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Venkatesh T. Chitiken

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Advocate (High Court)

502, Ground Floor, Siddivinayak Building, Beside Ustav Snack Center, Kasar Ali, Bhiwandi, Dist: Thane-421 308.

Date : 26/12/2018

TITLE CLEARANCE CERTIFICATE

Ref :- All that piece and parcel of Agricultural Land bearing Survey No. 108, Hissa No. 5; area admeasuring about 0-49-80 (H-R-P) + Potkharaba 0-02-60 (H-R-P), totally area admeasuring about 0-52-40 (H-R-P), Assessment Rs. 10.51/-; Situate, lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane; within the Limits of Bhiwandi Nizampur City Municipal Corporation; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; (hereinafter referred to as "the said Land") belonging to SHRI CHHATRAPATI RAMU CHOUDHARI; (hereinafter referred to as "the Land Owner").

By virtue of Mutation Entry No. 390, dated 11/04/1946 and by virtue of Sale dated 11/02/1946; SHRI BALU NARAYAN PATIL has sold the said land for the consideration amount of Rs. 300 in favour of SMT. SITA AA. GOURYA GORALKAR.

By virtue of Mutation Entry No. 424, dated 24/02/1948 and by virtue of Conditional Sale dated 13/01/1948; SMT. SITA AA. GOURYA GORATKAR has sold the said land for the consideration amount of Rs. 500 on condition of release of the said land on refund of the consideration amount in favour of SHRI KRUSHNA KANA CHOUDHARI.



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By virtue of Mutation Entry No 491, dated 16/05/1950 the name of SMT. RAJU AA. KRUSHNA has been recorded as Protected Tenant (SANRAKSHIT KUL) on the said land.

By virtue of Mutation Entry No. 738, dated 10/03/1958; the Protected Tenant (SANRAKSHIT KUL) SMT. RAJUBAI KRUSHNA CHOUDHARI has died intestate 5 to 6 Years ago and thereafter the said land had been transferred in the name of her Legal Heir SHRI BHASKAR KRUSHNA CHOUDHARI and the same has been recorded in the record of rights.

By virtue of a Mutation Entry No. 1022 dated 25/01/1963 and by virtue of Section 32 G of Bombay Tenancy and Agricultural Land Act, the Land Tribunal and Additional Mamlatdar Vasai has given Order bearing No. L-3521 dated October 1962, the Protected Tenant SHRI BHASKAR KRUSHNA CHOUDHARI have purchased the said land from the owner SHRI KRUSHNA KANA CHOUDHARI for consideration of Rs. 1088.96 including interest which has to be paid in 11 installments from the date of October 1962. The said land is subject to Section 43 of Bombay Tenancy and Agricultural Land Act and the said is under possession of the Tenant-Purchaser therefore his name is recorded in Occupants Column of the 7/12 extract and his name is deleted from the Other Rights Column of the 7/12 extract. And the previous land owners sale amount is recorded as charge on the Other Rights Column of the 7/12 extract.



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By virtue of Mutation Entry No. 1269, dated 17/06/1968, SHRI BHASKAR KRUSHNA CHOUDHARI had mortgage the said land for Rs. 3000/- in favour of Bhiwandi Group Vikas Seva Sahakari Society Ltd. and the same has been recorded.

By virtue of Mutation Entry No. 1323, dated 23/01/1969 the said land bearing Survey No. 108, Hissa No. 5, is of "NIYANTRIT KUL KAYDA SATTA PRAKAR" and the same shall be read.

By virtue of Mutation Entry No. 1438, dated 12/01/1972 and as per the Maharashtra State Governments, Enforcement Act 1958 & Indian Coinage Act 1957, the Hon. Sp. D.L.R. (District Inspector Land Records) Thane had replaced the prevailing system of maintenance of land record with the new decimal system.

By virtue of Mutation Entry No. 2002, dated 16/03/1979 and by virtue of Taluka Order No.TNC/KAMATGHAR/238/1978, dated 12/06/1978 the sale of the said land in the name of SHRI BHASKAR KRUSHNA CHOUDHARI as per section 32 G of the Bombay Tenancy and Agricultural Land Act has been cancelled and previous land owner name SHRI KRUSHNA KANA CHOUDHARI has been recorded.

