

SEARCH REPORT

Ref. Owner **M/S. DEEPRAJ ENTERPRISES** in respect of property described hereunder -

DESCRIPTION OF PROPERTY

All that piece and parcel of **Non Agriculture Land** admeasuring about **2302 sq.yds.** equivalent to **1924.75 sq.mtrs.** area bearing **Survey No. 194 Hissa No. 27 Paiki**, situate lying and being at **Village Purna, Taluka Bhiwandi, within the limits of Grampanchayat Purna**, 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. 1987 to 2016.

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

<u>YEAR</u>	<u>TRANSACTION</u>
1987	TRANSACTION

SALE DEED dated 26/06/1987 between

VENDOR - (1) M/s. Bharti & Co.
(2) Dr. Manohar L. Purswani

PURCHASER - (1) M/s. Vardhaman Spinning and General Mill Ltd.
(2) M/s. Mahavir Spinning Mills Ltd.

PROPERTY DESCRIPTION -

All that piece and parcel of **Non Agriculture Land** admeasuring about **2803 sq.yds. area** bearing **Survey No. 194 Hissa No. 27**, situate lying and being at **Village Purna, Taluka Bhiwandi**, within the limits of **Grampanchayat Purna**, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane.

Registered in the office of Sub-Registrar Bhiwandi vides its serial No. 1159/1987 dated 16/12/1987.

1988
to
2003

NIL

SURAJ L. JAIN

B. Com. LL.B.

ADVOCATE HIGH COURT

Office:

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

2004

TRANSACTION

AGREEMENT FOR SALE dated 23/12/2004 between

VENDOR - M/s. Vardhaman Spinning and General Mill Ltd

PURCHASER - M/s. Mahavir Spinning Mills Ltd.

PROPERTY DESCRIPTION -

All that piece and parcel of **1/2 share** in **Non Agriculture Land** total admeasuring about **2803 sq.yds. area** bearing **Survey No. 194 Hissa No. 27** alongwith building structure, situate lying and being at **Village Purna, Taluka Bhiwandi**, within the limits of **Grampanchayat Purna**, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane.

Registered in the office of Sub-Registrar Bhiwandi vides its serial No. BVD1-3356/2004 dated 23/12/2004.

2005

to
2014

N I L

2015

TRANSACTION

SALE DEED dated 23/11/2015 between

VENDOR - (1) M/s. Vardhaman holdings Ltd. (previously known as M/s. Vardhaman Spinning and General Mill Ltd.)
(2) M/s. Vardhman Textiles Ltd. (previously known as M/s. Mahavir Spinning Mills Ltd.)

PURCHASER - M/s. Deepraj Enterprises through its Partner
(1) Lalji Ambavi Dubariya
(2) Narayan Dhanji Dubariya
(3) Vinodkumar Vardichand Jain
(4) Pravin Gelabhai Mor
(5) Ranjit Pradeep Khandagale

PROPERTY DESCRIPTION -

All that piece and parcel of **Non Agriculture Land** admeasuring about **2302 sq.yds.** equivalent to **1924.75 sq.mtrs. area** bearing **Survey No. 194 Hissa No. 27** alongwith building structure, situate lying and being at **Village Purna, Taluka Bhiwandi**, within the limits of **Grampanchayat Purna**, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane.

Registered in the office of Sub-Registrar Bhiwandi vides its serial No. BVD1-7690/2015 dated 23/11/2015.

SURAJ L. JAIN

B.Com. LL.B.

Office:

ADVOCATE HIGH COURT

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

RELEASE DEED dated 23/11/2015 between

RELEASOR - Ranjit Pradeep Khandagale

RELEASEE - M/s. Deepraj Enterprises
through its Partner
(1) Lalji Ambavi Dubariya
(2) Narayan Dhanji Dubariya
(3) Vinodkumar Vardichand Jain
(4) Pravin Gelabhai Mor

PROPERTY DESCRIPTION -

All that piece and parcel of **10% share** in **Non Agriculture Land** admeasuring about **2302 sq.yds.** equivalent to **1924.75 sq.mtrs.** area bearing **Survey No. 194 Hissa No. 27** alongwith building structure, situate lying and being at **Village Purna, Taluka Bhiwandi**, within the limits of **Grampanchayat Purna**, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane.

Registered in the office of Sub-Registrar Bhiwandi vides its serial No. BVD1-7692/2015 dated 23/11/2015.

2016

NIL

Place : Bhiwandi

Date : 29/08/2016

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

Date: 29/08/2016

TITLE INVESTIGATION REPORT

I have investigated the title of **M/S. DEEPAJ ENTERPRISES**, 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 23/11/2015 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD1-7690/2015 executed between M/s. Vardhman Holdings Ltd. & one and M/s. Deepraj Entgerprises.
- 2) Index No. II issued by Sub Registrar office Bhiwandi dated 23/11/2015 in respect of document No. BVD1-7690/2015.
- 3) Release Deed dated 23/11/2015 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD1-7692/2015 executed between Ranjit Pradeep Khandagale and M/s. Deepraj Entgerprises.
- 4) Index No. II issued by Sub Registrar office Bhiwandi dated 23/11/2015 in respect of document No. BVD1-7692/2015.
- 5) 7/12 Extract and Mutation Entry (Ferfar) issued by Talathi Saja Purna, Taluka Bhiwandi.
- 6) Non Agriculture order issued by office of the Sub Divisional officer, Bhiwandi Division, Thane, vide order No. BD/NAP/SR-71-75 dated 17/06/1975.
- 7) Construction permission & Sanction Plan issued by Grampanchayat Purna vide resolution No. 6(11) dated 27/03/2010 issued on 02/04/2010.

I have examined all the documents carefully and I am of the opinion that **M/S. DEEPAJ ENTERPRISES**, are lawful owner and occupant of all that piece and parcel of **Non Agriculture Land** admeasuring about **2302 sq.yds. equivalent to 1924.75 sq.mtrs.** area bearing **Survey No. 194 Hissa No. 27 Paiki**, situate lying and being at **Village Purna, Taluka Bhiwandi, within the limits of Grampanchayat Purna**, 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. DEEPAJ ENTERPRISES**.

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