



# Tushar R. Patil

B. Com., LL. B.

## ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date- 11/05/2023

### SEARCH REPORT

**Ref – Land Bearing Survey No – 132A , Area admeasuring H.R. 0-39-30 , Assessment Rs.- 399/-,Paise – 00/- Lying, being And Situated At Village – Nilemore , Taluka - Vasai , District – Palghar within The Limits Of The Sub – Registrars office at Vasai – 1 ,2, 3,4,5,6 with the help of Books of records available for search and Documents submitted to me in respect of above mentioned property**

As per your instruction Search is taken by searcher Mr Nitin Patil of the Office OF Sub – Registrar of Assurances of Vasai-1,2,3,4,5,6 .for the period of Seventy one (71) Years I, e. from 1952 to 2022 GRN/Challan No – MH006244327202223E/2022Dated – 10/08/2022 and GRN/Challan No – MH009451876202223E/2022 Dated – 18/10/2022 AND GRN/Challan No – MH001900877202324E /2022 Dated – 11/05/2023

Details of Search is as follows :-

Year	Photo Index Book II	Printed Index Book II
1952	Nil	Nil
1953	Nil	Nil
1954	Nil	Nil
1955	Nil	Nil
1956	Nil	Nil
1957	Nil	Nil
1958	Nil	Nil
1959	Nil	Nil
1960	Nil	Nil
1961	Nil	Nil
1962	Nil	Nil



1963	Torn	Torn
1964	Nil	Nil
1965	Torn	Torn
1966	Nil	Nil
1967	Nil	Nil
1968	Nil	Nil
1969	Torn	Torn
1970	Nil	Nil
1971	Nil	Nil
1972	Nil	Nil
1973	Torn	Torn
1974	Torn	Torn
1975	Torn	Torn
1976	Torn	Torn
1977	Torn	Torn
1978	Torn	Torn
1979	Torn	Torn
1980	Torn	Torn
1981	Torn	Torn
1982	Torn	Torn
1983	Torn	Torn
1984	Torn	Torn
1985	Torn	Torn
1986	Torn	Torn
1987	Torn	Torn
1988	Torn	Torn
1989	Torn	Torn
1990	Nil	Nil
1991	Nil	Nil
1992	Nil	Nil
1993	Nil	Nil

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1994	Nil	Nil
1995	Torn	Torn
1996	Torn	Torn
1997	Nil	Nil
1998	Nil	Nil
1999	Torn	Torn
2000	Torn	Torn
2001	Torn	Torn
2002	Nil	Nil
2003	Nil	Nil
2004	Nil	Nil
2005	Nil	Nil
2006	Nil	Nil
2007	Nil	Nil
2008	Nil	Nil
2009	Nil	Nil
2010	Nil	Nil
2011	<b>Entry - By the Virtue of Registered Conveyance Deed Dated – 03/10/2011 Reg. No –11484/2011 Registered at Mumbai Vasai – 2</b> <b>Owners - M/S Arihant Developers</b> <b>Purchasers - Chandresh Nagar Co –op. Hsg. Soc. Ltd.</b> <b>( Area Adm. 2539.55 Sq., Mtrs. out of the Total Land )</b>	
2012	Nil	Nil
2013	Nil	Nil
2014	Nil	Nil
2015	<b>Entry - Development Agreement Dated – 02/01/2015 Reg. No – 51/2015 Registered at Mumbai Vasai – 2</b> <b>Owners - Chandresh Nagar Co –op. Hsg. Soc. Ltd.</b> <b>Developers - M/S Shree Jivdani Construction</b> <b>( Area Adm. 2539.55 Sq., Mtrs. And building on the said land Chandresh Nagar Co –op. Hsg. Soc. Ltd.)</b>	
2016	Nil	Nil

