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Friday, 09 October 2015 4:10 PM

इतर पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 13633 दिनांक: 09/10/2015

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: टनन5-0-2015

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड रमेश एम गोलाईत

वर्णन अर्ज क्र 2603/15 अन्वये मौजे नौपाडा स नं.44/2, सदनिका क्र.-बी-3 (1986-2015)

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Joint Sub Registrar, Thane 5

प्रतिह दुय्यम निबंधक ठाणे क्र. 4

1); देयकाचा प्रकार: By Cash रक्कम: रु 750/-

RAMESH M GOLAIT

(Advocate High Court, Mumbai)

101-Om Sadguru Apts., behind Iyengar Bakery, Chendani, Thane (west) Pin: 400610
Mobile-9930193732/9930656846, e-mail:rameshmgolait@yahoo.com

Date: 12.10.2015.

TITLE-REPORT

At the request of Chief Manager, Union Bank of India, Ichalkaranji Branch, I have enquired and investigated into the title in respect of the following immovable property.

1.	<p><u>Name and address of the Branch to whom the Title Report is given.</u></p> <p>The Chief Manager Union Bank of India, Ichalkaranji Branch, Thane.</p>
2.	<p><u>Name of the account and details of the Borrower.</u></p> <p>MR. VIVEK VISHWANATH LIMAYE & MRS. VRINDA VIVEK LIMAYE.</p>
3.	<p><u>Full Description of Property:</u> Detailed hereunder...</p>
3.1	<p><u>Nature of Immovable Property.</u> A Residential Flat bearing No. B-3 area admeasuring about 540 sq. ft. (built-up) on 1st floor in building known as "Megh Malhar Co-operative Housing Society Ltd.", Gavan Path, Bhaskar Colony, Naupada, Thane (West)-400602.</p>
3.2	<p><u>(i) Survey No (ii) Hissa No (iii) Ghat No (iv) Town Survey No (v) Khasra No (vi) Patta No (vii) Khatha No (viii) Plot No(v)</u></p> <p>Situated, lying, being & constructed on all that piece and parcel of land or ground forming part of Survey Nos. 41, Hissa Numbers 1-4/5 and Survey no. 44 Hissa No. 2 of revenue village Naupada Taluka and District Thane, Registration District & Sub-District Thane, within the limits of Thane Municipal Corporation, Maharashtra.</p>
3.3	<p><u>Number/Identification Details as per building Map/Plan.</u></p> <p>Residential Flat No.B-3 on 1st floor of building "Megh Malhar Co-operative Housing Society Ltd.", Gavan Path, Bhaskar Colony, Naupada, Thane (West)-400602.</p>
3.4	<p><u>Extent of Property :</u></p> <p>A Residential Flat bearing No. B-3 area admeasuring about 540 sq. ft. (built-up) on 1st floor in building known as "Megh Malhar Co-operative Housing Society Ltd.", situated, lying, being & constructed on all that piece and parcel of land or ground forming part of Survey Nos. 41, Hissa Numbers 1-4/5 and Survey no. 44 Hissa No. 2 of revenue village Naupada Taluka and District Thane Gavan Path, Bhaskar Colony, Naupada, Thane (West)-400602, Registration District & Sub-District Thane, within the limits of Thane Municipal Corporation, Maharashtra.</p>



