

PUSHPAK V. RAUT
ADVOCATE & LEGAL ADVISOR
Mob.: 9960332999

OFFICE : 215, 2nd FLOOR, GOKUL PLAZA,
VEER SAVARKAR MARG, VIRAR (E)
OPP. RAILWAY PHATAK, TAL. VASAI,
DISTRICT THANE, PIN CODE - 401 305
OFFICE TIME : 6.00 P.M. to 8.00 P.M.

SEARCH REPORT-CUM-TITLE CERTIFICATE

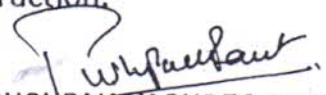
THIS IS TO CERTIFY that I have caused Search to be taken in the offices of the Sub-Registrar at Vasai till 03-12-2013 in respect of "C & D Wing of" Building No. 1 Consisting Of FSI Admeasuring 49013.12 Sq. Feet to be constructed on Land bearing survey No. 242 Hissa No. -, admeasuring 2-23-2H.R. lying being situated at Village Nile More, Tal. Vasai, Dist. Thane. The Search was taken for the purpose of verifying the registered transactions, if any. The Search was taken for the years 2013. The findings on the Search Records available are as under:

YEAR	FINDINGS
2013	PHOTO PRINTED ENTRY-1 (TILL 10.12.2013 SEARCH IS TAKEN)

From Documents Produce before me it is noticed that:-

As per Title Certificate and Search Report issued by Advocate Mr. B. C. Solanki dated 09-10-2013 Title of M/s Viva Swastik Developers in respect of N. A. Land bearing survey No. 242 Hissa No. – Situated at Village Nilemore Tal Vasai Dist Thane is clear and marketable.

M/s Viva Swastik Developers wide Development Agreement dated 23/09/2013 registered with Sub Registrar Vasai – II at Sr. No. 8040/2013 grant Development rights in respect of "C & D Wing of" Building No. 1 Consisting of FSI Admeasuring 49013.12 Sq. Feet to be constructed on Land bearing survey No. 242 Hissa No. -, admeasuring 2-23-2H.R. lying being situated at Village Nilemore, Tal. Vasai, Dist. Thane to M/s Govinda Construction.

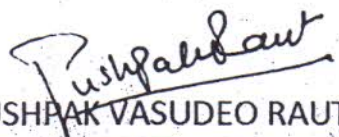

PUSHPAK VASUDEO RAUT
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M/s Viva Swastik Developers wide Development Agreement dated 23/09/2013 registered with Sub Registrar Vasai – II at Sr. No. 8040/2013 further agreed to grant Development rights in respect of “C & D Wing of” Building No. 1 Consisting of additional FSI Admeasuring 10621.05 Sq. Feet to be constructed on Land bearing survey No. 242 Hissa No. -, admeasuring 2-23-2H.R. lying being situated at Village Nilemore, Tal. Vasai, Dist. Thane to M/s Govinda Construction as and when same was sanction by concern Town Planning Authority.

Except the above, no other transaction being sale, mortgage, lease, lien or otherwise is noticed.

From the above facts, subject to the above findings I opine that the title of M/s Govinda Construction in respect of “C & D Wing of” Building No. 1 Consisting of FSI Admeasuring 49013.12 Sq. Feet to be constructed on Land bearing survey No. 242 Hissa No. -, admeasuring 2-23-2H.R. lying being situated at Village Nilemore, Tal. Vasai, Dist. Thane is clear, marketable and free from all encumbrances.

Dated this 10rd day of December 2013.


(PUSHPAK VASUDEO RAUT)
ADVOCATE

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