

DALESH V. BAJAJ
Advocate (High Court) B.Sc., LL.B.

323, Office No.10. Geeta Sadan Society, Gokul Nagar, Bhiwandi-421 302, Dist: Thane, (M)
9890206207

Date: 11/10/2018

TO WHOM SOEVER IT MAY CONCERN

Ref: 1] **NAME/S OF TITLE HOLDER: M/s. SWASTIK ENTERPRISES THROUGH
IT'S PARTNER SHRI PRADEEP
LAXMINARAYAN LAKHOTIYA**

2] **DESCRIPTION OF PROPERTY:** All that piece and parcel of Non Agricultural land bearing City Survey No.1168A, adm. 27.60 Sq. mtrs. and 1168B adm. 479.10 Sq. mtrs. totally adm. 506.70 Sq. mtrs., Revenue Village Bhiwandi, District- Thane, within the limits of Bhiwandi Nizampur City of Municipal Corporation and Sub-Division and Sub-Registration Office, Bhiwandi and Division and District Thane.

3] **LIST OF XEROX COPY OF DOCUMENT SCRUTINIZED :**

I] Copy of Sale Deed b/w Shri Dattatraya Keshav Karve through its Power of Attorney Holder for Admission Smt Nilam Madhav Chitale (Vendor) and **SHRI VIJAY LAXMINARAYAN LAKHOTIYA THROUGH ITS POWER OF ATTORNEY HOLDER SHRI PRADEEP LAXMINARAYAN LAKHOTIYA and SHRI RAMAN BHOORMAL JAIN** under registration Serial No. BVD-1-4299/2017 dated 29/06/2017.

II] Copy of Sale Deed b/w **SHRI VIJAY LAXMINARAYAN LAKHOTIYA THROUGH ITS POWER OF ATTORNEY HOLDER SHRI PRADEEP LAXMINARAYAN LAKHOTIYA and SHRI RAMAN BHOORMAL JAIN** (Vendor) and **M/s. SWASTIK ENTERPRISES THROUGH IT'S PARTNER SHRI PRADEEP LAXMINARAYAN LAKHOTIYA** under registration Serial No. BVD-1-4176/2018 dated 24/05/2018.

III] Copy of Property card in the name of **M/s. SWASTIK ENTERPRISES THROUGH IT'S PARTNER SHRI PRADEEP LAXMINARAYAN LAKHOTIYA** bearing CTS No 1168A and 1168B, Bhiwandi.

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4] TRACING OF TITLE:

As reveals from the documents submitted it appears that by Shri Dattatraya Keshav Karve through its Power of Attorney Holder for Admission Smt Nilam Madhav Chitale was the owner of the land. That by Sale Deed b/w Shri Dattatraya Keshav Karve through its Power of Attorney Holder for Admission Smt Nilam Madhav Chitale (Vendor) and **SHRI VIJAY LAXMINARAYAN LAKHOTIYA THROUGH ITS POWER OF ATTORNEY HOLDER SHRI PRADEEP LAXMINARAYAN LAKHOTIYA and SHRI RAMAN BHOORMAL JAIN** under registration Serial No. BVD-1-4299/2017 dated 29/06/2017.

That by Indemnity Bond Sale Deed b/w **SHRI VIJAY LAXMINARAYAN LAKHOTIYA THROUGH ITS POWER OF ATTORNEY HOLDER SHRI PRADEEP LAXMINARAYAN LAKHOTIYA and SHRI RAMAN BHOORMAL JAIN** (Indemnifier) under registration Serial No. BVD-2-7533/2017 dated 14/12/2017 has give land to Bhiwandi Nizampur Municipal Corporation adm. 72. 98 Sq. mtrs.

But however by Rectification of Indemnity Bond Sale Deed b/w **SHRI VIJAY LAXMINARAYAN LAKHOTIYA THROUGH ITS POWER OF ATTORNEY HOLDER SHRI PRADEEP LAXMINARAYAN LAKHOTIYA and SHRI RAMAN BHOORMAL JAIN** (Indemnifier) under registration Serial No. BVD-3-4899/2018 dated 11/09/2018 has give land to Bhiwandi Nizampur Municipal Corporation adm. 46.22 Sq. mtrs.