3.5	<p><u>Name/s of the Owner/s :</u></p> <p>MR. VIVEK VISHWANATH LIMAYE & MRS. VRINDA VIVEK LIMAYE .</p>
3.6	<p><u>Nature of ownership (Flat)</u></p> <p>Freehold.</p>
4.	<p><u>Tracing of Title :</u></p> <p>A. It has been observed from the documents and writings produced for verification that the land admeasuring around 1467.34 sq. yards or 1226.88 sq. meters under Survey / Hissa Numbers 41/1 to 4/5 and Survey/ Hissa No. 44/2 of Revenue Village of Naupada, within the limits of Thane Municipal Corporation, Taluka and District Thane, originally was seized and possessed of or otherwise well and sufficiently entitled belonged to one Ajay Gawand and 8 others.</p> <p>B. Further one of the original owner/vendors viz. Kumar Nitin Yeshwant Gawand was also in possession of a portion of the adjoining piece of land bearing Survey no. 40, H. No.5 part, CTS no. 33 part admeasuring 121 sq. yards equivalent to 100.83 sq. meters standing in the revenue records in the name of Bapu Balaji Patil whereas it has been in the exclusive & uninterrupted and adverse possession of the said Kumar Nitin Yeshwant Gawand and his predecessors-in-title for over 40 years and as such he was the absolute owner of the said land also.</p> <p>C. It is further observed that the said Original owners / Vendors vide an Agreement for Sale dated 9th March 1981 agreed to sell the said plot of land totally aggregating 1583.34 Sq. Yards or 1323.87 Sq. meters or thereabout all the land under Survey/Hissa nos. 41/1-4/5 part, 44/2 part of Village Naupada as described herein above, for the consideration and on the terms and conditions mentioned therein to M/s Mahadeo Builders, a partnership firm referred to as the Purchaser.</p> <p>D. And as such the Purchasers therein had been placed in possession of the said plots of land with right, liberty and authority to develop the same by constructing thereon one or more multi-storied buildings as per plans as may be sanctioned by the Thane Municipal Corporation authorities and sell the flats /premises so constructed there at to interested persons/buyers on ownership basis.</p> <p>E. It is further observed that there were three owners/vendors as minors and as such their respective guardians filed Misc. Petition being Nos. 133/1981, 134/1981 and 135/1981 in the Court of Illrd Extra Assistant Judge, Thane and the said learned judge was pleased to grant to grant permission for sale of the said minor's properties on 04.11.1981.</p>



- F. It is further gathered that the Competent Authority & Collector of Thane under the Urban Land (Ceiling & Regulation) Act, 1976 by their Order bearing no. ULC/TA/F-34/SR-95-9C dated 18.04.1980 had granted N.O.C. for construction of on the said plots of land subject to approval from TMC.
- G. Further the I. O. D. and Commencement Certificate was granted on 16.05.1981 for construction of the buildings A and B on the aforesaid plots.
- H. Further Collector of Thane by his Order No. REV/DESK-II/NAP/IV/SR/254 dated 06.08.1981 has accorded Non-Agricultural use of land.
- I. The Developers/builders therein had drawn up a scheme to construct multi-storied buildings to be known as "MEGH MALHAR A/B" on the said plots of land and to sell premises to interested persons on ownership basis for the consideration and on the terms and conditions mentioned thereat. It is further observed that the plans sanctioned by the municipal authorities did not provide sanction for construction of the full permissible area of the said plots having regard to the area lost for adjoining road widening and permissible FSI for locality and other areas permitted to be constructed thereon as per municipal buy-laws, rules and regulations and the builders reasonably estimated that for other project they would get due permission to construct for closed garages and around 4000 sq. ft. of additional construction on the said plots on or before 31.12.1986 and seems to have therefore explained to the buyers accordingly.
- J. The builder/sellers have appointed Architects to draw plans and also sought help from the structural engineer for professions supervision thereat.
- K. Further it observed that the buyer Mr. Bhiva Ramji Govalkar & Mr. Suresh Bhiva Govalkar were interested in buying flat No. 3 on first floor of building bearing No. B, in the said "MEGH MALHAR A/B" building was being constructed on the said plot of land for the consideration and on the terms and conditions mentioned thereat in the Agreement for Sale entered on 02.10.1984 where M/s Mahadeo Builders are referred as the "the Sellers" and Mr. Bhiva Ramji Govalkar & Mr. Suresh Bhiva Govalkar as "the Purchasers" on a requisite stamp duty.
- L. Further the construction of building work was duly completed and Occupation Certificate for the said building was issued by the Thane Municipal Authorities vide their V. P. No. 79 on 23.05.1985.
- M. Further the said Flat was purchased by Mrs. Sunanda Sopan Shiradkar vide Agreement for Sale dated 29.09.1990 and due stamp duty was vide case no. 21507/1550.
- N. Further the said flat was sold by Mrs. Sunanda Sopan Shiradkar as the Transferor /Vendor to Mr. Jayant Ramchandra Joshi & Mr. Makarand Jayant Joshi as the Transferees/Purchasers, The same was registered vide Deed of Declaration by Jayant Ramchandra Joshi & Makarand Jayant Joshi and paid full stamp duty and registered vide registration no. TNN.22001/2006 on 14.03.2006.