By virtue of Mutation Entry No. 2020, dated 14/09/1989, SHRI BHASKAR KRUSHNA CHOUDHARI had mortgage the said land for Rs. 5000/- in favour of Bhiwandi Group Vikas Seva Sahkari Society Ltd. and the same has been recorded.



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By virtue of Mutation Entry No. 2107, dated 17/03/1980 SHRI KRUSHNA KANA CHOUDHARI has divided his property in the name of his Son SHRI RAM KRUSHNA CHOUDHARI, Grandson SHRI CHHATRAPATI RAMU CHOUDHARI and Daughter SMT. ANUSAYA MOTIRAM BHAGAT as under :-

A) SHRI RAM KRUSHNA CHOUDHARI (SON).

Survey No.	Hissa No.	Area	Rs. Ps.
Assessment		(H-R-P)	
70	2	0-28-0	5=44/-
75	2	0-32-0	7=56/-
75	8	0-05-0	1=25/-
82	3	0-02-0	0=03/-
152	19	0-01-0	0=02/-
299	4	0-17-0	3=68/-
Total		0-85-0	17=98/-

B) SHRI CHHATRAPATI RAMU CHOUDHARI.

Survey No.	Hissa No.	Area	Rs. Ps.
Assessment		(H-R-P)	
160	3	0-48-0	0=65/-
108	5	0-49-0	10=51/-
Total		0-97-0	11=16/-

C) SMT. ANUSAYA MOTIRAM BHAGAT.

Survey No.	Hissa No.	Area	Rs. Ps.
Assessment		(H-R-P)	

Area Not Readable

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By virtue of Registered Confirmation Deed (Development Agreement duly executed on 12/05/2008 under EVN No. 181/2012, dated 12/03/2012) bearing Serial No. 2553/2012, duly executed and registered on 28/03/2012; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1, the Land Owner SHRI CHHATRAPATI RAMU CHOUDHARI has transferred development rights in respect of the said land bearing Survey No. 108, Hissa No. 5; area admeasuring about 0-49-80 (H-R-P) + Potkharaba 0-02-60 (H-R-P), totally area admeasuring about 0-52-40 (H-R-P), Assessment Rs. 10.51/-; Situate, lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane, Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; in favour of M/S. SHRI HARI REALTY Through Its Partner SHRI GOKUL JAIRAM PATEL.

And in pursuant to the said Development Agreement bearing Registration Serial No. 2553/2012, duly executed and registered on dated 28/03/2012; the Land Owner SHRI CHHATRAPATI RAMU CHOUDHARI has also granted an Irrevocable Power of Attorney bearing Registration Serial No. 2554/2012, duly executed and registered on 28/03/2012; in favour of the Developer M/S. SHRI HARI REALTY, Through Its Partner SHRI GOKUL JAYRAM PATEL thereby allowing and permitting the said Developers to develop the said land.

By virtue of Mutation Entry No. 5920, dated 21/03/2013; the Land Owner SHRI CHHATRAPATI RAMU CHOUDHARI has cleared the charge of Rs. 3,000/- and Rs. 5,000/- taken from Bhiwandi Group Vikas Seva Sahkari Society Ltd., and the same has been removed from the records and rights.



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By virtue of Registered Rectification Deed bearing Serial No. 8083/2013, duly executed and registered on 17/09/2013; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; the Land Owner SHRI CHHATRAPATI RAMU CHOUDHARI and the Developer M/S. SHRI HARI REALTY, Through Its Partners, 1) SHRI GOKUL JAIRAM PATEL AND OTHERS has rectified, amended and substituted certain terms and conditions of the said Development Agreement as mentioned therein.

And in pursuant to the said Development Agreement bearing Registration Serial No. 8083/2013, duly executed and registered on dated 17/09/2013; the Land Owner SHRI CHHATRAPATI RAMU CHOUDHARI has also granted an Irrevocable Power of Attorney bearing Registration Serial No. 8084/2012, duly executed and registered on 17/09/2013; in favour of the Developer M/S. SHRI HARI REALTY, Through Its Partner SHRI GOKUL JAYRAM PATEL AND OTHERS thereby allowing and permitting the said Developers to develop the said land.

