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"Uma Kedar", Neral Road, Kiravali, Tal. Karjat - Raigad, 410 201, ✆ 02148- 222424,222165.

SEARCH REPORT

Date:-11-07-2016

To,
Shree Tulsi Developers
At. Halivali, Post. Kiravali,
Tal. Karjat, Dist- Raigad.

Dear Sir,

Ref:- Title Opinion and Search Report of non - agricultural Property Situate At Village Halivali, Tal. Karjat Bearing S. No. 6 Hissa No. 5 admeasuring4300 sq mts. in the name of Sargam Co.-Op Housing Society Ltd Halivali, Tal. Karjat, Dist. Raigad.Developed by Shree Tulsi Developers a partnership Firm in buildings known as **"SAGAR-SARGAM RESIDENCY"**.

I, on the basis of the original title deeds pertaining to the said immovable property and other information received by me,

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have conducted a detail Search and investigation and submit my report as under:-

1) Name and Address of title holder.
Sargam Co-Op. Housing Society Ltd.
R/o. Halivali, Tal. Karjat, Dist. Raigad

2)Title deeds and other documents seen and referred by me.

i) 7/12 Extract of village Halivali, Tal. Karjat bearing S. No. 6 Hissa No. 5 in the name of Sargam Co-Op. Housing Society Ltd.

ii) Mutation Entries of village Halivali : 157, 228, 380, 593, 662, 671, 1032, 1527.

iii) Non -Agricultural permission for Residential use issued by Collector of Raigad-Alibag vide it's order क .म.शा./ एल.एन.ए./प्र.(ब)एस.आर/२३०/२००८ dated 15-10-2015 in respect of S. No. 6 Hissa No. 5

iv) Layout Plan sanctioned by Assistant Town PInner Alibag, Raigad vide its Order No. स.सं.न.र.-स.अ./१वि.शे.प./ बां.प./मौजे हालीवली/ता.कर्जत/स.नं. ६/५/१७३ dated 6-01-2015

v) Zerox copy of sale dated 23-06-2000 executed by Smt Sitabai Rama Badekar in favour of Sargam Co-Op. Housing Society Ltd. and registered in Karjat Sub-registry on 23-06-2000 at Sr.No. 1243/2000.

vi) A regisrered deed of confirmation dated 30-06-2016

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executed by 1) Smt sitabai Rama Badekar and 2) Shri. Ramesh Rama Badekar admitting and confirming the sale deed dated 23-06-2000 registered in Karjat Sub-registry at Sr.No. 1243/2000.

vii) A zexox copy of registered Development agreement dated 29-05-2014 executed by Sargam Co-Op. Housing Society Ltd. in favour of M/s.Tawale Builders and Registered at Karjat Sub-Registry-2 at Sr.No.2761/2014.

viii) A zerox copy of power of Attorney dated29-05-2014 executed bySargam Co-Op. Housing Society Ltd. in favour of M/s.Tawale Builders and registered at Karjat Sub-Registry-2 at Sr. No. 2762/2014

ix) A zexox copy of registered Development agreement dated 28-03-2016 executed by M/s.Tawale Builders in favour of Shree Tulsi Developers and Registered at Karjat Sub-Registry-2 at Sr.No.728/2016.

x) A zerox copy of power of Attorney dated 28-03-2016 executed byM/s.Tawale Builders in favour of Shree Tulsi Developers and registered at Karjat Sub-Registry-2 at

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Sr. No. 729/2016.

3) Description of the immovable property

Village	Survey No.	Hissa No.	Area H.-R.	Asstt. Rs.=Ps.
Ladivali	6	5	0-43.8	1-09
		out of it	0-36.4	

Bounded By

Towards East - S.No. 11

Towards West - S.No. 6/4 boundry of villege Kiravali.

Towards South - S.No. 6/7 and 6/1

Towards North - S.No. 6/6 and Layout road.

4) Search in office of Sub-Registry at Karjat and Registry at Raigad-Alibag. I took search of the property described above in the Registry of the Raigad District at Alibag and Sub Registry at Karjat for 31 years i. e. 1986 to 2016.

I) Location of Property

The property situate in the District of Raigad, Tal. Karjat, outside the Jurisdiction of Karjat Nagarparishad, within the Jurisdiction of Zilla Parishad Raigad, Taluka Panchayat Samitee Karjat, within the Jurisdiction of Registration District Raigad, Registration Sub-District Karjat, Talathi Saja Kiravali at village Halivali.

