

## SEARCH REPORT

Ref. Developers **M/s. DEEPLAXMI DEVELOPERS**, in respect of property described hereunder -

### **DESCRIPTION OF PROPERTY**

All that piece and parcel of Plot of Land admeasuring about **0.84.0 (H.R.P)** bearing **Survey No. 159 Hissa No. 11 paiki** situate lying and being at **Village Kamatghar**, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Talathi Saja Kamatghar, 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. 1985 to 2014.

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

<u>YEAR</u>	<u>TRANSACTION</u>
1985	} NIL
TO	
1988	
1989	TRANSACTION

**GIFT DEED** dated 22/08/1988 between

**DONOR** - Harishchandra Shankar Choudhary

**DONEE** - Rajesh Harishchandra Choudhary (Minor) through  
Legal Guardian Sitabai Harishchandra Choudhary

### **PROPERTY DESCRIPTION -**

All that piece and parcel of Plot of Land admeasuring about 1.64.0 (H.R.P) bearing Survey No. 159 Hissa No. 11 paiki situate lying and being at Village Kamatghar, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Talathi Saja Kamatghar, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane.

Registered in the office of Sub-Registrar Bhiwandi vides volume No. 301/204/159 to 161 dated 05/08/1989.

**SALE DEED** of Rs. 1,80,000/- dated 27/10/1989 between

**VENDOR** - Rajesh Harishchandra Choudhary (Minor) through  
Legal Guardian Sitabai Harishchandra Choudhary

**PURCHASER** - (1) Rajendra Karmal Shah  
(2) Meena Mahendra Shah  
(3) Ramkrushna Gajanan Bhavsar HUF  
(4) Shantilal V. Vasani

**PROPERTY DESCRIPTION -**

All that piece and parcel of Plot of Land admeasuring about 0.80.0 (H.R.P) bearing Survey No. 159 Hissa No. 11 paiki situate lying and being at Village Kamatghar, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Talathi Saja Kamatghar, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane.

Registered in the office of Sub-Registrar Bhiwandi vides volume No. 1241/224 /221 to 227 dated 27/10/1989.

1990

TO

2003

} NIL

2004

TRANSACTION

**SALE DEED** of Rs. 11,25,000/- dated 29/07/2004 between

**VENDOR** - Rajesh Harishchandra Choudhary

**PURCHASER** - Kishor Mohanlal Shah

**PROPERTY DESCRIPTION -**

All that piece and parcel of Plot of Land area admeasuring about 4682.27 square meter equivalent to 0.46.32 (H.R.P) bearing Survey No. 159 Hissa No. 11 paiki situate lying and being at Village Kamatghar, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Talathi Saja Kamatghar, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane.

Registered in the office of Sub-Registrar Bhiwandi-1 vides its serial No. 3117/2004 dated 29/07/2004.

# SURAJ L. JAIN

B.Com. LL.B.

Office:

ADVOCATE HIGH COURT

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

**SALE DEED** of Rs. 8,75,000/- dated 10/12/2004 between

**VENDOR** -- Rajesh Harishchandra Choudhary

**PURCHASER** - Kishor Mohanlal Shah

**PROPERTY DESCRIPTION -**

All that piece and parcel of Plot of Land area admeasuring about 3718 square meter equivalent to 0.37.18 (H.R.P) bearing Survey No. 159 Hissa No. 11 paiki situate lying and being at Village Kamatghar, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Talathi Saja Kamatghar, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane.

Registered in the office of Sub-Registrar Bhiwandi-1 vides its serial No. 4686/2004 dated 10/12/2004.

2005

TO

2010

}

N I L

2011

TRANSACTION

**NOTICE OF LIS PENDENCE** dated 24/02/2011 executed by

**EXECUTANT** - Bhalchandra Shankar Choudhary

**PROPERTY DESCRIPTION,-**

All that piece and parcel of Plot of Land total area admeasuring about 2.75.3 (H.R.P) bearing Survey No. 76/5, 97/1, 83/4, 155/4A, 155/11, 155/12, 155/14Paiki/1, 158/7, 159/11Paiki, 159/18Paiki/1 Hissa No. 11 paiki situate lying and being at Village Kamatghar, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Talathi Saja Kamatghar, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane. (regular civil suit No. 35/2011)

Registered in the office of Sub-Registrar Bhiwandi-1 vides its serial No. 1561/2011 dated 25/02/2011.

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**NOTICE OF LIS PENDENCE** dated 24/02/2011 executed by

**EXECUTANT** - Bhalchandra Shankar Choudhary

**PROPERTY DESCRIPTION -**

All that piece and parcel of Plot of Land total area admeasuring about 2.75.3 (H.R.P) bearing Survey No. 76/5, 97/1, 83/4, 155/4A, 155/11, 155/12, 155/14Paiki/1, 158/7, 159/11Paiki, 159/18Paiki/1 Hissa No. 11 paiki situate lying and being at Village Kamatghar, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Talathi Saja Kamatghar, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane. (regular civil suit No. 805/2010)

Registered in the office of Sub-Registrar Bhiwandi-1 vides its serial No. 1562/2011 dated 25/02/2011.

2012	N I L
2013	TRANSACTION

**DEVELOPMENT AGREEMENT** dated 25/03/2013 executed between

**OWNER** - Kishore Mohanlal Shah

**DEVELOPER** - M/s. Deeplaxmi Developers

**PROPERTY DESCRIPTION -**

All that piece and parcel of Plot of Land admeasuring about 0.84.0 (H.R.P) bearing Survey No. 159 Hissa No. 11 paiki situate lying and being at Village Kamatghar, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Talathi Saja Kamatghar, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane.

Registered in the office of Sub-Registrar of Assurances at Bhiwandi vides its serial No. BVD1-2618/2013 dated 25/03/2013.

2014	Record Not ready
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Place : Bhiwandi

Date : 23/07/2014

*SJain*  
**SURAJ L. JAIN**  
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ADVOCATE HIGH COURT

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(Maharashtra) 421 302. t 251420

Date: 23/07/2014

## TITLE INVESTIGATION REPORT

I have investigated the title of **M/S. DEEPLAXMI 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 25/03/2013 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD1-2618/2013 executed between Kishore Mohanlal Shah and M/s. Deeplaxmi Developers.
- 2) Index No. II issued by Sub Registrar office Bhiwandi dated 25/03/2013 in respect of document No. BVD1-2618/2013.
- 3) Power of Attorney dated 25/03/2013 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD1-2619/2013 executed by Kishor Mohanlal Shah in favour of M/s. Deeplaxmi Developers.
- 4) 7/12 Extract & Mutation Entry (Ferfar) issued by Talathi Saja Kamatghar, Taluka Bhiwandi.
- 5) Construction permission & Sanction Plan issued by Bhiwandi Nizampur City Municipal Corporation, Bhiwandi.

I have examined all the documents carefully and I am of the opinion that M/s. DEEPLAXMI DEVELOPERS, are lawful occupant of all that piece and parcel of Plot of Land admeasuring about **0.84.0 (H.R.P)** bearing **Survey No. 159 Hissa No. 11 paiki** situate lying and being at **Village Kamatghar**, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Talathi Saja Kamatghar, 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. DEEPLAXMI DEVELOPERS**.

  
**SURAJ L. JAIN**  
B.Com. LL.B.  
ADVOCATE HIGH COURT