

Date: 07/11/2013

TITLE INVESTIGATION REPORT

I have investigated the title of **M/S. SARVOPARI SAHARA**, 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 03/10/2012 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD2-7598/2012 executed between Nago Undir Bhoir & Dhago Undir Bhoir and M/s. Sarvopari Sahara.
- 2) Index No. II issued by Sub Registrar office Bhiwandi dated 03/10/2012 in respect of document No. BVD2-7598/2012.
- 3) Power of Attorney dated 03/10/2012 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD2-7599/2012 executed by Nago Undir Bhoir & Dhago Undir Bhoir in favour of M/s. Sarvopari Sahara.
- 4) 7/12 Extract issued by Talathi Saja Kamatghar, Taluka Bhiwandi.
- 5) Mutation Entry (Ferfar) No. 2498 and Mutation Entry (Ferfar) No. 2875 issued by Talathi Saja Kamatghar, Taluka Bhiwandi.
- 6) Non Agriculture order issued by Collector of Thane vide No. REV/DESK-1/T-8/NAP/SR-65/2000 dated 24/10/2002.
- 7) Construction permission & Sanction Plan issued by Bhiwandi Nizampur City Municipal Corporation vide No. VPK/59/2013-2014 vide outward No. 1861 dated 09/10/2013.

I have examined all the documents carefully and I am of the opinion that M/s. SARVOPARI SAHARA, are lawful occupant of all that piece and parcel of Plot of Non Agriculture Land bearing Survey No. 158/1 admeasuring about 15300 sq.mtrs. area situate lying and being at Bhiwandi Station Road, 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 **M/s. SARVOPARI SAHARA**.


SURAJ L. JAIN
B. Com., LL.B
Advocate & Tax Consultant
Membership No. 2462/2000

SEARCH REPORT

Ref. Developer **M/S. SARVOPARI SAHARA** in respect of property described hereunder -

DESCRIPTION OF PROPERTY

All that piece and parcel of Plot of Non Agriculture Land bearing Survey No. 158/1 admeasuring about 15300 sq.mtrs. area situate lying and being at Bhiwandi Station Road, 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.1984 to 2013.

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

YEAR TRANSACTION

1984 }
to } NIL
2011 }

2012 TRANSACTION

DEVELOPMENT AGREEMENT dated 03/10/2012 between

OWNER - (1) NAGO UNDIR BHOIR, (2) DHAGO UNDIR BHOIR

DEVELOPER - M/s. SARVOPARI SAHARA

PROPERTY DESCRIPTION -

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

Survey No	Area (sq.mtrs.)	Assessment
158/1	15300	2.69

Registered in the office of Sub-Registrar of Assurances at Bhiwandi vides its serial No. BVD2-7598/2012 dated 03/10/2012.

2013 NIL

Place : Bhiwandi

Date : 07/11/2013


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