II) Search and Investigation of Title

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A. TITLE :-

It appears that the agreecultural land bearing S.No.6, Hissa No. 5 admeasuring 0-43.8 Hector asstt. Rs. 1-09 of villege Halivali, Tal - Karjat, Dist - Raigad was orignally owned by 1) Shri. Vinayak Trimbak Parvardhan, 2) Shri. Ravsaheb R. Gogte. 3) Shri. K.G. Bam and 4) Shri.Shree K. Joshi and they had registared partition dated 26-01-1940 and the said land bearig S.No. 6/5 came to exclusive share of Shri. Vinayak Trimbak Patvardhan. The effect of said registared partition is given to revenue record vide M.E.No. 157 dated 11-11-1940.

Further it appears that Shri. Rama Bhika Badekar was in possission and cultication of the said land bearig S.No. 6/5 as tenant under B.T. and A.L. Act and hence his name is recorded as protected tenant Vide M.E.No. 228 dated 12-09-1948.

further it appears that the purches price under section 32 G of BT and AL Act. of the said land is fixed at Rs.463-62 on 01-09-1960 by ALT and Mamledar karjat and the said purches price is paid by shri. Rama Bhika Badekar and he was awarded with a certificate of ownership under section 32 M of B.T. And AL Act which is canclusive proof of his ownership. The effect of said order is given to revenue record Vide M.E. No. 380 dated 20-12-1960.

Futher it appears that the said Shri. Rama Bhika Badekar

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died intested on 09-04-1977 learing him heirs 1) Smt. Sitabai Rama Badekar as wife and 2) Shri. Ramesh Rama Badekar as son being minor the name of Smt Sitabai Rama Badekar is entered into revenue record as gaurdian of Shri. Ramesh Rama Badekar Vide M.E.No. 593 dated 09-06-1978.

Further it appears that the name of Shri. Laxman Barku Hande is entered into revenue record of this property bearing S.No. 6/5 at the request of written application and vardi dated 20-02-1985 given by Smt. Sitabai Rama Badekar and her name is deleted from the revenue record of the said property vide M.E. No. 662 dated 01-03-1985.

Further it appears that the name of Smt Sitabai Rama Badekar is entered into revenue record of this property bearing S.No. 6/5 at the request of written application and vardi given by shri. Laxman Barku Hande and hence his name is deleted from the revenue record of this property Vide M.E. No. 671 dated 06-04-1986.

Further it appears that the said land bearing S.No. 6/5 is sold by a registared sale deed dated 23-06-2000 by Smt Sitabai Rama Badekar after securig reqisite sale permission under section 43 of BT and AL Act from Sub-divisnal officer Panvel division Vide his order No. T.N.C./ SR/ 167/ 99 (शेती) dated 06-04-2000 to "Sargam Co-op.,Housing Society Ltd." President U. Ramrsingam and put him in possession of tha same. The said sale deed is registared in karjat Sub-Registry on 23-06-2000 at Sr. No. 1243/2000. The effect of said sale deed is given to revenue record of this property Vide M.E.No. 1032 dated 15-10-2001.

Further it appears that the said sale deed registared on 23-06-

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2000 at Sr.No. 1243/2000 in fovour of Sargam Co-op,. Housing Society Ltd. in Karjat Sub-Registry is admited and accepted by Shri. Ramesh Rama Badekar and Smt Sitabai Rama Badekar by a registered deed of admission dated 30-06-2016. The said admission deed is registered in Karjat Sub-registry on 30-06-2016 at Sr. No. 2863/2016. and thus Sargam Co-Op,. Housing Society Ltd. became absolute owner and possesser of tha said property bearing S.No. 6/5.

Thus Sargam Co-Op. Housing Society Ltd. has become absolute owner and possessor of S.No. 6, Hissa No. 5 and his title to it appto be clear, market and unencumbered.

Further it appears that the said agreecultural land is convarted in to non-agteecultural land for residential Purpose at the request of said sargam Co-Op,. Housing Society Ltd. by collector Raigad Vide It's Order No. म.श /LNA-1 (B)/ SR / 2013/2008 dated 15-10-2015 and the building plan got sanctioned and approved from asststant Town Planner Raigad Alibag Vide is Order No. संसनर-रा.उ./धी.शे.प./घा.प./मौजे-हालिवली/ता.कर्जत/स.न. ६/५/१७३ dated 16-01-2015. The effect of said order is given to revenue record of this property bearing S.No. 6/5 Vide M.E. No. 1527 dated 05-12-2015.

Further it appears that tha said Sargam Co-Op,. Housing Society Ltd. registared under Co-Oprative society Act under No R.J.D

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/ K.J.T/ H.S.G./T.O. / 62 97/98/97 dated 05-11-1997.

