

Swati H. Sagvekar
Advocate
Building No. 35, 2nd Floor
Amblala Doshi Marg, Near Dena Bank
Opp. Hamam House, Fort
Mumbai - 400 023.

TITLE SEARCH REPORT

TO WHOM IT MAY CONCERN

Investigation of title of the immovable property being pieces and parcels of land bearing Survey No. 32, Hissa No.3 admeasuring area 1H-86R-0P equivalent to 18,600 sq. mtrs., lying, being and situate at Revenue Village Kukambe, within the Registration Sub-District of Shahapur and District Thane, which piece and parcel of land is hereinafter referred to as the "said Property"

Accordingly the following documents have been placed in my hands.

1. The copies of 7/12 extract of the said property for the years 1994-1995 to 2005-2006, 2012-13, 2013-14, 2014-15, 2015-16.
2. Copy of the Sale Deed dated April 29, 2013
3. Copy of the copy of N. A. permission dated May 24, 2016;
4. Copy of the Sale Deed dated May 31, 2016.

As per the instruction of Mr. Vijay Pawar, Managing Director – Mirador Construction Pvt. Ltd., to investigate the title of the aforesaid property, I have taken necessary search from records from the office of sub-registrar of Assurance from 1987 to 2016.

I have relied upon the search report dated May 22, 2013 undertaken by Adv. Shrish B. Patil, who has taken search from office of Sub-Registrar of Assurances offices situated at Kalyan, Murbad and Shahapur.

I have perused the search report and the documents provided to me by Mr. Vijay Pawar and considered the same. I have now to report as under: -



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1. At all the material times, Mr. Mahadu Zipa Gharat & others were the owners and as such in cultivation, possession, occupation and enjoyment of a piece and parcel of in respect of the said Property. The said Mr. Mahadu Zipa Gharat & others executed a Sale Deed dated April 29, 2013 and sold, transferred and alienated the said property unto and in favour of Mr. Rajesh Govind Bhoir. The said sale deed is registered with the Sub- Registrar of Assurances, Shahapur on the same day vide document no. SHP - 2778/2013.
2. The said Mr. Rajesh Govind Bhoir has obtained non-agricultural permission (N. A. permission) in respect of the said property for floating and launching N. A. plot scheme on the said Property by obtaining necessary permissions and sanctions from the Government and other Authorities. The Collector, Thane passed on Order dated May 24, 2016 and granted non-agricultural permission (N.A. permission) in respect of the said property.
3. The said Mr. Rajesh Govind Bhoir vide sale deed dated May 31, 2016 sold transferred and alienated the said Property to and in favour of Mirador Construction Pvt. Ltd. The said sale deed is also duly registered with the Sub-Registrar of Assurances, Shahapur on the same day vide document no. SHP - 2929 / 2016.
4. In pursuance of the request of Mr. Vijay Pawar, Proprietor - Mirador Constructions, I have caused to publish Public Notice on date May 12, 2016 in daily "Punya Nagari" newspapers. In response to the said Public Notice, I have not received any claim or objection from anybody.
5. I have not found any charges or encumbrances substance as on date from available records.



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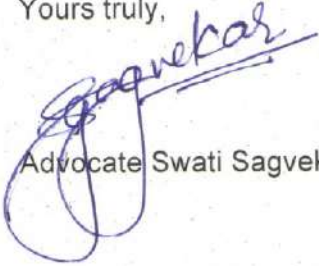
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On the basis of aforesaid and relying on the documents provided to me such as revenue records, public notice and on the declaration and confirmation made by the said owner of the said Property in my view title of Mirador Construction Pvt. Ltd. with the respect of the said Property is clear, marketable and free from all encumbrances and reasonable doubts.

Dated this 27th day of June, 2016

Yours truly,



Advocate Swati Sagvekar