- O. Further the said flat was sold/Transferred by Jayant Ramchandra Joshi & Makarand Jayant Joshi vide an Agreement for Sale dated 24.03.2006 to Mr. Vivek Vishwanath Limaye & Mrs. Vrinda Vivek Limaye referred to as the Transferees/ Purchasers for the consideration and on the terms and conditions mentioned thereat. The same was registered at registration no. TNN.5/1929/2006 on 24.03.2006 with SRO-Thane-5.
- P. Further it observed that earliest link documents i.e. Agreement for Sale between Builders and first buyer dated 02.10.1984 and Agreement dated 29.09.1990 between Mr. Bhiva Ramji Govalkar & Mr. Suresh Bhiva Govalkar as the sellers and Mrs. Sunanda Sopan Shiradkar as purchaser, though stamped were but not registered hence the same were registered by Mr. Vivek Vishwanath Limaye vide Deed of Declaration made on 26.11.2008 and registered at serial no. TNN.1/6399/2008 with SRO, Thane-1 after payment of due stamp duty under amnesty scheme of Government of Maharashtra.
- Q. Thus all the link documents were registered under govt. amnesty scheme after due payment of requisite stamp duty.

5. Title Deeds/documents details under which ownership is acquired.

1. Vide an Agreement for Sale entered on 02.10.1984 executed between M/s Mahadeo Builders as Sellers and Mr. Bhiva Ramji Govalkar & Mr. Suresh Bhiva Govalkar as Buyers.
2. Vide an Agreement dated 29.09.1990 between Mr. Bhiva Ramji Govalkar & Mr. Suresh Bhiva Govalkar as the sellers and Mrs. Sunanda Sopan Shiradkar as purchaser.
3. Vide an Agreement dated 09.07.1998 between Mrs. Sunanda Sopan Shiradkar as sellers and Jayant Ramchandra Joshi and Mr. Makarand Jayant Joshi as purchasers.
4. Vide an Agreement dated 24.03.2006 between Jayant Ramchandra Joshi and Mr. Makarand Jayant Joshi as sellers and Mr. Vivek Limaye & Mrs. Vrinda Vivek Limaye as the purchasers.

6. List of encumbrances

- We have not come across any writings or nor has been supplied to us evidencing any encumbrance/s over the aid flats.
- Since the subject flat jointly belongs to Banks Officer, we have not removed certified copies of the Agreements from respective Registrar Offices.

7. View on encumbrances

- N. A. -

8. Regulatory issues

- 8.a Property does not seem to be subjected to any regulatory issues.

