

Date: 20/02/2017

TITLE INVESTIGATION REPORT

I have investigated the title of **M/S. INFINI DEVELOPERS**, 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 12/07/2012 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD1-5784/2012 executed between Dharma Savlaram Choudhary and M/s. Infini Developers.
- 2) Index No. II issued by Sub Registrar office Bhiwandi dated 12/07/2012 in respect of document No. BVD1-5784/2012.
- 3) Power of Attorney dated 12/07/2012 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD1-5785/2012 executed by Dharma Savlaram Choudhary in favour of M/s. Infini Developers.
- 4) Development Agreement dated 12/07/2012 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD1-5787/2012 executed between Arun Sukir Choudhary & others and M/s. Infini Developers.
- 5) Index No. II issued by Sub Registrar office Bhiwandi dated 12/07/2012 in respect of document No. BVD1-5787/2012.
- 6) Power of Attorney dated 12/07/2012 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD1-5788/2012 executed by Arun Sukir Choudhary & others in favour of M/s. Infini Developers.
- 7) Sale Deed dated 09/12/2013 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD2-5235/2013 executed between Gopal Arjun Choudhary and M/s. Infini Developers.
- 8) Index No. II issued by Sub Registrar office Bhiwandi dated 09/12/2013 in respect of document No. BVD2-5235/2013.
- 9) 7/12 Extract and Mutation Entry (Ferfar) issued by Talathi Saja Temghar, Taluka Bhiwandi.
- 10) Construction permission & Sanction Plan issued by Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, vide No. VPK/153/2012-2013 outward No. 939 dated 02/07/2013.
- 11) Non Agriculture order issued by Collector of Thane vide No. REV/DESK-I/T-8/NAP/TEMGHAR-BHIWANDI/SR-(128/2013) 161/2013 dated 29/11/2013.

SURAJ L. JAIN
B.Com. LL.B.


ADVOCATE HIGH COURT

Office:

**296, Brahman Alley, Aditya Bldg,
1st Floor, Bhiwandi, Dist-Thane.
(Maharashtra) 421 302. t 251420**

I have examined all the documents carefully and I am of the opinion that **M/s. INFINI DEVELOPERS**, are lawful owner and occupant of all that piece and parcel of Plot of Non Agriculture Land bearing Survey No. 134 Hissa No. 1 paiki admeasuring about 3280 square meter, Plot of Non Agriculture Land bearing Survey No. 134 Hissa No. 1 paiki admeasuring about 2780 square meter, Plot of Non Agriculture Land bearing Survey No. 134 Hissa No. 1 paiki admeasuring about 3050 square meter, situate lying and being at Kalyan-Bhiwandi Road, Village Temghar, 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 **M/s. INFINI DEVELOPERS**.


SURAJ L. JAIN
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Membership No. 2462/2000