By virtue of Registered Sale Deed bearing Registration Serial No. 4717/2016, duly executed and registered on dated 30/06/2016; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; SHRI NARESH BHASKAR CHOUDHARI AND OTHERS has sold All That Piece And Parcel of Land bearing Survey No. 108, Hissa No. 5, area admeasuring about 0-52-40 (H-R-P), Situate, lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane, Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; in favour of 1) SHRI DILIP VELJI SHAH and 2) SHRI PUNAMCHAND LILADHAR CHANDRIA.



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By virtue of Registered Supplementary Agreement bearing Serial No. 3437/2018; duly executed and registered on dated 26/04/2018; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; in respect of (Development Agreement duly executed on 12/05/2008 and Confirmation Deed 2553/2012, duly executed and registered on 28/03/2012) the Land Owner SHRI CHHATRAPATI RAMU CHOUDHARI has transferred development rights in respect of the said land bearing Survey No. 108, Hissa No. 5; area admeasuring about 0-49-80 (H-R-P) + Potkharaba 0-02-60 (H-R-P), totally area admeasuring about 0-52-40 (H-R-P), equivalent to 5240.00 Sq. Mtrs.; Situate, lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane, Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; in favour of M/S. SHRI HARI REALTY Through Its Partner SHRI NIMESH S. THAKKAR.

And in pursuant to the said Supplementary Agreement bearing Registration Serial No. 3437/2018, duly executed and registered on dated 26/04/2018; the Land Owner SHRI CHHATRAPATI RAMU CHOUDHARI has also granted an Irrevocable Power of Attorney bearing Registration Serial No. 3438/2013, duly executed and registered on 26/04/2018; in favour of the Developer M/S. SHRI HARI REALTY, Through Its Partner SHRI NIMESH S. THAKKAR thereby allowing and permitting the said Developers to develop the said land.

I hereby certify upon reference of Search Report dated 05/06/2018 of SMT. ARCHANA KHANDU THAKARE Advocate in respect of the said land and documents provided by the client, that I have examined and inspected the title of All that piece and parcel of Agricultural Land bearing Survey No.



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108, Hissa No. 5; area admeasuring about 0-49-80 (H-R-P) + Potkharaba 0-02-60 (H-R-P), totally area admeasuring about 0-52-40 (H-R-P), Assessment Rs. 10.51/-; Situate, lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane; within the Limits of Bhiwandi Nizampur City Municipal Corporation; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; belongs to SHRI CHHATRAPATI RAMU CHOUDHARI and the Land Owner SHRI CHHATRAPATI RAMU CHOUDHARI has entered into the Development Agreement and the Power of Attorney in favour of M/S. SHRI HARI REALTY Through Its Partner SHRI NIMESH S. THAKKAR which is still existing and in force. And subject to terms and conditions mentioned in the said development agreement the developer having rights to dispose off his share of constructed premises according to his choice.

And in my opinion, the title of the said land is clear, marketable and beyond reasonable doubts.

Signature,



Venkatesh T. Chitiken

Advocate.



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Date : 26/12/2018

TITLE CLEARANCE CERTIFICATE

Ref :- All that piece and parcel of Agricultural Land bearing Survey No. 177, Hissa No. 7/C; area admeasuring about 0-04-00 (H-R-P), Assessment Rs. 0.06/-; Situate, lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane; within the Limits of Bhiwandi Nizampur City Municipal Corporation; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; (hereinafter referred to as "the said Land") belonging to M/S. SHRI HARI REALTY Through Its Partner SHRI GOKUL JAYRAM PATEL; (hereinafter referred to as "the Land Owner").

By virtue of Mutation Entry No. 290, dated 17/05/1940 and by virtue of Sale dated 26/04/1940 SHRI SITARAM NANA BHAJI PUNYARTHI has sold and transferred for the consideration amount of Rs. 100 the said land in favour of 1) SHRI LAXMAN GOVIND CHOUDHARI and 2) SHRI MAHADEV GOVIND CHOUDHARI.

