



SEARCH REPORT CUM TITLE CERTIFICATE

Upon instructions received from Mr. Ronak Rajendra Mutha Proprietor of Osian Developers and having his registered office address at Flat No. 1, Ground Floor, Vastu Apartment, Malyan, Irani Road, Taluka Dahanu, District Palghar, Pin - 401602 to take search into the title of following described non - agricultural land bearing Bhumapan Kramank and Upvibhag 1. NA Survey No. 39/1/B Area admeasuring 10.00.00 Arre Sq. Mtrs. Assessed at Rs. 100/-; 2. NA Survey No. 39/1/K Area admeasuring 10.00.00 Arre Sq. Mtrs. Assessed at Rs. 100/-; 3. NA Survey No. 39/1/D Area admeasuring 10.00.00 Arre Sq. Mtrs. Assessed at Rs. 100/-; 4. NA Survey No. 38/11/A Area admeasuring 03.30.00 Arre Sq. Mtrs. Assessed at Rs. 33/-; 5. NA Survey No. 38/5/K Area admeasuring 03.30.00 Arre Sq. Mtrs. Assessed at Rs. 33/- and 6. NA Survey No. 39/1/G Area admeasuring 03.30.00 Arre Sq. Mtrs. Assessed at Rs. 33/-, total area admeasuring 39.90.00 Arre Sq. Mtrs., situated at Village Sutharpada, Taluka Talasari, District Palghar as mentioned below, which is hereinafter collectively referred to as **"the said lands"** for the sake of brevity. I have taken search for last 30 years i.e., 1993 to 2023 (till the date of search):-

Save and except the documents which have been provided to me for my review and perusal, I have not perused or reviewed any other deeds, documents, writings or records. My observations are limited only to the extent of the documents, papers and information furnished to me. I also take no responsibility of any information, declaration or undertaking that may be contained in such documents and papers as may not have been provided to me for the issuing this report on title or such information or particulars or details as may not have been disclosed to me.

I have assumed that the documents/ papers has/have been signed/ executed by persons purporting to sign/ execute the same and such person has full authority and power to do so.

On perusal of the relevant records available in the office of the Sub - Registrar Talasari and other papers given to me the following facts were revealed.

The said lands alongwith other lands originally belonged to one Mrs. Rajasbai Dwarkanath Mohite. By virtue of oral family partition and as per the respective possession of her family members/legal heirs, a Mutation Entry No. 1788 dated 22.12.1983 was carried out as per the respective possession and accordingly the said lands mentioned above alongwith certain other lands, came to the share of Mr. Ajit Dwarkanath Mohite and the Mutation Entry was certified by the Tahasildar Talasari.

On further perusal it is seen that thereafter Village Talasari was subdivided/bifurcated and the new revenue Village Sutharpada was formed and said lands formed part of new revenue Village Sutharpada. Accordingly, Mutation Entry No. 1 dated 01st October, 1999 was carried out and was certified by Circle Inspector Talasari on 31st March, 2000 accordingly Old Survey No. 471 of Village Talasari was given new Survey No. 38 of Village Sutharpada and Old Survey No. 407 of Village Talasari was given new Survey No. 39 of Village Sutharpada.

On further perusal of 7/12 extracts from the year 2001-2002 onwards, it is revealed that

1. Survey No. 38/5, 10, 11, 44/15, 23, 39/1, 2 and 36/2 Area 330 Sq. Mtrs. was commonly given new Survey Number as 38/11/A,
2. Survey No. 38/5, 10, 31, 44/15, 23, 39/1, 2 and 36/2 Area 330 Sq. Mtrs. was commonly given new Survey Number as 38/5/K,

3. Survey No. 38/5, 10, 11, 44/15, 23, 39/1, 2 and 36/2 Area 1000 Sq. Mtrs. was commonly given new Survey Number as 39/1/B,
4. Survey No. 38/5, 10, 11, 44/15, 23, 39/1, 2 and 36/2 Area 330 Sq. Mtrs. was commonly given new Survey Number as 39/1/G,
5. Survey No. 38/5, 10, 11, 44/15, 23, 39/1, 2 and 36/2 Area 1000 Sq. Mtrs. was commonly given new Survey Number as 39/1/K,
6. Survey No. 38/5, 10, 11, 44/15, 23, 39/1, 2 and 36/2 Area 1000 Sq. Mtrs. was commonly given new Survey Number as 39/1/D.

On further perusal it was revealed that the Additional Collector Thane office at Jawhar had granted the permission for conversion of Agricultural lands into Non - Agricultural lands for Residential and Commercial purpose vide NA order dated 17.10.2001 bearing No. Kra.Revenue/Kaksh-1/T-2/NAP/SR-81/2000 and accordingly the same has been mutated in the revenue records vide Mutation Entry No. 22 dated 13.07.2002 which was certified by Circle Inspector Talasari on 31.07.2002 in respect of the said lands alongwith other lands.