Views on regulatory hurdles

---N.A.---



9. List of documents/deeds provided to the Advocate and perused by him:

1. Copy of an Agreement for Sale entered on 02.10.1984 executed between M/s Mahadeo Builders as Sellers and Mr. Bhiva Ramji Govalkar & Mr. Suresh Bhiva Govalkar as Buyers.
2. Copy of an Agreement dated 29.09.1990 between Mr. Bhiva Ramji Govalkar & Mr. Suresh Bhiva Govalkar as the sellers and Mrs. Sunanda Sopan Shiradkar as purchaser.
3. Copy of an Agreement dated 09.07.1998 between Mrs. Sunanda Sopan Shiradkar as sellers and Jayant Ramchandra Joshi and Mr. Makarand Jayant Joshi as purchasers. Registered vide Deed of Declaration dated 14.03.2006 by Jayant Ramchandra Joshi and Makarand Jayant Joshi vide registration no. TNN.2-2001/2006 on 14.03.2006 with SRO, Thane-2.
4. Copy of an Agreement dated 24.03.2006 between Jayant Ramchandra Joshi and Mr. Makarand Jayant Joshi as sellers and Mr. Vivek Limaye & Mrs. Vrinda Vivek Limaye as the purchasers.
5. Copy of Registration Receipt dated 24.03.2006 in the name of Vivek Limaye for Rs. 13500/-
6. Copy of a stamp duty paid receipt for Rs. 51250.
7. Copy of Deed of Declaration dated 26.11.2008 by Mr. Vivek Vishwanath Limaye and registered at serial no. TNN.1/6399/2008 with SRO, Thane-1.
8. Copy of Registration Receipt bearing no. 6666 dated 26.11.2008 for Rs. 2170/- in the name of Vivek Vishwanath Limaye.
9. Copy of Stamp Duty paid receipt dated 25.11.2008 of Stamp Vendor N. J. Thakkar, No. 22/08 for Rs.100/-
10. Copy of Society Share Certificate bearing No.6 and holding five shares from 101 to 105 in the said Society in the name of original owners and duly transferred in the name of Mr. Vivek Vishwanath Limaye & Mrs. Vrinda Vivek Limaye.
11. Occupation Certificate dated 23.05.1985.
12. Copy of Society Registration certificate issued on 06.03.1988.
13. Copy of N.O.C. from "Shree Megh Malhar CHS Ltd." Dated 05.10.2015 wherein towards marking of bank lien/charge in society book.
14. Latest:
 - Electricity bill,
 - Society Monthly maintenance bill &
 - Municipal Taxes paid bill/receipt.

10 List of documents found out, while examining the deeds as above and in the search in the offices of registrar/revenue authorities* affecting the property and examined.

- Kindly see the report enclosed.



11 List of further documents called for, examined and perused.

1. Agreement dated 02.10.1984 executed between M/s Mahadeo Builders as Sellers and Mr. Bhiva Ramji Govalkar & Mr. Suresh Bhiva Govalkar as Buyers.
2. Agreement dated 29.09.1990 between Mr. Bhiva Ramji Govalkar & Mr. Suresh Bhiva Govalkar as the sellers and Mrs. Sunanda Sopan Shiradkar as purchaser.
3. Agreement dated 09.07.1998 between Mrs. Sunanda Sopan Shiradkar as sellers and Jayant Ramchandra Joshi and Mr. Makarand Jayant Joshi as purchasers.
4. Agreement dated 24.03.2006 between Jayant Ramchandra Joshi and Mr. Makarand Jayant Joshi as sellers and Mr. Vivek Limaye & Mrs. Vrinda Vivek Limaye as the purchasers.
5. Share Certificate duly transferred in the name of Mr. Vivek Limaye & Mrs. Vrinda Limaye.
6. Commencement Certificate / approval letter from the competent authority of TMC along with copy of blue print/plan.
7. Copy of N. A. permission/ or ULC Order.
8. Latest: Society maintenance bill/receipt,
: Municipal taxes paid bill/ receipt.

12 Whether the documents examined are duly stamped as per the stamp Act.

-Yes-

13 Whether registration endorsement in order.

-Yes -

14 Certificate of Examination.

This is to Certify that we have examined each and every page of the documents required for giving the Title Clearance Certificate and do not find that transactions under the documents sham and fictitious.

