taluka Bhiwandi.

I hereby certified that on the basis of documents and information (such as 7/12 extract, Search Report, etc.) supplied by the owner.

Also Search Report dated 02/05/2018 of Adv. Archana Thakare who had taken search for 30 Years (1989-2018) in respect of above mention property in Sub-Registrar Assurance at Bhiwandi.

**OBSERVATIONS:-**

- 1) The 7/12 extract.
- 2) I have not found any entry of Encumbrance in Search Report of Adv. Archana Thakare dated 02/05/2018.

**OPINION & CONCLUSION:**

In these circumstances and subject to what is stated hereinabove, I am of the opinion that the title of land bearing Survey No. 102/13/B admeasuring about (H-R-P) 0-05-1 of Shri Jitendra Kewalchand Jain is clear and marketable and title is free from all encumbrances.



(Sandhya Vinod Bhoir)

Advocate.

**ADV. SANDHYA VINOD BHOIR  
BHIWANDI**

**Adv. Sandhya Vinod Bhoir**

B.A., LL.B.

**Advocate, High Court (Mumbai)**



**Phone : 92232 73827**

**Office : 47, Gala No. 1, Siddhivinayak Apt.,  
Nr. Aniket Xerox, Opp. B.N.C.M.C.,  
Kap Ali, Bhiwandi - 421 302. Dist. Thane.**

**Resi. : Flat No. 101, 1st Floor, Bldg. No. 1,  
Atlanta Residency, Nr. Oswal High School,  
Anjur Phata, Bhiwandi - 421 305. Dist. Thane.**

**E-mail : bhoirsandhya@gmail.com**

O/W. No.

Date : \_\_\_\_\_

03/05/2018

**TITLE CLEARANCE CERTIFICATE**  
**TO WHOMSOEVER IT MAY CONCERN**  
**DESCRIPTION OF THE PROPERTY**

**REF.:** In respect of Land bearing New Survey No. 324, (Old Survey No. 101/1, 101/7, 101/8, Survey No. 103/6, 103/7, 103/8, 103/9, 103/11, 103/12, 103/13, 103/14, 103/16, 103/17, 103/18, 103/19, 103/20, 103/21, 103/22, Survey No. 104/1, 104/9, 104/10) admeasuring about (H-R-P) 1-27-90; lying, being and situated at village Kalher, Taluka Bhiwandi, District Thane. It is within the local limits of Revenue Village – Kalher, Talathi Saja – Kalher and under the jurisdiction of Registrar of Assurances - District Thane & Sub-Registrar of Assurances – Taluka Bhiwandi.

I hereby certified that on the basis of documents and information (such as 7/12 extract, Search Report, Mutation Entry, etc.) supplied by the owners herein above.

Also Search Report dated 02/05/2018 of Adv. Archana Thakare who had taken search for 30 Years (1989-2018) in respect of above mention property in Sub-Registrar Assurance at Bhiwandi.

**OBSERVATIONS:-**

- A. The 7/12 extract.
- B. Search Report of Adv. Archana K. Thakare showing entry of :-
  - 1) Registered Sale Deed in respect of Land bearing area 0-08-8., H-R-P., Situated at Village Kalher, Tal.Bhiwandi, Dist.Thane. Bearing registration Sr.No. 3253 executed & registered on 05/09/2002 in SRO Bhiwandi 1 by Anil Premchand Gutka

Power of Attorney Holder for Eknath Pandurang Patil & Others In favour of Kewalchand Jawanmalji Jain & Others.