On further perusal it is seen that Mr. Ajit Dwarkanath Mohite had applied for the necessary permission from the office of the Talasari Nagar Panchayat to construct the residential and commercial buildings on the said lands mentioned hereinabove. The Talasari Nagar Panchayat have got the plan approved from the office of the Town Planning Department to construct the buildings on the said lands mentioned hereinabove vide its order 25-08-2021 and accordingly the Talasari Nagar Panchayat have by their Order bearing No. JA.KRA./TNP/Bandhkam Parvangi/606/2021-22 dated 22-09-2021 granted permission to construct the residential and commercial buildings on the said lands mentioned hereinabove and also approved the plan.

On further perusal it is seen that Mr. Ajit Dwarkanath Mohite had thereafter applied for necessary amendments/ modifications in the permission to construct the residential and commercial buildings on the said lands issued by Talasari Nagar Panchayat bearing No. JA.KRA./TNP/Bandhkam Parvangi/606/2021-22 dated 22-09-2021 in view of the above and accordingly the Talasari Nagar Panchayat has by its Order bearing No. TNP/Sudharit Bandhkam Parvangi/1500/2022-23 dated 03-03-2023 granted permission/modification incorporating said changes.

On further perusal it is seen that Development Agreement dated 01st June, 2023 is executed between Mr. Ajit Dwarkanath Mohite (**Land Owner**) and Mr. Ronak Rajendra Mutha Proprietor of Osian Developers (**Developer**), which is duly registered on 01/06/2023 at Serial No. 147/2023 in the Office of Sub-Registrar Talasari to develop the said lands as per the terms and conditions of the said development agreement.

On further perusal it is also seen that Power of Attorney dated 01st June, 2023 is also registered with the office of Sub – Registrar of Assurances Talasari bearing Serial No. 148/2023 on 1st June 2023 in accordance with the Development Agreement dated 01st June, 2023 bearing Serial No. 147/2023 executed between Mr. Ajit Dwarkanath Mohite (**Land Owner**) and Mr. Ronak Rajendra Mutha Proprietor of Osian Developers (**Developer**) to carry out the objects of the said development agreement and to enable the Developer to carry out the work of development of the said lands.

I have perused the title deeds referred to above from the volumes available in the office of the Sub – Registrar Talasari. I have also perused the original of the Development Agreement and the Power Of Attorney made in pursuance thereof referred to hereinabove. I have also perused the copy of the said revised permission dated 03rd March, 2023 issued by Talasari Nagar Panchayat, Talasari, referred to hereinabove.

In my opinion, I certify that the title of Mr. Ajit Dwarkanath Mohite over the said lands more particularly described in the Schedule hereunder written, subject to the rights of the said Developer to develop the said lands as per the terms and conditions of the said development agreement, is clear and marketable and that the same is free from any charge or encumbrance. In the light of the above, it is found that no charge or encumbrance of any nature is found in connection of the said lands.

The report reflecting the flow of title of the Land Owner on the said lands is enclosed herewith as annexure.

SCHEDULE

ALL THAT pieces and parcels of Non - Agricultural lands situated at Village Sutharpada, Taluka Talasari, District Palghar bearing 1. NA Survey No. 39/1/B Area admeasuring 10.00.00 Arre Sq. Mtrs. Assessed at Rs. 100/-; 2. NA Survey No. 39/1/K Area admeasuring 10.00.00 Arre Sq. Mtrs. Assessed at Rs. 100/-; 3. NA Survey No. 39/1/D Area admeasuring 10.00.00 Arre Sq. Mtrs. Assessed at Rs. 100/-; 4. NA Survey No. 38/11/A Area admeasuring 03.30.00 Arre Sq. Mtrs. Assessed at Rs. 33/-; 5. NA Survey No. 38/5/K Area admeasuring 03.30.00 Arre Sq. Mtrs. Assessed at Rs. 33/- and 6. NA Survey No. 39/1/G Area admeasuring 03.30.00 Arre Sq. Mtrs. Assessed at Rs. 33/-, total area admeasuring 39.90.00 Arre Sq. Mtrs., and situated within the limits of the Talasari Nagar Panchayat, Talasari and within the limits of Registration District Palghar and Sub - Registration District Talasari.

Dated this 8th June, 2023



Adv. Rahul Rajendra Bothra
ADV. RAHUL R. BOTHRA
Roll No. 5276/2018 (BLS/LB)
Encl: Search Report of flow
Of title of the said lands.