15 Certificate of Title.

This is to certify that the title of the Borrowers/Mortgagers, **Mr. Vivek Vishwanath Limaye & Mrs. Vrinda Vivek Limaye** to the property under investigation, mentioned hereinabove is clear and marketable, if the following acts/deeds are done or caused to be done:-

- If the documents mentioned in item no. 16 are deposited with the intention to create equitable mortgage,



16 List of documents to be deposited for creating the mortgage by deposit of title deeds.

1. Original Agreement for Sale entered on 02.10.1984 executed between M/s Mahadeo Builders as Sellers and Mr. Bhiva Ramji Govalkar & Mr. Suresh Bhiva Govalkar as Buyers.
2. Original Agreement dated 29.09.1990 between Mr. Bhiva Ramji Govalkar & Mr. Suresh Bhiva Govalkar as the sellers and Mrs. Sunanda Sopan Shiradkar as purchaser.
3. Original Agreement dated 09.07.1998 between Mrs. Sunanda Sopan Shiradkar as sellers and Jayant Ramchandra Joshi and Mr. Makarand Jayant Joshi as purchasers. Registered vide Deed of Declaration dated 14.03.2006 by Jayant Ramchandra Joshi and Makarand Jayant Joshi vide registration no. TNN.2-2001/2006 on 14.03.2006 with SRO, Thane-2.
4. Original Agreement dated 24.03.2006 between Jayant Ramchandra Joshi and Mr. Makarand Jayant Joshi as sellers and Mr. Vivek Limaye & Mrs. Vrinda Vivek Limaye as the purchasers.
5. Original Registration Receipt dated 24.03.2006 in the name of Vivek Limaye for Rs. 13500/-
6. Original stamp duty paid receipt for Rs. 51250.
7. Original Deed of Declaration dated 26.11.2008 by Mr. Vivek Vishwanath Limaye and registered at serial no. TNN.1/6399/2008 with SRO, Thane-1.
8. Original Registration Receipt bearing no. 6666 dated 26.11.2008 for Rs. 2170/- in the name of Vivek Vishwanath Limaye.
9. Original Stamp Duty paid receipt dated 25.11.2008 of Stamp Vendor N. J. Thakkar, No. 22/08 for Rs.100/-
10. Original Society Share Certificate bearing No.6 and holding five shares from 101 to 105 in the said Society in the name of original owners and duly transferred in the name of Mr. Vivek Vishwanath Limaye & Mrs. Vrinda Vivek Limaye.
11. Occupation Certificate dated 23.05.1985.
12. Copy of Society Registration certificate issued on 06.03.1988.
13. N.O.C. from "Shree Megh Malhar CHS Ltd." Dated 05.10.2015 wherein towards marking of bank lien/charge in society book.
14. Latest: - Electricity bill,
- Society Monthly maintenance bill &
- Municipal Taxes paid bill/receipt.

The Search report for the period of 30 years along with Search Receipt for Rs.750/-is annexed hereto.

Dated this 12th day of October' 2015

(Ramesh M Golait)
Advocate High Court Mumbai



SEARCH REPORT

Date: 10.10.2015

Name of the Owner: VIVEK VISHWANATH LIMAYE&MRS. VRINDA VIVEK LIMAYE.

Subject: Investigation of Title.

Schedule of Property: A Residential Flat bearing No. B-3 on 1st floor in building known as "Megh Malhar Co-operative Housing Society Ltd.", Survey no. 44/2 of village- Naupada, Gavan Path, Bhaskar Colony, Naupada, Thane (West)-400601.

I have caused the search on Survey no. 123/10 of village Kavesar, to be taken through Search Clerk of above mentioned Property in the concerned offices of the Sub-Registrar of Assurances from 1st Jan.1986 to till date.

