

GANESH B. SALGAR	Cell :- 9503887097
<u>ADVOCATE HIGH COURT</u>	Office at :- House no 64, Opp Vishnu Niwas Building , Gokul Nagar Road, Kombadpada, Bhiwandi (Thane) 421302.

Ref No. :-

Date :- 07/06/2023

SEARCH REPORT

Ref :- In respect of Land area admeasuring about 4755.00 Sq.mtrs. on the Non-Agricultural plot of land bearing Survey No. 164/11 Situated at Mouje Kamatghar, Tal. Bhiwandi, Dist. Thane, M/s. SHETRUNJAY REALTY LLP, has requested to me for the Search Report only knowledge of this property therefore, I have filed search through IGR Website Paid Service Receipt No. 1112940711 myself and thereafter I have careful inspection of respect of above mentioned property during the year 2002 to 2022 the following transactions are traced out.

YEAR	TRANSACTION	YEAR	TRANSACTION
2002	NIL	2013	NIL
2003	NIL	2014	NIL
2004	NIL	2015	NIL
2005	NIL	2016	NIL
2006	NIL	2017	NIL
2007	NIL	2018	NIL
2008	NIL	2019	NIL
2009	NIL	2020	NIL
2010	NIL	2021	NIL
2011	NIL	2022	NIL
2012	NIL	07/06/2023	TRANSACTION

TRANSACTION FOR THE YEAR 2001:-

The M/s. MATUSHRI LAXMIBEN V. JIVABHAI DODHIA CHARITABLE TRUST had purchased land hereditaments and premises bearing Survey No. 164/11 admeasuring 4755.00 Square Meters, of land situate lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane from 1. Mr. Motichand

Manikchand Malade, 2. Mr. Keshavji Narasi Karaniya, 3 Mr. Ranjanben Jayantilal Karaniya vide Registered **Sale Deed** bearing registration no. BVD-1-2389/2001 dated 23/07/2001.

TRANSACTION FOR THE YEAR 2023:-

The **M/s. SHETRUNJAY REALTY LLP** had purchased land hereditaments and premises bearing **Survey No. 164/11** admeasuring 4755.00 Square Meters, of land situate lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane from **M/s. MATUSHRI LAXMIBEN VAGHJI JETHABHAI DODHIA CHARITABLE TRUST** vide Registered **Sale Deed** bearing registration no. BVD-2-6058/2023 dated 03/05/2023.

Note :-

The following search is taken in respect of Non Agriculture Land only that dose not include any transactions in respect of Other Shop, Gala, Flat, or any structure if standing thereon.

It should be also noted that E-Search on IGR website in e-search paid services in respect of above mentioned property by verifying index II data available on portal.

Place: Bhiwandi

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Advocate
GANESH B. SALGAR
Advocate High Court
ENR. No.: MA-H/4954/2017
H.NO. 64, Kumbhpada, Bhiwandi
Mob.: 9503887097

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Ref No. :-

Date :- 07/06/2023

Title Clearance

To,
M/s. SHETRUNJAY REALTY LLP

Sub: Title Clearance of Survey No 164/11

Sir,

I, Adv. Ganesh B. Salgar have been allotted the work of conducting the Title Clearance of the below mentioned propertied and submit my Title Clearance with all the encumbrance(s) :-

Particular of Land
All that piece or parcel of land hereditaments and premises bearing Survey No. 164/11 admeasuring 4755.00 Square Meters , of land situate lying and being at Village Kamatghar , Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi City Municipal Corporation, Sub-Registration District & Taluka Bhiwandi, and Registration District & District Thane

That M/s. SHETRUNJAY REALTY LLP have requested me for conducting Report of Title Clearance only knowledge of this property therefore. I have



examined following documents and details provided to me of the said documents is as under:-

Sr. No.	Particulars of document	Original/ Certified Copy/ Photo copy
1	Latest 7/12 Extract	Digital Copy
2	Copy of Search Report for the Period of 22 years i.e. 2002 to 2023 Searched by me	Original Copy
3	Copy of Mutation Extract of Last 50 years.	Photo Copy
4	Copy of Sale Deed BVD-1- 2389/2001 dated 23/07/2001	Photo Copy
5	Copy of Charity Commissioner Operative order dated 12/4/2023	Photo Copy
6	Copy of Sale Deed BVD-2- 6058/2023 dated 03/05/2023	Photo Copy

I have examined the above document by my self. As per the instruction, I have careful inspection of the above mentioned Documents and Based on the examination of Documents Subject to entries which were torn, mutilated, not in proper condition, not found, and also with respect to books which were not available for inspection.