2017	Nil	Nil
2018	Nil	Nil
2019	Nil	Nil
2020	Nil	Nil
2021	Nil	Nil
2022	<b>Entry - Cancellation Deed Dated – 17/10/2022 Reg. No – 17746/2022 Registered at Mumbai Vasai – 3</b> <b>First Party - Chandresh Nagar Co –op. Hsg. Soc. Ltd.</b> <b>Second Party - M/S Shree Jivdani Construction</b> <b>( Area Adm. 2539.55 Sq. Mtrs. And building on the said land Chandresh Nagar Co –op. Hsg. Soc. Ltd.)</b>	
2023	<b>Entry - Development Agreement Dated – 19/01/2023 Reg. No –1289/2023 Registered at Mumbai Vasai – 3 Gave the aid Land For Development purpose To</b> <b>Owners - Chandresh Nagar Co –op. Hsg. Soc. Ltd.</b> <b>Developers - M/S Mukundan Infra.</b> <b>( Area Adm. 2539.55 Sq. Mtrs. And building on the said Land Chandresh Nagar Co –op. Hsg. Soc. Ltd.out of the Total Land )</b>  <b>Entry - Development Agreement Dated – 19/01/2023 Reg. No –1342/2023 Registered at Mumbai Vasai – 3</b> <b>Owners - Chandresh Nagar Air India Employees Vandana Co –op. Hsg. Soc. Ltd. -</b> <b>Developers - M/S Mukundan Infra.</b> <b>( Area Adm. 14.50 Gunthe out of the Total Land And building on the said Land Chandresh Nagar Air India Employees Vandana Co –op. Hsg. Soc. Ltd. out of the Total Land )</b>	

**Note -1)** The Search & Title Report is given on the basis of documents submitted to me AND search taken by searcher

Date - 11/05/2023

  
Advocate

**TUSHAR R. PATIL**  
**ADVOCATE HIGH COURT**  
**VASAI (W) - 401 204**

# Tushar R. Patil

B. Com., LL. B.

## ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date-11/05/2023

### TITLE REPORT

Ref – Land Bearing Survey No – 132A , Area admeasuring H.R. 0-39-30 , Assessment Rs.- 399/-,Paise – 00/- Lying, being And Situated At Village – Nilemore , Taluka - Vasai , District – Palghar within The Limits Of The Sub – Registrars office at Vasai – 1 ,2, 3,4,5,6 with the help of Books of records available for search and Documents submitted to me in respect of above mentioned property

As per your instruction Search is taken by searcher Mr Nitin Patil of the Office OF Sub – Registrar of Assurances of Vasai-1,2,3,4,5,6 .for the period of Seventy one (71) Years I, e. from 1952 to 2022 GRN/Challan No – MH006244327202223E/2022Dated – 10/08/2022 and GRN/Challan No – MH009451876202223E/2022 Dated – 18/10/2022 AND GRN/Challan No – MH001900877202324E /2022 Dated – 11/05/2023

1.From the Search and Document Submitted to me it is found That:-

a) As recorded in the Mutation Entry No – 1 the old Village – Nilemore was divided inti two new villages namely 1) Nilemore And 2) More. Thus the said Land bearing old survey numbers gets new survey numbers as mentioned therein same was incorporated in the revenue records

b) As recorded in the Mutation Entry No– 47 Mrs Rojibai Salu Dalmed name was written as the kul of the said Land same was incorporated in the revenue records

c) As recorded in the Mutation Entry No– 257 by the Tenancy Certificate Mrs Rojibai Salu Dalmed Purchased the said Land From Mr Gowardhandas Bhagwandas Parekh same was incorporated in the revenue records

d) As recorded in the Mutation Entry No– 365 by the Conveyance Deed in 1987 Mrs Rojibai Salu Dalmed and others Sold the aid Land To M/S Arihant Developers same was incorporated in the revenue records





e) As recorded in the Mutation Entry No – 2425 By the Virtue of Registered Conveyance Deed Dated – 29/05/1989 Reg. No – 2020/1989 Registered at Mumbai Vasai – 1 M/S Arihant Developers – owners and M/S Lodha And Sanbghavi Builders –Confirming Party Sold the said Land To Vandana Co –op. Hsg. Soc. Ltd. same was incorporated in the revenue records ( Area Adm. 14.50 Gunthe out of the Total Land )

f) By the Virtue of Registered Conveyance Deed Dated – 03/10/2011 Reg. No –11484/2011 Registered at Mumbai Vasai – 2 M/S Arihant Developers Sold the said Land To Chandresh Nagar Co –op. Hsg. Soc. Ltd. same was incorporated in the revenue records ( Area Adm. 2539.55 Sq. Mtrs. out of the Total Land )

