

Pravin L. Jain

B.Com., LL.B.

(ADVOCATE HIGH COURT)



Mobile :- 9890259914

Office at :- 9, Brahman Aley, Gala No. G/2,
First Floor, Habade Shopping Centre,
Near Parnaka, Bhiwandi - 421308,
Dist. Thane, Maharashtra.

Ref. No. Title /03112014

Date : - 09th January 2015.

TITLE CERTIFICATE

Ref:- In respect of All that piece and parcel of Non-Agricultural land bearing **S. No. 69, H. No. 1 Paiki**, area admeasuring about **7100 Sq. Mtr.** of Revenue Village - **Bhadwad**, Talathi Saja Temghar, Tal. Bhiwandi, Dist.- Thane within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, and within the limits of Sub Registration Division and Taluka Bhiwandi and Registration Division and District Thane. As per 7/12 Extract the said property stands in the name of **Mr. Ramesh Kasturchand Jain / Tejawat.**

As per the instructions and information supplied and document furnished before me,

I have perused

- (1) Zerox Copy of **7/12 Extract** of the above referred Land Property
- (2) **Search Report Dated 30/12/2014** issued by **Adv. Archana Khandu Thakare** in respect of inspection made and search taken of entries of encumbrances made in Index Volume Registers kept in office of Sub Registrar of Bhiwandi for the last thirty years vide **Search Application No. 4751/2014, (Receipt No. 13771)**, dated **17th December 2014**
- (3) Zerox Copy of Registered Development Agreement bearing registration **Sr. No. 1754 of 2014 dated 28/03/2014** executed by Owner Mr. Ramesh Kasturchand Jain in favour of Developer Mr. Asha Infratech Through its partners **1) Mr. Nanji Damji Patel 2) Mr. Kanji Khimji Patel 3) Mr. Mansukh Teja Patel / Vavia 4) Mr. Archar Panch Devda** in respect of Land bearing S. No. 69/1(P) area admeasuring about 7100 Sq.Mtrs being, lying and situated at Revenue Village Bhadwad, Tal. Bhiwandi, Dist. Thane.
- (4) Zerox Copy of Registered Power of Attorney bearing registration **Sr. No. 1755 of 2014 dated 28/03/2014** executed by Owner **Mr. Ramesh Kasturchand Jain** in favour of **Mr. Asha Infratech Through its partners 1) Mr. Nanji Damji Patel 2) Mr. Kanji Khimji Patel 3) Mr. Mansukh Teja Patel / Vavia 4) Mr. Archar Panch Devda** in respect of Land bearing **S. No. 69/1(P)** area admeasuring about **7100 Sq.Mtrs** being, laying and situated at Revenue Village Bhadwad, Tal. Bhiwandi, Dist. Thane.
- (5) Zerox Copy of Registered Bandh Patra bearing registration **Sr. No. 7085 of 2014 dated 17/09/2014** executed by Owner **Mr. Ramesh Kasturchand Jain** in favour of **Bhiwandi Nizampur City Municipal Corporation Bhiwandi** in respect of Land bearing **S. No. 69/1(P)** area admeasuring about **133 Sq.Mtrs** for Road widening purpose being, laying and situated at Revenue Village Bhadwad, Tal. Bhiwandi, Dist. Thane.

and on the basis of documents and information supplied by the Owner hereinabove, the above referred Land Property is belonging and standing in the name of owner **Mr. Ramesh Kasturchand Jain** and as per my opinion the title to the above referred said Land property (subject to the aforesaid Registered Development Agreement and Registered Bandh Patra) is having clear title and free from encumbrances and charges.

Note :- All the Documents furnished for issuing Title Certificate is returned back to the Owner after perusal along with present Title Certificate.



Adv. Pravin L. Jain

Archana Khandu Thakare

Advocate (High Court) B.A., LL.B.

14 -B/11, Flat No.004,Ground floor,Gopal Nager, Bhiwandi-421 302, Dist : Thane.

(M) 9220578170

Date : 30/12/2014

SEARCH REPORT

Ref:- In respect of land bearing **Survey No. 69/1 (P)**, area admeasuring about **7100., Sq. Mtrs.**, being, lying Situated at **Village Bhadwad, Tal. Bhiwandi, Dist. Thane.**

On careful inspection of the Index Volume Registers kept in office of Sub Registers of Assurances at Bhiwandi In respect of the above mentioned property During the year **1985 to 15/12/2014** the following transaction are traced out.

The aforesaid search is taken in respect of land property only that doesnot include any transaction in respect of Flat, Gala, Shop structure standing thereon.

