

Mohan K. Nair

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ADVOCATE HIGH COURT

December 05, 2011.

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN


SCHEDULE OF PROPERTY

Piece and parcel of land known as Plot No. 85, Sector - 15, Dronagiri Node, Tal. Uran, Dist. Raigad, total area admeasuring 200 sq. mtrs. in the 12.5% Scheme of Dronagiri GES, T&D Raigad.

THIS IS TO CERTIFY THAT I have investigated the title of M/s. Chakradhar Builders & Developers through its Proprietor Shri. Digambar Ramkrishna Nemade, Adult, Indian Inhabitant, having office at 103, 203, Sanskruti, Mata Vaishno Co-Operative Housing Society Ltd., Plot No. 12 & 21, Sector No. 42, Nerul, Navi Mumbai.

I perused the copy of Tripartite Agreement dated 21/10/2010 which was duly registered before Sub-Registrar's office, Uran, vide Document No. URN - 1629 / 2010 dated 21/10/2010, executed between CIDCO Ltd., Mrs. Sitabai Ram Thakkur & 6 Ors. and Chakradhar Builders & Developers. The fact of the said Agreement is recorded in the records of the Sub-Registrar office at Uran. The value of the Plot is Rs.30,00,000/= and the stamp duty paid is Rs.1,50,000/=.

I have gone through above Tripartite Agreement and the Agreement to Lease entered into at CBD, Belapur, dated 19/10/2010 between CIDCO Ltd. and the original allottees, i.e. Mrs. Sitabai Ram Thakkur & 6 Ors. relating to the said Plot and certify that the title of M/s. Chakradhar Builders & Developers through its Proprietor Shri. Digambar Ramkrishna Nemade, in respect of said Plot is clear, marketable and free from all encumbrances of any nature whatsoever subject to the rules and regulations as laid down by CIDCO Ltd. for the time being and from to time.


Mohan K. Nair
Advocate

Mohan K. Nair
ADVOCATE HIGH COURT
Vashi Plaza, Sector - 17,
Navi Mumbai - 400703

SEARCH REPORT

Mr. Kishan J. Bhide
At - D-272, 1st Floor, Vashi
Plaza, Sector -17, Vashi,
Navi Mumbai -400 703.

Dated : 02/12/2011

To,
Mohan k. Nair & Co.
Advocates High Court,
Vashi Plaza, Vashi,
Navi Mumbai.

Ref:- Property Search for Plot No.85, Sector-15, situate at Village
Dronagiri, Taluka Uran, Dist. Raigad.

Dear Sir,

As per your instruction, I have taken a search in respect of above mentioned property in the office of Sub-Registrar at Panvel-1, Panvel-2, Panvel-3, from 1999 to 2011 (13 Years) I have found as follows abovementioned Registers in the abovementioned Sub-Registrar offices.

NOTE :

Panvel-1, office

<u>YEAR</u>	<u>REPORT</u>
1999	: Index -II Torn Condition
2000	: Index -II Torn Condition
2001	: Index -II Torn Condition
2002	: Index -II Torn Condition
2003	: NIL
2004	: NIL
2005	: NIL
2006	: NIL
2007	: NIL

Panvel -2,

<u>YEAR</u>	<u>REPORT</u>
2002	: records not properly maintain
2003	: NIL
2004	: NIL
2005	: Some Index-II are torn condition
2006	: NIL
2007	: NIL

Panvel -3, office

<u>YEAR</u>	<u>REPORT</u>
2005	: NIL
2006	: NIL
2007	: NIL

Uran , office

<u>YEAR</u>	<u>REPORT</u>
2008	: records not properly maintain
2009	: NIL
2010	: records not properly maintain Entry
January 2011 till date	: Index-II are not ready

I have found as follows:

2010

- 1) Document No.1621/10 registered on 21/10/2010 Lease for Plot No.85, Sector-15, area 200 sq Mtrs. is recorded in the name of Smt. Sitabai Ram Thakur & 6 others in the records of Sub-Registrar office Uran. The Seller is CIDCO Ltd. The Value is Rs.3,600/- and the stamp duty paid is Rs.300/-.

2010

- 2) Document No.1629/10 registered on 21/10/2010 Tripartite Agreement for Plot No.85, Sector-15, area 200 sq Mtrs. is recorded in the name of M/s. Chakradhar Builders and Developers through Prop. Shri. Digambar Ramkrushna Nemade in the records of Sub-Registrar office Uran. The Seller is Smt. Sitabai Ram Thakur & 7 others. The Value is Rs.30,00,000/- and the stamp duty paid is Rs.1,50,000/-.

I did not found any transaction recorded on the abovementioned Plot as per the abovementioned available records of the Sub-Registrar Offices.

This search report is qualified in value and submitted from the records available "On as is where is basis" at that particular point of time and without any liability on the part of the undersigned.

I enclose receipt No.0184715 dated 30/11/2011 for Rs.100/- deposited for Search in the Office of the Sub-Registrar Uran and receipt No.0130239 dated 01/12/2011 for Rs.225/- deposited for Search in the Office of the Sub-Registrar Panvel-1

Yours Truly



Kishan J. Bhide
(Search Clerk)