g) As recorded in the Mutation Entry No – 2179 By the use of E – ferfar Modular hissa form no – 12 And By the order of the Tahasildar And Government Circular No – R.B.A./ P.K. 180/L-1 Dated – 07/05/2016 Correction is made in computerized 7/12 extract of the various Land same was incorporated in the revenue records

h) As recorded in the Mutation Entry No – 2541 By the order of the Tahasildar , vasai thew name of the possession holder is changed from Vandana Co –op. Hsg. Soc. Ltd. To Chandresh Nagar Air India Employees Vandana Co –op. Hsg. Soc. Ltd. same was incorporated in the revenue records

i) By the Virtue of Registered Development Agreement Dated – 02/01/2015 Reg. No – 51/2015 Registered at Mumbai Vasai – 2 Chandresh Nagar Air India Employees Vandana Co –op. Hsg. Soc. Ltd. Gave the aid Land For Development purpose To M/S Shree Jivdani Construction ( Area Adm. 2539.55 Sq. Mtrs. And building on the said land Chandresh Nagar Co –op. Hsg. Soc. Ltd.)

j) By the Virtue of Registered Cancellation Deed Dated – 17/10/2022 Reg. No –17746/2022 Registered at Mumbai Vasai – 3 Chandresh Nagar Co –op. Hsg. Soc. Ltd. made cancellation Deed of Development Agreement made by them with M/S Shree Jivdani Construction in 2015 in respect of the said Land ( Area Adm. 2539.55 Sq. Mtrs. And building on the said land Chandresh Nagar Co –op. Hsg. Soc. Ltd.)

k) By the Virtue of Registered Development Agreement Dated – 19/01/2023 Reg. No –1289/2023 Registered at Mumbai Vasai – 3





Chandresh Nagar Co -op. Hsg. Soc. Ltd. Gave the aid Land For Development purpose To M/S Mukundan Infra. ( Area Adm. 2539.55 Sq. Mtrs. And building on the said Land Chandresh Nagar Co -op. Hsg. Soc. Ltd.out of the Total Land )

l) By the Virtue of Registered Development Agreement Dated - 19/01/2023 Reg. No -1342/2023 Registered at Mumbai Vasai - 3 Chandresh Nagar Air India Employees Vandana Co -op. Hsg. Soc. Ltd. Gave the aid Land For Development purpose To M/S Mukundan Infra. ( Area Adm. 14.50 Gunthe out of the Total Land And building on the said Land Chandresh Nagar Air India Employees Vandana Co -op. Hsg. Soc. Ltd. out of the Total Land )

I say that the Title of Land Bearing Survey No - 132A , Area admeasuring H.R. 0-39-30 , Assessment Rs.- 399/-,Paise - 00/- Lying, being And Situated At Village - Nilemore , Taluka - Vasai , District - Palghar Standing in the name of Chandresh Nagar Air India Employees Vandana Co -op. Hsg. Soc. Ltd. ( Area Adm. 14.50 Gunthe out of the Total Land ) And Chandresh Nagar Co -op. Hsg. Soc. Ltd. ( Area Adm. 2539.55 Sq. Mtrs. out of the Total Land ) is Clear Marketable and free from Encumbrances. However

By the Virtue of Registered Development Agreement Dated - 19/01/2023 Reg. No -1289/2023 Registered at Mumbai Vasai - 3 Chandresh Nagar Co -op. Hsg. Soc. Ltd. Gave the aid Land For Development purpose To M/S Mukundan Infra. ( Area Adm. 2539.55 Sq. Mtrs. And building on the said Land Chandresh Nagar Co -op. Hsg. Soc. Ltd.out of the Total Land )

By the Virtue of Registered Development Agreement Dated - 19/01/2023 Reg. No -1342/2023 Registered at Mumbai Vasai - 3 Chandresh Nagar Air India Employees Vandana Co -op. Hsg. Soc. Ltd. Gave the aid Land For Development purpose To M/S Mukundan Infra. ( Area Adm. 14.50 Gunthe out of the Total Land And building on the said Land Chandresh Nagar Air India Employees Vandana Co -op. Hsg. Soc. Ltd. out of the Total Land )

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Date- 11/05/2023.

  
Advocate

TUSHAR R. PATIL  
ADVOCATE HIGH COURT  
VASAI (MH) - 401 201