



REPORT ON TITLE

Ref : All the pieces and parcels of plots of land, admeasuring 505.95 sq mtrs. and 156.30 sq mtrs or thereabout bearing Gaothan C.S. Nos. 78 and 79A respectively and Agricultural Land admeasuring 1-02-2 (H-R-P) equivalent to 10220 sq. Mtrs and 0-37-9 (H-R-P) equivalent to 3790 sq mtrs or thereabout bearing Survey Nos. 44 and 45 lying being and situate within the limits of Village Neral, Taluka Karjat, District Raigad, cumulatively admeasuring 14672.20 sq mtrs. or thereabouts (hereinafter particularly described in schedule hereunder written)

.... The Said property

We had been instructed by our clients Mr. Yogesh Popatlal Thakkar and Mr. Ramdevsinh Balubha Jadeja partners of M/s Nehaldhara Realtors, having its office 007, Raj Tower, Plot-21, Sector-19, Kharghar, Navi Mumbai-410210 to investigate their title to the said property.

Based on the Searches in the office of Sub- Registrar of Assurance, at Karjat and based on the perusal of documents furnished to us and relying on the statements contained therein we observe as under:

- 1) Mr. Janardan Atmaram Vaidhya was the owner seized and possessed of or otherwise well and sufficiently entitled to that piece and parcel of plots of land admeasuring 505.95 sq mtrs. and 156.30 sq mtrs or thereabout bearing Gaothan C.S. Nos. 78 and 79A respectively (hereinafter referred to as the Gaothan Land) and Agricultural Land admeasuring 1-02-2 (H-R-P) equivalent to 10,220 sq. Mtrs and 0-37-9 (H-R-P) equivalent to 3,790 sq mtrs or thereabout bearing Survey Nos. 44 and 45 (hereinafter referred to as Agricultural Land) lying being and

situate within the village limits of Neral, Taluka and Registration Sub- District Karjat, District and Registration District Raigad as noted from an extract of Property Register Cards and Village Form No. VII/XII of the said respective lands showing the nature of the title of the owner to the said lands.

- 2) By and under Sale Deed dated 9th March, 1979 executed by and between Mr. Janardan Atmaram Vaidhya of the one part and Mr. Shirlal Janardhan Shetty of the other part and registered under No. 818 of 1979 at pages no. 90 to 97, Vol. 532 of Book No. 1 on 7th December, 1979 with the office of the Sub-Registrar of Assurances, Karjat, Janardan Atmaram Vaidhya sold and transferred the said "Gaothan Land" and Agricultural Land" to and in favour of Mr. Shirlal Janardhan Shetty for the total consideration of Rs. 40,000/- (Rupees Forty Thousand only) and on the terms and conditions contained in the said Sale Deed. Under the said Sale Deed Mr. Shirlal Janardhan Shetty has made payment of full and final consideration and took over the physical possession of the said property. The Dy. Superintendant Land Records, Karjat noted the said sale and change in ownership of the Gaothan Land by transferring the same in the name Mr. Shirlal Janardhan Shetty in Property Register Card. The Revenue Authority has also noted the said sale under Mutation Entry No. 3510 and recorded the name of Mr. Shirlal Janardhan Shetty in Kabjedar Column on Village Form No. VII/XII of the said Agricultural Land.
- 3) By and under Deed of Conveyance dated 17th September, 2010 executed by and between Mr. Shirlal Janardhan Shetty of the one part and Mr. Yogesh Popatlal Thakkar and Mr. Ramdevsinh Balubha Jadeja partners of M/s Nehaldhara Realtors of the other



part and registered under No. KJR-07054-2010 on 17th September, 2010 with the office of the Sub-Registrar of Assurances, Karjat, Shirlal Kanardhan Shetty sold and transferred the said "Gaothan Land" and Agricultural Land" to and in favour of Mr. Yogesh Popatlal Thakkar and Mr. Ramdevsinh Balubha Jadeja partners of M/s Nehaldhara Realtors for the total consideration of Rs. 3,89,00,000/- (Rupees Three Crores Eighty Lakhs only) and on the terms and conditions contained in the said Deed of Conveyance. Under the said Deed of Conveyance Mr. Yogesh Popatlal Thakkar and Mr. Ramdevsinh Balubha Jadeja partners of M/s Nehaldhara Realtors has made payment of full and final consideration and took over the physical possession of the said property. The Dy. Superintendant Land Records, Karjat noted the said sale and change in ownership of the Gaothan Land by transferring the same in the name Mr. Yogesh Popatlal Thakkar and Mr. Ramdevsinh Balubha Jadeja in Property Register Card. The Revenue Authority has also noted the said sale under Mutation Entry No. 5150 and recorded the name of Mr. Yogesh Popatlal Thakkar and Mr. Ramdevsinh Balubha Jadeja in Kabjedar Column on Village Form No. VII/XII of the said Agricultural Land.

In the aforesaid manner Mr. Yogesh Popatlal Thakkar and Mr. Ramdevsinh Balubha Jadeja partners of M/s Nehaldhara Realtors have acquired the said property and the same have been recorded by the Revenue Authority under mutation entry No. 5150.

In view of the matter, we have to opine that title of the said property standing in the names of Mr. Yogesh Popatlal Thakkar and Mr. Ramdevsinh Balubha Jadeja partners of M/s Nehaldhara Realtors is clear and marketable and free from encumbrances.

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SCHEDULE OF PROPERTY

All the pieces and parcels of land and property situated at Village Neral,
Taluka Karjat, District Raigad, bearing survey Nos.

Survey No	Area in Sq Mtrs.
C.T.S. No. 78	505.90
C.T.S. No. 79A	156.30
Survey No. 44	10,220
Survey No. 45	3,790

And Bounded as Follows:

ON OR TOWARDS THE EAST :- CENTRAL RAILWAY LINE
ON OR TOWARDS THE WEST:- NERAL MATHERAN RAILWAY LINE
ON OR TOWARDS THE NORTH:- NERAL RAILWAY STATION
ON OR TOWARDS THE SOUTH:- GAOTHAN

Dated this 28th day of July, 2015

M/s Sanjay Udeshi & Co.



Partner
Advocates