YEAR	TRANSACTION	YEAR	TRANSACTION
1985	NIL	2000	NIL
1986	NIL	2001	NIL
1987	NIL	2002	NIL
1988	NIL	2003	Transaction
1989	NIL	2004	NIL
1990	NIL	2005	NIL
1991	Transaction	2006	NIL
1992	NIL	2007	NIL
1993	NIL	2008	Entry
1994	NIL	2009	NIL
1995	NIL	2010	Transaction
1996	NIL	2011	Transaction
1997	NIL	2012	Transaction
1998	NIL	2013	Nil
1999	NIL	2014	Not Available for inspection

TRANSACTION FOR THE YEAR 1991 :-

1) Registered Sale Deed in respect of Land bearing **Survey No. 69/1(P)**, area admeasuring about **7100., Sq.Mtrs.**, being, laying Situated at **Village Bhadwad, Tal. Bhiwand, Dist. Thane.** bearing registration **Sr. No. 2318** executed & registered on **29/08/1991** by **Nazmuddin Mainuddin Faqih** in favour of 1) **Abdul Riyasat Khan** 2) **Abdul Majid Jiyauddin Khan** 3) **Sirajuddin Ilakedar Khan.**

2) Registered Sale Deed in respect of Land bearing **Survey No. 69/1(P)**, area admeasuring about **7100, Sq.Mtrs.**, being, laying Situated at **Village Bhadwad, Tal. Bhiwand, Dist. Thane.** bearing registration **Sr. No. 3893** executed & registered on **20/12/1991** by 1) **Abdul Riyasat Khan** 2) **Abdul Majid Jiyauddin Khan** 3) **Sirajuddin Ilakedar Khan** in favour of 1) **Mohd. Farooque Mohd. Amin Ansari** 2) **Haji Badre Alam Haji Qasim Shaikh** 3) **Abdul Haraira Abdul Matin Khan.**

TRANSACTION FOR THE YEAR 2003 :-

Registered Sale Deed in respect of Land bearing **Survey No. 69/1(P)**, area admeasuring about **897.00 Sq.Mtrs.**, being, laying Situated at **Village Bhadwad, Tal. Bhiwand, Dist. Thane.** bearing registration **Sr. No. 3579** executed & registered on **02/09/2008** by **Shri Haji Badre Alam Haji Kasam Shaikh** through **Abul Faiz Hammad Shaikh** in favour of **Shri Javed Mushtaque Khan.**

TRANSACTION FOR THE YEAR 2010 :-

1) Registered Sale Deed in respect of Land bearing **Survey No. 69/1(P)**, area admeasuring about **897.0 Sq.Mtrs.**, being, laying Situated at **Village Bhadwad, Tal. Bhiwand, Dist. Thane.** bearing registration **Sr. No. 6653** executed & registered on **01/10/2010** by **Shri Huraira Abdul Matin Khan** through **Shri Tansukhkumaar Jain** in favour of **Shri Irfan Kasim Momin.**

2) Registered Confirmation Deed in respect of Land bearing **Survey No. 69/1(P)**, area admeasuring about **6443., Sq., Yard.**, being laying Situated at **Village Bhadwad, Tal. Bhiwandi, Dist. Thane** bearing registration **Sr. No. 7807** executed & registered on **10/11/2010** by **Shri Mohd. Farooque Mohd. Ansari** through **Ejaj Sultanali Khan** in favour of **Shri Ramesh Kasturchand Jain / Tejawat.**

3) Registered Sale Deed in respect of Land bearing **Survey No. 69/1(P)**, area admeasuring about **6443., Sq., Yard.**, being laying Situated at **Village Bhadwad, Tal. Bhiwandi, Dist. Thane** bearing registration **Sr. No. 7808** executed & registered on **10/11/2010** by **Shri Mohd. Farooque Mohd. Ansari** through **Ejaj Sultanali Khan** in favour of **Shri Ramesh Kasturchand Jain / Tejawat.**

TRANSACTION FOR THE YEAR 2011 :-

Registered Sale Deed in respect of Land bearing **Survey No. 69/1(P)**, area admeasuring about **897.0 Sq.Mtrs.**, being, laying Situated at **Village Bhadwad, Tal. Bhiwand, Dist. Thane.** bearing registration **Sr. No. 1771** executed & registered on **28/02/2011** by **Shri Javed Mushtaque Khan** through **Shri Tansukhkumaar Jain** in favour of **Shri Rajesh Sawant.**

TRANSACTION FOR THE YEAR 2012 :-

1) Registered Sale Deed in respect of Land bearing **Survey No. 69/1(P)**, area admeasuring about **897.0 Sq.Mtrs.**, being, laying Situated at **Village Bhadwad, Tal.**

Bhiwand, Dist. Thane. bearing registration Sr. No. 7617 executed on 28/09/2012 & registered on 03/10/2012 by Shri Irfan Kasim Momin in favour of Shri Ramesh Jain.

2) Registered Sale Deed in respect of Land bearing Survey No. 69/1(P), area admeasuring about 897.0 Sq.Mtrs., being, laying Situated at Village Bhadwad, Tal. Bhiwand, Dist. Thane. bearing registration Sr. No. 8979 executed & registered on 05/12/2012 by Shri Rajesh Sawant in favour of Shri Ramesh Jain.

Note for the year 2008, Index Volume at Sub Registers of Assurances at Bhiwandi - 1 is not available for inspection 2012, 2013 Index Volume at Sub Registers of Assurances at Bhiwandi III is not available for inspection.

(All search taken by me as per record available at Register office Bhiwandi)

Archana Khandu Thakare

ADV. ARCHANA KHANDU THAKARE