By virtue of Mutation Entry No. 371, dated 16/04/1945 and by virtue of Sale dated 23/03/1945 1) SHRI LAXMAN GOVIND CHOUDHARI and 2) SHRI MAHADEV GOVIND CHOUDHARI has sold and transferred for the consideration amount of Rs. 100 the said land in favour of SHRI BALIRAM KRUSHNA MALI.

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By virtue of Mutation Entry No. 562, dated 01/03/1952 and by virtue of Mumbai Govt. Resolution No. 6859/45-7 dated 17/05/1950 the land area had been levied as under and the land area less than the area as under will be part land.

WARKAS	KHARIP	BAGYAAT	KHARE KHARIP
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2 Acres	20 Gunthas	10 Gunthas	1 Acres
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By virtue of Mutation Entry No. 1438, dated 12/01/1972 and as per the Maharashtra State Governments, Enforcement Act 1958 & Indian Coinage Act 1957, the Hon. Sp. D.I.L.R. (District Inspector Land Records) Thane had replaced the prevailing system of maintenance of land record with the new decimal system.

By virtue of Mutation Entry No. 3193, dated 12/04/1991 and by virtue of Sale dated 16/08/1962 SHRI BALIRAM KRUSHNA MALI has sold and transferred for the consideration amount of Rs. 100 the said land in favour of 1) SHRI BABU MAHADEV CHOUDHARI, 2) SHRI GANPAT LAXMAN CHOUDHARI.

By virtue of Mutation Entry No. 3197, dated 07/05/1991 and by virtue of Law of Inheritance SHRI BALIRAM KRUSHNA MALI has died intestate on dated 15/06/1988 and by virtue of Taluka Order No. K.V/5132, dated 25/04/1991 and thereafter the said land had been transferred in the name of his Legal Heirs namely 1) SHRI SUNDER BALIRAM MALI, 2) SHRI ANNA BALIRAM MALI, 3) SHRI SATYAWAN BALIRAM MALI, 4) SHRI



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BHIMA BALIRAM MALI, 5) SHRI MANOHAR BALIRAM MALI, 6) SHRI BALARAM BALIRAM MALI, 7) SMT. SHANTABAI BALU PATIL, 8) SMT. DWARKABAI BALIRAM MALI.

By virtue of Mutation Entry No. 3222, dated 09/08/1991 and by virtue of Law of Inheritance SHRI BABU MAHADEV CHOUDHARI has died intestate in the Year 1971 and thereafter the said land had been transferred in the name of his Legal Heirs namely 1) SMT. SAKHUBAI BABU CHOUDHARI (WIFE), 2) SHRI RAMDAS BABU CHOUDHARI (SON), 3) SMT. RADHIBAI BABU CHOUDHARI (DAUGHTER), 4) SMT. GONABAI JAYANT PATIL (DAUGHTER) , 5) SMT. NISHABAI BHAGWAN PATIL (DAUGHTER).

By virtue of Mutation Entry No. 3742, dated 23/06/1995 and by virtue of Sale Deed bearing Registration Serial No. 2229/1995, duly executed on dated 18/05/1995 and registered on dated 18/05/1995, duly registered with Sub-Registrar of Assurances, Bhiwandi; 1) SHRI RAMDAS BABU CHOUDHARI FOR SELF AND AS A CONSTITUTED ATTORNEY FOR 5 OTHERS has sold and transferred the said land bearing Survey No. 177, Hissa No. 7/1'aiki, area admeasuring about 0-12-00 (H-R-P); Situate, lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane, Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; in favour of 1) SHRI DEPAR *alias* DEVCHAND KACHHRA GOSRANI and 2) SHRI ASHWIN DEPAR *alias* DEVCHAND KACHHRA GOSRANI.