The said Sargam Co.-Op. Housing Society Ltd. with all it's 26 Members enterd into a development agreement of said land bearing S.No. 6/5 with M/s. Tawale Builders Partnership Farm Partners 1) Shri. Balu Hiru Tawale, 2)Shri. Sagar Balu Tawale and put it in possession of the said land with authority to develop the said land as per the terms and condistions of the said development agreement. The said development agreement is registared in Karjat Sub-Registry-2 on 29-05-2014 at Sr.No. 2761/2014. Thus M/s. Tawale builders became entitle to develop the said N.A. land bearing S.No. 6/5 admeasuring 4300 Sq.Mt.

Further it appears that in persuance to the said development agreement dated 29-05-2014 the Sargam Co-op., Housing Society Ltd. executed and registered a power of attorney dated 29-05-2014 in favour of M/s.Tawale Builders which is registered in Karjat Sub-registry on 29-05-2014 of Sr.No. 2762/2014.

Further it appears that by said development agreement dated 29-05-2014 and power of attorney dated 29-05-2014 the said Sargam Co.-op. Housing Society Ltd. authorised and empowered M/s. Tawale builders to enter into development Agreement with other person and to execute Power of Attorney in favour other person.

Further is appears that said M/s.Tawale builders a partnership firm Partner 1) Shri. Balu Hiru Tawale, 2)Shri.Sagar Balu Tawale enterd into development agreement of said land bearing S.No. 6/5 with Shree Tulsi developers a partnership Firm having Partners 1)Shri. Rishin Maheandrakumar Patel 2) Shri.Devendrakumar Shivlal Patel, 3) Shri. Ashesh Jethalal Patel, 4) Shri. Daivik Jayantilal Patel,

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5)Shri. Suresh Natwarbhai Patel and put it in possession of the said land for development . The said agreement dated 28-03-2016 is registered in Karjat Sub-Registry -2 on 02-04-2016 at Sr.No. 728/ 2016. Thus the said Shree Talsi developer become entitle to develop the said land as per the terms and conditions of said agreement and as per terms and conditions of N.A. Order dated 15-10-2015 granted by collector Raigad and as per the buildig plan sectioned by town planner Raigad Alibag Vide Order dated 16-01-2015.

Further it appears that in persuance to said development agreement M/s. Tawale Builders has executed a power of Attorney dated 28-03-2016 in favour of Shree Tulsi Developers which is registered in Karjat Sub-Registry at Sr. No. 729/2016.

I found no single entry against the interest of Sargam Co-Op. Housing Society Ltd. in respect of land bearing S. No. 6 Hissa No. 6 in Registry at Raigad and sub Registry at Karjat as well in revenue record.All mutation entries are dully certified by the competent Revenue Authories.

Thus the title of Shree. Tulsi Developer as promotors to develop the said land through Sargam Co.-op., Housing Society Ltd. and M/s. Tawale Builders to the N.A. property bearing S.No. 6/5 of village Halivali, Tal. Karjat, Dist Raigad appears to be clear, valid, marketable and unencumbered.

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Further it appears that the said Shree Tilsi Developers is constructing a building on the said land as per sanctioned plan and as per conditions of N.A. order which building will be known as "**SAGAR-SARGAM RESIDENCY**" .

III) I confirm that the title deeds submitted are the original registered before the registrar of Assurance

IV) Property is self acquired and not ancestral.

V) There is no minor's interest in the property.

VI) Document is registered and not pending for registration.

B. POSSESSION :-

On perusal of the aforesaid documents produced by Shree Tulsi Developers it appears that the possession of the said property and building is with Shree Tulsi Developers now and before it with it's predecessor in title.

C. ENCUMBRANCES :-

From the revenue record and search in registry it appears that there is no mortgage, charge or encumbrances of any sort of any person on said property.

D. EFFECT OF LAW:-

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5) The Urban Land (Ceiling & Regulation) Act 1976 act is not applicable to the property.

6) Land is not acquired by Land Acquisition Act 1894.

7) The land is not Lease hold immovable property.

8) Investigation under Income Tax Act 1951.

No permission is required from Assesing Officer under any provisions of Incom Tax Act 1951.

9) The said land is not surplus. No consolidation of holdings/ acquisition proceedings is in progress in the area. No Govt. Loan or encumbrances on the said land.

10) No dues mentioned on 7/12 extract.

11) No special enactment applicable to said property.

12) Property is not owned by Company.

E. CERTIFICATE OF TITTLE :-

I hereby certify that I have searched and verified the information furnished in this report and have compared the title deeds

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