Mutation no 1422 as show **Mr. Mohammad Najim Jahid Husain Momin** has Purchased the said land from Mr. Raghunath Tukaram Mhatre & Pandharinath Tukaram Mhatre since dated 21/06/1971.



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ADVOCATE HIGH COURT

Office at :- House no 64, Opp Vishnu Niwas Building , Gokul Nagar Road, Kombadpada, Bhiwandi (Thane) 421302.

Mutation no 2104 as show Mr. Mohammad Najim Jahid Husain Momin has expired on date 22/08/1979 and through their Legal heirs **Mr. Mohammad Aahmad Mohammad Najim & others 8** has noted as legal heirs in 7-12 extract on dated 10/02/1980.

Mutation no 2838 as show **Mr. Gulabchand Himmatlal jain, Mrs. Nitadevi Vimalchand Jain, Mr. Parasmal Lavmal Jain, Mr. Sudhakar Pandurang Telavane** has Purchased the said land from Mohammad Aahmad Mohammad Najim & others 8 since dated 22/12/1986.

Mutation no 3090 as show **Mr. Motichand Manikchand Malade, Mr. Keshavaji Narasi Karniya, Mr. Ranjanben Jayntilal Karniya**, has Purchased the said land from Mr. Gulabchand Himmatlal jain, Mrs. Nitadevi Vimalchand Jain, Mr. Parasmal Lavmal Jain, Mr. Sudhakar Pandurang Telavane since dated 07/04/1989.

Mutation no 4317 as show **M/s. MATUSHRI LAXMIBEN VAGHJI JETHABHAI DODHIA CHARITABLE TRUST** has Purchased the said land from Mr. Motichand Manikchand Malade, Mr. Keshavaji Narasi Karniya, Mr. Ranjanben Jayntilal Karniya dated 23/07/2001.

Mutation no 7357 as show **M/s. SHETRUNJAY REALTY LLP** has Purchased the said land from **M/s. MATUSHRI LAXMIBEN VAGHJI JETHABHAI DODHIA CHARITABLE TRUST** dated 03/05/2023.



That the Vendor being a Charitable Trust duly registered under the provisions of the Bombay Public Trust Act, 1950 bearing Registration No. E-19309 (BOM) was required to obtain sale permission from the Charity Commissioner u/s 36 (1) (a) of the said Act for selling the said land. The Vendor accordingly filed an application to the Charity Commissioner which was numbered 91/2022. The learned Charity Commissioner accordingly allowed of the application vide its Operative order dated 12/4/2023 and granted sale permission on behalf of M/s. SHETRUNJAY REALTY LLP.

My Opinion:-


That on the basis of my above said observation and remarks and on the basis of the documents produced before me I express my personal opinion that, I Certify that at present in my opinion in The **M/s. SHETRUNJAY REALTY LLP** had purchased land hereditaments and premises bearing **Survey No. 164/11** admeasuring 4755.00 Square Meters, of land situate lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane from **M/s. MATUSHRI LAXMIBEN VAGHJI JETHABHAI DODHIA CHARITABLE TRUST** vide Registered **Sale Deed** bearing registration no. **BVD-2-6058/2023** dated **03/05/2023** subject to **Terms and Conditions of Sale Deed** hence the title of the property is clear and marketable.

Hence I, certify accordingly.

Place: Bhiwandi

Date: 07/06/2023

(4)


Advocate
GANESH B. SALGAR
Advocate High Court
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H.NO. 64, Kombadpada, Bhiwandi
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MH003209935202324E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
07 Jun 2023	Receipt	Receipt no.: 1112940711
	Name of the Applicant :	ganesh bhima salgar
	Details of property of which document has to be searched :	Dist :Thane Village :Kamatghar S.No/CTS No/G.No. : 164
	Period of search :	From :2002 To :2023
	Received Fee :	550
The above mentioned Search fee has been credited to government vide GRN no :MH003209935202324E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php'.		