- 2) Registered Sale Deed in respect of Land bearing area 0-04-0., H-R-P., Situated at Village Kalher, Tal.Bhiwandi, Dist.Thane. Bearing registration Sr.No. 3254 executed & registered on 05/09/2002 in SRO Bhiwandi 1 by Anil Premchand Gutka Power of Attorney Holder for Dnyandev Amrut Mhatre In favour of Kewalchand Jawanmalji Jain & Others.
- 3) Registered Sale Deed in respect of Land bearing area 0-05-8., H-R-P., Situated at Village Kalher, Tal.Bhiwandi. Dist.Thane registration Sr.No. 3255 executed & registered on 05/09/2002 in SRO Bhiwandi 1 by Maruti Jaga Patil In favour of Kewalchand Jawanmalji Jain & Others.
- 4) Registered Sale Deed in respect of Land bearing Survey No. 101/8, area 0-05-3., H-R-P. + Pot Kharaba area 0-01-0., H-R-P., Situated at Village Kalher, Tal.Bhiwandi, Dist.Thane. Bearing registration Sr.No. 4467 executed & registered on 26/11/2002 in SRO Bhiwa Krishna Patil In favour of Milind Bharat Patil.
- 5) Registered Sale Deed in respect of Land bearing Survey No. 103/17 Pt, area 0-03-0., H-R-P. + Pot Kharaba area 0-00-5., H-R-P., Situated at Village Kalher, Tal.Bhiwandi, Dist.Thane. Bearing registration Sr.No. 701 executed & registered on 12/02/2003 in SRO Bhiwandi 1 by Rakesh Kewalchand Jain & Others Through their Power of Attorney Holder & for Self -Kewalchand Jawanmalji Jain In favour of Lalit Vastimalji Mehta.
- 6) Registered Sale Deed in respect of Land bearing Survey No. 101/1, area 0-05-8., H-R-P. + Pot Kharaba area 0-00-5., H-R-P., Situated at Village Kalher, Tal.Bhiwandi, Dist.Thane. Bearing registration Sr.No. 920 executed & registered on 28/02/2003 in SRO Bhiwandi 1 by Narayan Salvaram Patil & Others In favour of Kewalchand Jawanmalji Jain.
- 7) Registered Sale Deed in respect of Land bearing Survey No. 104/10, area 139.40 Sq.Mtrs, Situated at Village Kalher, Tal.Bhiwandi, Dist.Thane. Bearing registration Sr.No. 1856 executed & registered on 09/05/2003 in SRO Bhiwandi 1 by Shankar

**Adv. Sandhya Vinod Bhoir**

B.A., LL.B.

**Advocate, High Court (Mumbai)**



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Anjur Phata, Bhiwandi - 421 305. Dist. Thane.  
**E-mail :** bhoirsandhya@gmail.com

O/W. No.

Date : \_\_\_\_\_

03/05/2018

**TITLE CLEARANCE CERTIFICATE**  
**TO WHOMSOEVER IT MAY CONCERN**  
**DESCRIPTION OF THE PROPERTY**

**REF.:** In respect of Non-Agricultural Land bearing Survey No. 102/10/12/13/14/15/16/17 area 115.20.00 R-Sq. Mtrs. equivalent to 11,520.00 Sq. Mtrs.; lying, being and situated at village Kalher, Taluka Bhiwandi, District Thane. It is within the local limits of Revenue Village – Kalher, Talathi Saja – Kalher and under the jurisdiction of Registrar of Assurances - District Thane & Sub-Registrar of Assurances – Taluka Bhiwandi.

I hereby certified that on the basis of documents and information (such as 7/12 extract, Mutation Entry, Search Report, etc.) supplied by the owners herein above.

Also Search Report dated 02/05/2018 of Adv. Archana Thakare who had taken search for 30 Years (1989-2018) in respect of above mention property in Sub-Registrar Assurance at Bhiwandi.

**OBSERVATIONS:-**

- A. The 7/12 extract.
- B. Search Report of Adv. Archana K. Thakare showing entry of :-
  - 1) Registered Sale Deed in respect of Land bearing Survey No. 102/15/P/B area 0-06-3 H-R-P., Situated at Village Kalher, Tal. Bhiwandi, Dist. Thane. Bearing registration Sr.No. 2618 executed & registered on 22/06/2006 by Shri Tukaram Patil through Shri Vijay Shah In favour of Shri Kewalchand Jain.
  - 2) Registered Sale Deed in respect of Land bearing Survey No. 104/11, and 16 area 0-24-8 H-R-P., Situated at Village Kalher, Tal. Bhiwandi, Dist. Thane. Bearing