Search for 30 years from 1986 to 2015

<u>Year</u>	<u>Particulars</u>	<u>Year</u>	<u>Particulars</u>
1986	Some pages torn	1987	Pages in torn condition
1988	Some pages Torn	1989	Some pages Torn
1990	Record in Torn Condition.	1991	Pages torn
1992	Some pages Torn	1993	Some pages in Torn condition
1994	Torn pages.	1995	Nil
1996	Nil	1997	Nil
1998	Nil	1999	Nil
2000	Nil	2001	Nil
2002	Nil	2003	Nil
2004	Nil	2005	Nil
2006	Entry	2007	Nil
2008	Entry	2009	Nil
2010	Nil	2011	Nil
2012	Nil	2013	Nil
2014	Nil	2015	Record Not Ready/ Day Book Entry



Transaction for 2006

- (1) **Deed of Declaration dated 14.03.2006 with reference to Agreement for Sale.09.07.1998**

DECLARANT	Mr. Jayant Ramchandra Joshi & Mr. Makarand Jayant Joshi.
TRANSFEROR/VENDOR	Mrs. Sunanda Sopan Shiradkar
TRANSFeree/PURCHASER	Mr. Mr. Jayant Ramchandra Joshi & Mr. Makarand Jayant Joshi.
REGISTRATION NO	TNN.2-2001/2006 (Declaration)
DATE OF REGISTRATION	14.03.2006
CONSIDERATION:Rs. 874800/- MARKET VALUE : Rs. 700000/-	STAMP DUTY PAID Rs. 100/- REGISTRATION FEE Rs. 8750/-

Transaction for 2006

- (2) **Agreement for Sale: 24.03.2006**

TRANSFERORS/ VENDORS	Mr. Jayant Ramchandra Joshi & Mr. Makarand Jayant Joshi
TRANSFEREES/PURCHASERS	Mr. Vivek Limaye & Mrs. Vrinda Vivek Limaye.
REGISTRATION NO	TNN-5-1929/2006
DATE OF REGISTRATION	24.03.2006
CONSIDERATION:Rs.1350000/- MARKET VALUE:Rs.1124256/-	STAMP DUTY PAID Rs. 51250/- REGISTRATION FEE Rs. 13500/-



Transaction for 2008**(3-a) Deed of Declaration dated 26.11.2008 with reference to Agreement for Sale. 29.09.1990**

DECLARANT	Mrs. Vrinda Vivek Limaye & Mr. Vivek Limaye.
TRANSFEROR/VENDOR	Mr. Suresh Bhiwa Govalkar
TRANSFeree/PURCHASER	Mrs. Sunanda Sopan Shiradkar
REGISTRATION NO	TNN.1-6399/2008 (Declaration)
DATE OF REGISTRATION	26.11.2008
CONSIDERATION:Rs. 1/- MARKET VALUE : Rs. 1/-	STAMP DUTY PAID Rs. 100/- REGISTRATION FEE Rs. 1350/-

(3-b) Deed of Declaration dated 26.11.2008 with reference to Agreement for Sale: 02.10.1984

DECLARANT	Mr. Vivek Limaye & Mrs. Vrinda Vivek Limaye.
BUILDER/VENDOR	Mr. Mahadeo Builders.
PURCHASER	Mr. Bhiva Ramji Govalkar & Suresh Bhiva Govalkar.
REGISTRATION NO	TNN.1-6399/2008 (Declaration)
DATE OF REGISTRATION	26.11.2008
CONSIDERATION:Rs. 1/- MARKET VALUE : Rs. 1/-	STAMP DUTY PAID Rs. 100/- REGISTRATION FEE Rs. 1350/-

Note: - This search report is subject to torn and mutilated records, misplaced, unavailable & unready records in the office/s and withdrawal of register/s of certain years for binding and re-writing by the office & computer records not maintained properly and at the time of search some books were not provided due to shifting of many offices at new places.

Receipt No. 13633 dated 09.10.2015 for Rs.750/- of SRO Thane-5 towards search conducted is enclosed.

(Ramesh M. Golait)
Advocate.