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By virtue of Mutation Entry No. 3922, dated 17/08/1996 and by virtue of Sale, 1) SHRI RAMDAS BABU CHOUDHARI FOR SELF AND AS A CONSTITUTED ATTORNEY FOR 2) SHRI GANPAT LAXMAN CHOUDHARI, 3) SMT. SAKHUBAI BABU CHOUDHARI, 4) SMT. RADHIBAI BABU CHOUDHARI, 5) SMT. NISHABAI BHAGWAN PATIL, 6) SMT. GONABAI JAYANT *alias* GANPAT PATIL has sold and transferred the said land bearing Survey No. 177, Hissa No. 7/Paiki, area admeasuring about 0-04-00 (H-R-P); Situate, lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane, Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; in favour of SHRI MAGANLAL ZAVERCHAND HARIYA.

By virtue of Mutation Entry No. 4138, dated 18/02/1999 and by virtue of Law of Inheritance SHRI MAGANLAL ZAVERCHAND HARIYA has died intestate on dated 14/12/1998 and thereafter the said land had been transferred in the name of his Legal Heirs namely 1) SHRI CHETAN MAGANLAL HARIYA (SON) 2) SHRI NILESH MAGANLAL HARIYA (SON), 3) SMT. ILA ASHOK MALDE (DAUGHTER), 4) SMT. REKHA SURESH SUMARIYA/SHAH (DAUGHTER) whereas above 4 persons are the legal heirs of the deceased and the wife of deceased LATE JYOTIBEN MAGANLAL HARIYA has died on 28/11/1997 and the same has been recorded in the record of rights.

By virtue of Mutation Entry No. 4418, dated 07/10/2002 and by virtue of Sale Deed bearing Registration Serial No. 137/2000, duly executed on dated 14/01/2000 and registered on dated 31/07/2000, duly registered with Sub-Registrar of Assurances, Bhiwandi; 1) SHRI CHETAN MAGANLAL



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HARIYA, For Self And As A Constituted Attorney For 2) SHRI NILESH MAGANLAL HARIYA, 3) SMT. ILA ASHOK MALDE, 4) SMT. REKHA SURESH SUMARIYA/SHAH has sold and transferred the said land bearing Survey No. 177, Hissa No. 7/Paiki, area admeasuring about 0-04-00 (H-R-P); Situate, lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane, Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; in favour of 1) SHRI BALAJI RADHESHYAM VISHWAKARMA (HAVING 1/3 COMMON UNDIVIDED SHARE), 2) SHRI SHIVSHANKAR BANARSI SAHU (HAVING 1/3 COMMON UNDIVIDED SHARE) 3) SHRI RADHESHYAM PURAN YADAV (HAVING 1/3 COMMON UNDIVIDED SHARE).

By virtue of Agreement For Sale bearing Registration Serial No. 2680/2008, duly executed on dated 27/02/2008 and registered on dated 19/03/2008, duly registered with Sub-Registrar of Assurances, Bhiwandi-1; 1) SHRI BALAJI RADHESHYAM VISHWAKARMA, 2) SHRI SHIVSHANKAR BANARSI SAHU, 3) SHRI RADHESHYAM PURAN YADAV has agreed to sale the said land bearing Survey No. 177, Hissa No. 7/Paiki, area admeasuring about 0-04-00 (H-R-P), equivalent to 400.00 Sq. Mtrs.; Situate, lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane, Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane, in favour of SHRI KISHOR HARILAL BHATT.

By virtue of Mutation Entry No. 5079, dated 09/07/2008 and by virtue of Sale Deed bearing Registration Serial No. 5975/2008, duly executed and registered on dated 07/07/2008, duly registered with Sub-Registrar of Assurances, Bhiwandi-1; 1) SHRI BALAJI RADHESHYAM



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VISHWAKARMA, 2) SHRI SHIVSHANKAR BANARSI SAHU, 3) SHRI RADHESHYAM PURAN YADAV has sold and transferred the said land bearing Survey No. 177, Hissa No. 7/Paiki, area admeasuring about 0-04-00 (H-R-P); Situate, lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane, Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; in favour of SHRI KISHOR HARILAL BHATT.