- registration Sr.No.2619 executed & registered on 22/06/2006 y Smtt Parvatibai Dattu Patil and others through Shri Vijay Shah In favour of Shri Kewalchand Jain.
- 3) Registered Sale Deed in respect of Land bearing Survey No. 102/10, 102/13/1, 102/14, area 0-11-6 H-R-P., Situated at Village Kalher Tal. Bhiwandi, Dist. Thane. Bearing registration Sr.No.3676 executed & registered on 18/07/2006 by Smt Leelabai Mhatre through Shri Kewalchand Jain In favour of Shri Jeetendra Jain.
  - 4) Registered Sale Deed in respect of Land bearing Survey No.102/15(P), 17P, 12, 102/16 area 0-20-8 H-R-P., Village Kalher, Tal. Bhiwandi. Dist.Thane. Bearing registration Sr.No.3678 executed & registered on 18/07/2006 by Shri Dattatry Mhatre and others through Shri Vijay Shah favour of Shri Kewalchand Jain.
  - 5) Registered Sale Deed in respect of Land bearing Survey No.104/14, 104/2, 104/15, 104/17, area 0-28-5 H-R-P., at Village Kalher, Tal. Bhiwandi, Dist. Thane. Bearing registration Sr.No.4893 executed & registered on 09/07/2007 by Shri Vishwanth Patil and others through Shri Kewalchand Jain In favour of Shri Jeetendra Jain.
  - 6) Registered Agreement in respect of Godown, area 153.35 Sq.Mtrs., in the compound known as "Osiya Mata Compound" lying on Land bearing Survey No. 102/12, Situated at Village Kalher, Tal. Bhiwandi, Dist. Thane. Bearing registration Sr.No.3918 executed & registered on 06/06/2007 by Shri Jitendra Kewalchand Jain for himself and P.O.A. of others. In favour of Shri Mahendrabhai Panchal.
  - 7) Registered Agreement in respect of Godown, area 153.35 Sq.Mtrs., in the compound known as "Osiya Mata Compound" lying on Land bearing Survey No. 102/12, Situated at Village Kalher, Tal. Bhiwandi, Dist. Thane. Bearing registration Sr.No.3919 executed & registered on 06/06/2007 by Shri Jitendra Kewalchand Jain for himself and P.O.A. of others. In favour of Shri Jaswant Panchal.

**Adv. Sandhya Vinod Bhoir**

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03/05/2018

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**DESCRIPTION OF THE PROPERTY**

**REF.:** In respect of Land bearing Survey No. 103, Hissa No. 5, area (H-R-P) 0-03-5 + Pot Kharaba 0-01-0, totally admeasuring about (H-R-P) 0-04-5; lying, being and situated at village Kalher, Taluka Bhiwandi, District Thane. It is within the local limits of Revenue Village – Kalher, Talathi Saja – Kalher and under the jurisdiction of Registrar of Assurances - District Thane & Sub-Registrar of Assurances – Taluka Bhiwandi.

I hereby certified that on the basis of documents and information (such as 7/12 extract, Search Report, Mutation Entry, etc.) supplied by the owners herein above.

Also Search Report dated 02/05/2018 of Adv. Archana Thakare who had taken search for 30 Years (1989-2018) in respect of above mention property in Sub-Registrar Assurance at Bhiwandi.

**OBSERVATIONS:-**

- A. The 7/12 extract.
- B. Search Report of Adv. Archana K. Thakare showing entry of :-
  - 1) Registered Sale Deed in respect of land bearing Survey No. 103/5, Survey No. 103/14, Total area admeasuring about 0-08-1., H-R-P., Situated at Village Kalher, Tal.Bhiwandi, Dist. Thane. Bearing registration Sr.No. 3672 executed & registered on 18/07/2006 in SRO Bhiwandi 1 by Bhagirathi Chandrya Mali & others through their Power of Attorney Holder & for Self — Goverdhan Kaliram Patil In favour of **Kewalchand Jawanmal Jain.**

