

SEARCH REPORT

Ref. Owner/Developer **M/S. MAITRI & MAITRI** in respect of property described hereunder -

DESCRIPTION OF PROPERTY

All that piece and parcel of Plot of Land bearing Survey No. 49 Hissa No. 42 admeasuring about 1.10.0 (H.R.P.) situate lying and being at Village Kamatghar, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane.

I have taken the search in respect of the above mentioned property and I have gone through the available Index II registers kept in the office of Sub-Registrar Bhiwandi, District-Thane for the period of 30 years i.e. 1988 to 2017.

In respect of above mentioned property search report is as under:

<u>YEAR</u>	<u>TRANSACTION</u>
1988 to 2015	NIL
2016	TRANSACTION

DEVELOPMENT AGREEMENT dated 11/04/2016 between

LAND OWNER - Vishnu Vitthal Choudhari & others

DEVELDPER - M/s. Maitri & Maitri

PROPERTY DESCRIPTION -

All that piece and parcel of Plot of Land situate lying and being at Village Kamatghar, Taluka Bhiwandi, District Thane.

Survey No	Area (H.R.P.)
49/42	1.10.0
53/5	0.19.2
TOTAL	1.29.2

Registered in the office of Sub-Registrar Bhiwandi vides its serial No. BVD1-2867/2016 dated 11/04/2016.

2017 NIL

Place : Bhiwandi

Date : 03/08/2017

Date: 03/08/2017

TITLE INVESTIGATION REPORT

LAND OWNER – VISHNU VITTHAL CHOUDHARI & OTHERS

DEVELOPER – M/S. MAITRI & MAITRI

I have investigated the title in respect of property described hereunder. I have also perused the following documents made available to me for investigation of title.

- 1) Development Agreement dated 11/04/2016 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD1-2867/2016 executed between Vishnu Vitthal Choudhari & others and M/s. Maitri & Maitri.
- 2) Index No. II Issued by Sub Registrar office Bhiwandi dated 11/04/2016 in respect of document No. BVD1-2867/2016.
- 3) Power of Attorney dated 11/04/2016 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD1-2868/2016 executed by Vishnu Vitthal Choudhari & others in favour of M/s. Maitri & Maitri.
- 4) 7/12 Extract and Mutation Entry (Ferfar) issued by Talathi Saja Kamatghar, Taluka Bhiwandi.
- 5) Construction permission & Sanction Plan Issued by Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, vide No. BPK/18/KAMATGHAR/2017-2018 outward No. TP/1924 dated 20/07/2017.

I have examined all the documents carefully and I am of the opinion that Land Owner/Developer, are lawful owner and occupant of all that piece and parcel of Plot of Non Agriculture Land bearing Survey No. 49 Hissa No. 42 admeasuring about 1.10.0 (HRP), situate lying and being at Village Kamatghar, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane.

That on the basis of my observation and documents produced before me I express my personal opinion that, the above said property is having clean, clear, unencumbered and marketable title in the hands of Land Owner/Developer.


SURAJ L. JAIN
B.com. LL.B.
ADVOCATE HIGH COURT
Membership No. 2462/2000

Date: 03/08/2017

TITLE INVESTIGATION REPORT

LAND OWNER - SURESH KASHINATH CHOUDHARI

DEVELOPER - M/S. MAITRI & MAITRI

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- 1) Development Agreement dated 11/04/2016 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD1-2867/2016 executed between Suresh Kashinath Choudhari & others and M/s. Maitri & Maitri.
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- 4) 7/12 Extract and Mutation Entry (Ferfar) issued by Talathi Saja Kamatghar, Taluka Bhiwandi.

I have examined all the documents carefully and I am of the opinion that Land Owner/Developer, are lawful owner and occupant of all that piece and parcel of Plot of Non Agriculture Land bearing Survey No. 53 Hissa No. 5 admeasuring about 0.19.2 (H.R.P.), situate lying and being at Village Kamatghar, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane.

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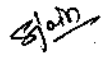
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I have investigated the title of **M/S. MAITRI & MAITRI**, in respect of property described hereunder. I have also perused the following documents made available to me for investigation of title.

- 1) Sale Deed dated 07/04/2017, duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD1-2144/2017 executed between Nandkishor Harishchandra Tare & other and M/s. Maitri & Maitri.
- 2) Index No. II issued by Sub Registrar office Bhiwandi dated 07/04/2017 in respect of document No. BVD1-2144/2017.
- 3) 7/12 Extract and Mutation Entry (Ferfar) issued by Talathi Saja Temghar, Taluka Bhiwandi.
- 4) Non Agriculture order issued by Collector of Thane vide No. REV/DESK-1/T-8/NAP/SR-144/08 dated 31/07/2008.

I have examined all the documents carefully and I am of the opinion that **M/S. MAITRI & MAITRI**, are lawful owner and occupant of all that piece and parcel of Plot of Non Agriculture Land bearing Survey No. 53 Hissa No. 8 admeasuring about 0.01.0 (H.R.P.) situate lying and being at Village Kamatghar, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane.

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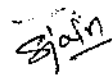
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