By virtue of Mutation Entry No. 5347, dated 09/04/2010 and by virtue of Sale Deed bearing Registration Serial No. 2377/2010, duly executed on dated 12/04/2010 and registered on dated 13/04/2010, duly registered with Sub-Registrar of Assurances, Bhiwandi-2; 1) SHRI KISHOR HARILAL BHATT, 2) SMT. HARSHIDA KISHOR BHATT has sold and transferred the said land bearing Survey No. 177, Hissa No. 7/Paiki, area admeasuring about 0-04-00 (H-R-P), equivalent to 400.00 Sq. Mtrs.; alongwith Survey No. 107, Hissa No. Paiki, area admeasuring about 0-08-00 (H-R-P), equivalent to 800.00 Sq. Mtrs.; Situate, lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane, Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; in favour of SHRI CHANDULAL JIVRAJ SAVLA.

By virtue of Mutation Entry No. 5760, dated 16/04/2012 and by virtue of Sale Deed bearing Registration Serial No. 2626/2012, duly executed and registered on dated 30/03/2012, duly registered with Sub-Registrar of Assurances, Bhiwandi-1; SHRI CHANDULAL JIVRAJ SAVLA has sold and transferred the said land bearing Survey No. 177, Hissa No. 7/Paiki, area admeasuring about 0-04-00 (H-R-P), equivalent to 400.00 Sq. Mtrs.; alongwith Survey No. 107, Hissa No. Paiki, area admeasuring about 0-08-00



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(H-R-P), equivalent to 800.00 Sq. Mtrs.; totally area admeasuring about 0-12-00 (H-R-P), equivalent to 1200.00 Sq. Mtrs.; Situate, lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane, Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; in favour of M/S. SHRI HARI REALTY Through Its Partner SHRI GOKUL JAYRAM PATEL.

By virtue of Mutation Entry No. 5845, dated 27/08/2012 and by virtue of Order No. B.D./R.T.S. APPEAL NO. 85/2011, dated 25/08/2011 of Hon. Sub-Divisional Officer, Bhiwandi and by virtue of Taluka Order No. MAH.GOV.T./DIV-1/T-3/RECORD RIGHTS/K.V.6824/2012, dated 24/08/2012 of Hon. Tahsildar Bhiwandi; there are only two 7/12 extracts bearing Survey No. 177, Hissa No. 6 and land bearing Survey No. 177, Hissa No. 7 belongs to 1) SHRI RAJESHKUMAR KUNDANMAL JAIN, 2) SHRI GURUDAYALSINGH REVASINGH HEERA, 3) SHRI CHANDULAL JEEVRAJ SAVLA and after sale (SHRI HARI REALTY Through Its Partner SHRI GOKUL JAYRAM PATEL), but as per the government records the land is sub-divided as under :-

Survey No./Hissa No.	Area	Assessment	Land Owner
177/ 6/A	0-09-0	0=19	Rajeshkumar Kundanmal Jain
177/ 6/B	0-07-0	0=12	Rajeshkumar Kundanmal Jain
177/ 7/A	0-16-0	0=33	Rajeshkumar Kundanmal Jain
177/ 7/B	0-12-0	0=27	Gurudayalsingh Revasingh Heera
177/ 7/C	0-04-0	0=06	Chandulal Jeevraj Savala
			(M/s. Shri Hari Realty Through Its Partner Gokuldas Jayram Patel)
TOTAL	0-48-0	0=97	



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I hereby certify upon reference of Search Report dated 05/06/2018 of SMT. ARCHANA KHANDU THAKARE Advocate in respect of the said land and documents provided by the client, that I have examined and inspected the title of All that piece and parcel of Agricultural Land bearing Survey No. 177, Hissa No. 7/C; area admeasuring about 0-04-00 (H-R-P), Assessment Rs. 0.06/-; Situate, lying and being at Village Kamatghar, Taluka Bhiwandi, Dist. Thane; within the Limits of Bhiwandi Nizampur City Municipal Corporation; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; belongs to M/S. SHRI HARI REALTY.

And in my opinion, the title of the said land is clear, marketable and beyond reasonable doubts.

Signature,



Venkatesh T. Chitiken

Advocate.