- 2) Registered Agreement for Sale in respect of Godown No. A/78, area 158.92 Sq. Mtrs, in Osiya Mata Compound, lying on Land bearing Survey No. 102/10, 12, 13/1, 14, 15Pt, 15Pt, 15Pt, 16, 17Pt, 17Pt, Survey No. 103/5, Survey No. 104/11, 14, 15, 16, 17, Survey No. 110/7, Situated at Village Kalher, Tal. Bhiwandi, Dist. Thane. Bearing registration Sr.No. 9066 executed & registered on 04/12/2007 in SRO Bhiwandi 1 by Kewalchand Jawanmal Jain & Jitendra Kewalchand Jain In favour of M/s. Gawde Electricals Through its Proprietor Anant Dattaram Gawde.
- 3) Registered Agreement for Sale in respect of Plinth No. A/63, area 195.16 Sq. Mtrs, in Osiya Mata Compound, lying on Land bearing Survey No. 102/10, 12, 13/1, 14, 15Pt, 15Pt, 15Pt, 16, 17Pt, 17Pt, Survey No. 103/5, Survey No 104/11, 14, 15, 16, 17, Survey No. 110/7, Situated at Village Kalher, Tal. Bhiwandi, Dist. Thane. Bearing registration Sr.No. 9067 executed & registered on 04/12/2007 in SRO Bhiwandi 1 by Kewalchand Jawanmal Jain & Jitendra Kewalchand Jain In favour of Jaldeep N.Gadhecha.
- 4) Registered Agreement for Sale in respect of Godown No. A/66 & A/67, Total area 278.81 Sq. Mtrs, in Osiya Mata Compound, lying on Land bearing Survey No. 102/10, 12, 13/1, 14, 15Pt, 15Pt, 15Pt, 16, 17Pt, 17Pt, Survey No. 103/5, Survey No. 104/11, 14, 15, 16, 17, Survey No. 110/7, Situated at Village Kalher, Tal. Bhiwandi, Dist. Thane. Bearing registration Sr.No. 9068 executed & registered on 04/12/2007 in SRO Bhiwandi 1 by Kewalchand Jawanmal Jain & Jitendra Kewalchand Jain In favour of Vilas Uttamrao Patil.
- 5) Registered Agreement for Sale in respect of Industrial Shed No. B/43, area 319.70 Sq. Mtrs, in Osiya Mata Compound, constructed on Land bearing Survey No. 102/10, 12, 13/1, 14, 15Pt, 15Pt, 15Pt, 16, 17Pt, 17Pt, Survey No. 103/5, Survey No. 104/11, 14, 15, 16, 17, Survey No. 110/7, Situated at Village Kalher, Tal. Bhiwandi, Dist. Thane. Bearing registration Sr.No. 9069 executed & registered on 04/12/2007 in SRO Bhiwandi 1 by Kewalchand Jawanmal Jain & Jitendra Kewalchand Jain In favour of Siril Benedict Kotiyan.





O/W. No.

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- 3) Registered Sale Deed in respect of Land bearing Survey No. 102/10, 102/13/1, 102/14, area 0-11-6 H-R-P., Situated at Village Kalher Tal. Bhiwandi, Dist. Thane. Bearing registration Sr.No.3676 executed & registered on 18/07/2006 by Smt Leelabai Mhatre through Shri Kewalchand Jain In favour of Shri Jeetendra Jain.
  - 4) Registered Sale Deed in respect of Land bearing Survey No.102/15(P), 17P, 12, 102/16 area 0-20-8 H-R-P., Village Kalher, Tal. Bhiwandi. Dist.Thane. Bearing registration Sr.No.3678 executed & registered on 18/07/2006 by Shri Dattatry Mhatre and others through Shri Vijay Shah favour of Shri Kewalchand Jain.
  - 5) Registered Sale Deed in respect of Land bearing Survey No.104/14, 104/2, 104/15, 104/17, area 0-28-5 H-R-P., at Village Kalher, Tal. Bhiwandi, Dist. Thane. Bearing registration Sr.No.4893 executed & registered on 09/07/2007 by Shri Vishwanth Patil and others through Shri Kewalchand Jain In favour of Shri Jeetendra Jain.
  - 6) Registered Agreement in respect of Godown, area 153.35 Sq.Mtrs., in the compound known as "Osiya Mata Compound" lying on Land bearing Survey No. 102/12, Situated at Village Kalher, Tal. Bhiwandi, Dist. Thane. Bearing registration Sr.No.3918 executed & registered on 06/06/2007 by Shri Jitendra Kewalchand Jain for himself and P.O.A. of others. In favour of Shri Mahendrabhai Panchal.
  - 7) Registered Agreement in respect of Godown, area 153.35 Sq.Mtrs., in the compound known as "Osiya Mata Compound" lying on Land bearing Survey No. 102/12, Situated at Village Kalher, Tal. Bhiwandi, Dist. Thane. Bearing registration Sr.No.3919 executed & registered on 06/06/2007 by Shri Jitendra Kewalchand Jain for himself and P.O.A. of others. In favour of Shri Jaswant Panchal.