That by Sale Deed b/w **SHRI VIJAY LAXMINARAYAN LAKHOTIYA THROUGH ITS POWER OF ATTORNEY HOLDER SHRI PRADEEP LAXMINARAYAN LAKHOTIYA and SHRI RAMAN BHOORMAL JAIN** (Vendor) and M/s. **SWASTIK ENTERPRISES THROUGH IT'S PARTNER SHRI PRADEEP LAXMINARAYAN LAKHOTIYA** under registration Serial No. BVD-1-4176/2018 dated 24/05/2018. The name of present owner is mutated in CTS record.

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5] FINAL CERTIFICATE:

I had taken the search dated 03/10/2018 in respect of above mentioned property from 1989 to 2018 for the period of 30 years in the office of Sub-Registrar Bhiwandi. hence title on the basis of document available and Search report available in my opinion is clear, free from all encumbrances and marketable.

**(D.V. BAJAJ)****(Advocate)****DALESH V. BAJAJ****B.Sc., LL.B.****ADVOCATE HIGH COURT
Office No.10, 323, Geeta Sadan,
Gokul Nagar, Bhiwandi-421302
EN. No. MAH/2613/1999**

81/0

इतर पावती

Original/Duplicate

Thursday, 11 October 2018 9:38

PM

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 11057

दिनांक: 11/10/2018

गावाचे नाव

दस्तऐवजाचा अनुक्रमांक: बवड1-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अॅड.डालेश व्ही बजाज

वर्णन अर्ज क्र.665/2018 माँजे भिवंडी ता.भिवंडी सिटीएस क्र.1168 अ व ब शोध सन 1989 ते
2018 वर्षे 30

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Bhivandi 1

सहदुय्यम निबंधक भिवंडी-१

1); देयकाचा प्रकार: eChallan रक्कम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH006805681201819E दिनांक: 11/10/2018

बँकेचे नाव व पत्ता:

10/11/2018

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SEARCH REPORT

Ref: All that piece and parcel of Non Agricultural land bearing **City Survey No.1168A, adm. 27.60 Sq. mtrs. and 1168B adm. 479.10 Sq. mtrs. totally adm. 506.70 Sq. mtrs.**, Revenue Village Bhiwandi, District- Thane, within the limits of Bhiwandi Nizampur City of Municipal Corporation and Sub-Division and Sub-Registration Office, Bhiwandi and Division and District Thane..

On careful inspection of the Index Volume Registers kept in all the offices of Sub-Registrar, Bhiwandi. In respect of above mentioned property for the period of 30 years, i.e. 1989-2018 the following transactions are traced out.


YEAR	TRANSACTION	YEAR	TRANSACTION
1989	NIL	2004	NIL
1990	NIL	2005	NIL
1991	NIL	2006	NIL
1992	NIL	2007	NIL
1993	NIL	2008	NIL
1994	NIL	2009	NIL
1995	NIL	2010	NIL
1996	NIL	2011	NIL
1997	NIL	2012	NIL
1998	NIL	2013	NIL
1999	NIL	2014	NIL
2000	NIL	2015	NIL
2001	NIL	2016	NIL
2002	NIL	2017	Entry
2003	NIL	2018	Entry

Transaction: 1] Sale Deed b/w Shri Dattatraya Keshav Karve through its Power of Attorney Holder for Admission Smt Nilam Madhav Chitale (Vendor) and **SHRI VIJAY LAXMINARAYAN LAKHOTIYA THROUGH ITS POWER OF ATTORNEY HOLDER SHRI PRADEEP LAXMINARAYAN LAKHOTIYA and SHRI RAMAN BHOORMAL JAIN** under registration Serial No. BVD-1-4299/2017 dated 29/06/2017.

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Adv. Dalesh V. Bajaj
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