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TITLE & SEARCH

Survey No. 135/3A, 138/2, 139/2

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Email: adv.reenasharma@rediffmail.com

Ref.:

Date: _____

04/02/2012

TITLE CERTIFICATE

1] Description of the Property

All that piece and parcel of agricultural land situate in village Chikhloli, Tal.Ambarnath, Dist.Thane, M.S., within the limits of Ambarnath Municipal Council bearing the following details;

SURVEY NO.	HISSA NO.	AREA(H-R-P)
135	3A	2-40-0 (undivided portion out of total area of 4-51-0)
138	2	0-27-3
134	2	0-05-8
TOTAL AREA =		2-73-1

(hereinafter mentioned as the 'said property')

2] Tracing of title.

The Property bearing S.No.135/3A was part of agricultural lands totally admeasuring 4-51-0 = 11 acres 11 gunthas along with Pot Kharaba area of 0-32-0 = 32 gunthas belonging to Shri Namdev Laxman Bhoir and others out of which an area of 2-40-0 was sold to M/S Om Sai Construction company vide registered Sale Deed executed on 20/6/2008 and bearing serial No.3159/2008 dated 25/6/2008. The said M/S Om Sai

Construction co. had also purchased the other two properties being S.No.138/2 from Smt. Nalini Vidyanand Oka and others vide Conveyance deed bearing serial no.1084/2009 dated 16/3/2009 and S.No. 134/2 vide registered Sale Deed. The said M/S Om Sai Construction company then sold the said properties to Shri Suresh Kantilal Patel and 7 others for valuable consideration vide registered Sale Deed bearing serial No.1680 dated 13/4/2010. The said Shri Suresh Kantilal Patel and others then as of today entered into an Agreement for Sale and registered it at serial no.342 dated 19/1/2012 with the sub-registrar of documents at Ulhasnagar.

3] Certificate of Title

I have gone through the records and documents which are made available to me by Shri Sunil Tharwani, director of M/S Tharwani Superstructures Pvt. Ltd.,

- a) 7/12 and other Mutation Entries extracts of the said property, for year 2011 & 2012.
- b) Order of the Dy. Collector & Competent Authority Ulhasnagar Urban Agglomeration under ULC.
- c) Copy of the Deed of Conveyance executed between original owners and M/s Om Said Construction company.
- d) Copy of the Conveyance Deed dated 13/04/2010 between M/S Om Sai Construction company and Shri Suresh Kantilal Patel and 7 others bearing serial No.1680.



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e) Copy of Power of Attorney given to purchaser therein bearing S.No.1681/2010.

f) Copy of Agreement for Sale dated 19/1/2012 between Shri Suresh Kantilal Patel and M/S Tharwani Superstructures Pvt. Ltd. Bearing serial no.342/12.

h) Copy of Power of Attorney given to purchaser therein bearing Serial no.343 dated 19/1/2012.

I have found that Shri Suresh Kantilal Patel, Shri Bhavin Rameshchandra Patel, Shri Govind Pralaldbhai Patel, Shri Praful Tulsibhai Patel, Shri Purshottam O. Agrawal, Shri Mahadev Parbat Patel, Shri Praful Manjibhai Kapupara, Shri Jayantilal Meghji Pokar are the joint and undivided Owners of the above said Property till today in the records of govt. and Revenue dept. have through legal document agreed to sell the said properties to M/S Tharwani Superstructures Pvt. Ltd., and do possess a clear & marketable Title over the said property or part thereof.

The search taken on 16/01/201 in the office of the sub-registrar of documents shows that there are no transactions adverse to the title of the Owners registered in respect of the said property in the records of Sub-Registrar of Documents of Kalyan and Ulhasnagar for the past 30 years.

Thus, from the aforesaid records, documents provided, search taken of the available records and the information provided by the Constituted Attorney of the Owners Shri Sunil Hardasmal Tharwani of M/S Tharwani Superstructures Pvt. Ltd, I hereby opine that the above

mentioned said property at Chikhlioli, Tal.Ambarnath stands in the name of the present owners mentioned above and they have a good title on it and they have agreed to sell the said property to M/S Tharwani Superstructure Pvt. Ltd.

(Miss Hemlata H. Patil)
Advocate



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SEARCH REPORT

Under instructions from and on behalf of my client Shree Sunil H. Tharwani of M/s Tharwani Superstructure Pvt. Ltd. Vashi, Navi Mumbai; I through my clerk Mr. Kailash Bongane have taken the search of the records in respect of an landed property bearing S Survey No.135, and Hissa no.3A admeasuring 2.40 Hectare = 24000 sq. meters Survey No.138, and Hissa no.2 admeasuring 2730 sq. meters Survey No.134, and Hissa no.2 admeasuring 580 sq. meters situated at village Chikhholi, Tal.Ambarnath, Dist. Thane; for the last 30 years. The search of the records for the years from 1983 to January 2012 was taken from the records of the Sub-Registrar of Documents at Ulhasnagar, Ambarnath and Badlapur on 16/01/2012.

The official search taken in respect of the said property for the years from 1983 to till now and from the records available reveals that there are few transactions recorded in respect of the said properties in the year 2008, 2009 and 2010 which are legal title transfer documents from the previous owners to the present. The records could not be searched as the Index II Register of the year 1983, 1984 & 1986 is not available. No other record adverse to the title of the present Owners is found from the records at the office of the Sub-Registrars of Documents pertaining to sale, mortgage, exchange, charge, lien or any other type of right in the said property.

(Miss Hemlata H. Patil)

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