

TITLE INVESTIGATION REPORT

I have investigated the title of **M/S. SUN REALTORS** 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 03/11/2012 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD1-9409/2012 executed between (1) Kamalakar Balaram Naik (2) Gulab Balaram Patil, (3) Devidas Balaram Naik, (4) Pralhad Balaram Naik, (5) Balaram Hendrya Naik and M/s. Sun Realtors through Partners (1) Dinesh Bhanwarlal Nahata HUF (2) Nilesh R. Shah.
- 2) Index No. II issued by Sub Registrar office Bhiwandi dated 03/11/2012 in respect of document No. BVD1-9409/2012.
- 3) Power of Attorney dated 03/11/2012 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD1-9410/2012 executed by (1) Kamalakar Balaram Naik (2) Gulab Balaram Patil, (3) Devidas Balaram Naik, (4) Pralhad Balaram Naik, (5) Balaram Hendrya Naik in favour of M/s. Sun Realtors through Partners (1) Dinesh Bhanwarlal Nahata HUF (2) Nilesh R. Shah.
- 4) Development Agreement dated 21/02/2013 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD3-1233/2013 executed between (1) Balaram Hendrya Naik (2) Pralhad Balaram Naik and M/s. Sun Realtors through Partners (1) Dinesh Bhanwarlal Nahata HUF (2) Nilesh R. Shah.
- 5) Index No. II issued by Sub Registrar office Bhiwandi dated 21/02/2013 in respect of document No. BVD3-1233/2013.
- 6) Power of Attorney dated 21/02/2013 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD3-1234/2013 executed by (1) Balaram Hendrya Naik (2) Pralhad Balaram Naik in favour of M/s. Sun Realtors through Partners (1) Dinesh Bhanwarlal Nahata HUF (2) Nilesh R. Shah.
- 7) Correction Deed dated 09/10/2013 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD3-5115/2013 executed between (1) Balaram Hendrya Naik (2) Pralhad Balaram Naik and M/s. Sun Realtors through Partners (1) Dinesh Bhanwarlal Nahata HUF (2) Nilesh R. Shah.
- 8) Index No. II issued by Sub Registrar office Bhiwandi dated 09/10/2013 in respect of document No. BVD3-5115/2013.

- 9) Power of Attorney dated 09/10/2013 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD3-5116/2013 executed by (1) Balaram Hendrya Naik (2) Pralhad Balaram Naik in favour of M/s. Sun Realtors through Partners (1) Dinesh Bhanwarlal Nahata HUF (2) Nilesh R. Shah
- 10) Development Agreement dated 09/10/2013 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD3-5117/2013 executed between Balaram Hendrya Naik and M/s. Sun Realtors through Partners (1) Dinesh Bhanwarlal Nahata HUF (2) Nilesh R. Shah.
- 11) Index No. II issued by Sub Registrar office Bhiwandi dated 09/10/2013 in respect of document No. BVD3-5117/2013.
- 12) Power of Attorney dated 09/10/2013 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD3-5118/2013 executed by Balaram Hendrya Naik in favour of M/s. Sun Realtors through Partners (1) Dinesh Bhanwarlal Nahata HUF (2) Nilesh R. Shah.
- 13) Power of Attorney dated 20/02/2014 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD3-1065/2014 executed by (1) Balaram Hendrya Naik (2) Kamalakar Balaram Naik (3) Pralhad Balaram Naik (4) Devidas Balaram Naik, (5) Gulab Balaram Patil, in favour of M/s. Sun Realtors through Partners (1) Dinesh Bhanwarlal Nahata HUF (2) Nilesh R. Shah.
- 14) Indemnity Bond dated 25/11/2014 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD2-5768/2014 executed by Balaram Hendrya Naik & others through their attorney holder M/s. Sun Realtors through Partners (1) Dinesh Bhanwarlal Nahata HUF (2) Nilesh R. Shah in favour of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi.
- 15) Index No. II issued by Sub Registrar office Bhiwandi dated 25/11/2014 in respect of document No. BVD2-5768/2014.
- 16) Supplement Deed dated 16/04/2018 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD1-3037/2018, BVD1-3038/2018 & BVD1-3039/2018, executed between (1) Kamalakar Balaram Naik (2) Pralhad Balaram Naik (3) Devidas Balaram Naik, (4) Gulab Balaram Patil and M/s. Sun Realtors through Partners (1) Narayan Ratanlal Choudhary (2) Hemendrakumar Shrishrimal (3) Shamim Abdul Mannan Khan.
- 17) Index No. II issued by Sub Registrar office Bhiwandi dated 16/04/2018 in respect of document No. BVD1-3037/2018, BVD1-3038/2018 & BVD1-3039/2018.

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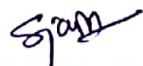
- 18) Power of Attorney dated 16/04/2018 duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi, vide its serial No. BVD1-3040/2018 executed by (1) Kamalakar Balaram Naik (2) Pralhad Balaram Naik (3) Devidas Balaram Naik, (4) Gulab Balaram Patil, in favour of M/s. Sun Realtors through Partners (1) Narayan Ratanlal Choudhary (2) Hemendrakumar Shrishrimal (3) Shamim Abdul Mannan Khan.
- 19) Commencement Certificate & Sanction Plan issued by Bhiwandi Nizampur City Municipal Corporation, Bhiwandi vide No. BPK/65/2019-2020 outward No. TP/122 dated 03/01/2020.
- 20) The letter of payment of charges for the conversion of land use into Non-Agriculture issued by the office of the Tahsildar, Bhiwandi, vide order No. REV/DESK-1/TE-10/NAP/TEMGHAR/SR-195/2018 dated 06/10/2018.
- 21) Partnership Deed between Owner and the Developer.
- 22) 7/12 Extract and Ferfar (Mutation Entry) issued by Talathi Saja Temghar, Taluka Bhiwandi.
- 23) Settlement Deed and order of judicial court in respect of RCS No. 732/2011, RCS No. 652/2011 and RCS No. 204/2012 produced by party.

I have examined all the documents carefully and I am of the opinion that **M/S. SUN REALTORS**, are lawful occupant of all that piece and parcel of Plot of Non Agriculture Land bearing Survey No. 73/2 (Old Survey No. 73/0 Paiki) admeasuring about 1820 square meter area, Survey No. 80/16/A/1 (Old Survey No. 80/16 Paiki) admeasuring about 2220 square meter area, Survey No. 80/16/A/6 (Old Survey No. 80/16 Paiki) admeasuring about 2220 square meter area, Survey No. 74/1/77/1/80/16/U/80/16 (Old Survey No. 74/0 Paiki, 77/1, 80/16 Paiki, 80/16 Paiki) admeasuring about 6414.26 square meter area, situate lying and being at Village Temghar, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation Bhiwandi, 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 Land is having clean, clear, unencumbered and marketable title in the hands of **M/S. SUN REALTORS**.

Place : Bhiwandi

Date : 06/01/2020


SURAJ L. JAIN
B.com. LL.B.
ADVOCATE HIGH COURT
Membership No. 2462/2000