KISHOR S. JAIN
ADVOCATE B.Com, L.L.B

Address:- 7-B/5, Gopal Nagar, 3rd Floor, Flat No. 301, Bhiwandi – 421308. Mobile – 9890289633/9322208477

Ref:

22/04/2016

TITLE CERTIFICATE

Ref:- In respect of land bearing **Survey No. 142/1 Paiki, Area admeasuring About 8850 Sq. Mtr and Survey no. 142/2/2, area admeasuring about 2050 Sq Mtr.(Total area comprising of 10,900 Sq.Mtr).** being lying and Situated at **Revenue Village Bhiwandi** Tal. Bhiwandi, Dist.-Thane within the limits of Bhiwandi Nizampur City Municipal Croporation, Bhiwandi and within the limits of Sub Registration Division and Taluka Bhiwandi and Registration Division and District Thane, and the said land belongs to **M/s Nestor Sai Developers Pvt Ltd.**

As per the instructions and information supplied by the abovenamed Owner and document furnished before me, I have perused the Registered Sale Deed bearing Registration Serial **No. 6195 of 2009** Executed and Registered on dated 18th December **2009** with the office of Sub Registrar of Assurances, Bhiwandi - 2 in respect of above referred land and also perused Search Report issued by **Adv. Archana Khandu Thakare** in respect of inspection made and search taken in respect of entries of encumbrances made in Index Volume Registers kept in office of Sub Registrar of Bhiwandi for the last thirty years vide **Receipt No.●5430206, dated 04th OCT 2012 and Search Report dt 04/10/2012 and search report dt 12/04/2016 bearing receipt no. 4531 dt 11/04/2016 and 7/12 & ferfar dated 21/04/2016** and on the basis of documents and information supplied by the Owner hereinabove, **in my opinion** the above referred land is owned by **M/s. Nestor Sai Developers Private Limited** and the title to the above referred said property of Land in my opinion is having clear, marketable title free from all encumbrances and charges.

Adv. Kishor S. Jain
ADV. KISHOR S. JAIN