ADVOCATE

Swapna B. More

B. Com. L. L. B.

ADVOCATE HIGH COURT

1st Floor, Below Central Hospital, Opp. State Bank, Jakat Naka, Bhiwandi, Dist. Thane.

Mob. NO. 8087025093/7391890124

Ref. :

FORMAT – A

(Circular No. - 28/2021)

DATE : 08/04/2026

To,

Maharashtra Real Estate Regulatory Authority,
Address: R-Block, 7th Floor, Housefin Bhavan,
Plot No- C-21, E- Block, Near RBI,
Bandra Kurla Complex, Bandra (E),
Mumbai- 400 051.

LEGAL TITLE REPORT

Subject – Title clearance certificate with respect to **New Survey No. 124/125/159/161 (Old Survey No. 124/5, 124/6, 124/7, 124/9, 124/10, 125/8, 125/10, 159/6, 161/5, 161/8, 161/14)** area admeasuring about **186.80.10 H. R. Sq. Mtr. Assessment : 6.26 paise 196.45.10 H. R. Sq. Mtr. Assessment : 6.26 paise** laying, being and situated at **Village: Kamatghar, Tal: Bhiwandi, Dist: Thane, Pin Code – 421305** (Hereinafter referred as the Said Plot).

I have investigated the title of the said plot on the request of **M/s. Sri Balaji Developers** and following documents.:

1. **Description of Property:** All that piece and parcel of the property bearing No. **New Survey No. 124/125/159/161 (Old Survey No. 124/5, 124/6, 124/7, 124/9, 124/10, 125/8, 125/10, 159/6, 161/5, 161/8, 161/14)** area admeasuring about **186.80.10 H. R. Sq. Mtr. Assessment : 6.26 paise 196.45.10 H. R. Sq. Mtr. Assessment : 6.26 paise** laying, being and situated at **Village: Kamatghar, Tal: Bhiwandi, Dist: Thane, Pin Code – 421305** within the limits of Bhiwandi-Nizampur Municipal Corporation and within the jurisdiction of Sub-registrar Bhiwandi, Thane.

2. **The documents of allotment of property :**
   a. **Revenue Documents –**
      1. Certified copy of the 7/12 extract of Survey No. 124/125/159/161 in the name of M/s. Sri Balaji Developers.

2. Copy of Mutation Entry No. 3752, 5526, 5527, 5654, 7209

b. Title Deeds and Documents

1. Xerox copy of Sale Deed vide Sr. No. 16148/2024 BVD-I dated 11/10/2024 registered at Sub – Registrar Office Bhiwandi.

2. 7/12 Extract is issued by Government of Maharashtra dated 07/01/2025.

3. Mutation Entry No. 3752, 5526, 5527, 5654, 7209

4. Search Report for **31 years** from the year 1996 to Till Date 08/04/2026.

2/- On perusal of the above-mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of **M/s. Sri Balaji Developers** is clear, marketable and without any encumbrances.

Owners of the land-

1) M/s Sri Balaji Developers

3/- The report reflecting the flow of the title of **M/s Sri Balaji Developers** on the said land is enclosed here with as annexure.

Enclose: Flow of Title to the Property as "Annexure"

Place – Bhiwandi Thane

Date – 08/04/2026

Yours Faithfully

Adv. Swapna B. More

Adv. Swapna B. More
B.Com. L.L.B.
ADVOCATE HIGH COURT
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Mob. NO. 8087025093/7391890124

Ref. :

ANNEXURE

FORMAT – A

(Circular No. – 28/2021)

1- **7/12 extract as on date of application for registration:**
7/12 Extract is issued by Government of Maharashtra dated 25/01/2025.

2- **Mutation Entry No:** 3752, 5526, 5527, 5654, 7209

3- Xerox copy of Sale Deed vide Sr. No. 16148/2024 BVD-I dated 11/10/2024 registered at Sub – Registrar Office Bhiwandi.

4- **Search Report for 31 years taken from sub-registrar office** at Bhiwandi Thane offline of Inspector General of Registration for the period year 1996 to Till Date 08/04/2026.

5- **Any other relevant title: M/s. Sri Balaji Developers** has valid rights of the said property.

6- **Litigation if any:** NIL

Place – Bhiwandi Thane
Date – 08/04/2026

Yours Faithfully

Adv. Swapna B. More

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Mob. NO. 8087025093/7391890124

Ref. :

In respect of New Survey No. 124/125/159/161 (Old Survey No. 124/5, 124/6, 124/7, 124/9, 124/10, 125/8, 125/10, 159/6, 161/5, 161/8, 161/14) area admeasuring about **186.80.10 H. R. Sq. Mtr. Assessment : 6.26 paise 196.45.10 H. R. Sq. Mtr. Assessment : 6.26 paise** laying, being and situated at **Village: Kamatghar, Tal: Bhiwandi, Dist: Thane, Pin Code – 421305** within the limits of Bhiwandi-Nizampur Municipal Corporation and within the jurisdiction of Sub-registrar Bhiwandi, Thane.

On careful inspection of Index Volume kept at Sub – Registrar office at Bhiwandi from **year 1996 till 2026** for the above-mentioned property the following transactions are traced out : -

Year	Transactions	Year	Transactions
1996	**ENTRY**	2011	**ENTRY**
1997	NIL	2012	**ENTRY**
1998	NIL	2013	NIL
1999	NIL	2014	NIL
2000	**ENTRY**	2015	NIL
2001	NIL	2016	NIL
2002	NIL	2017	NIL
2003	NIL	2018	NIL
2004	NIL	2019	NIL
2005	NIL	2020	NIL
2006	NIL	2021	NIL
2007	NIL	2022	NIL
2008	**ENTRY**	2023	**ENTRY**
2009	NIL	2024	NIL
2010	**ENTRY**	2025	NIL
		2026	NIL

Transactions for the year 1996 : -

1) **Confirmation Deed** was executed on **dated 16/01/1996** and registered on **dated 06/04/1996** between Vendor **J. K. Gada (HUF) through Power of Attorney Holder Kantial Khetshi Gada** & Purchaser **Velji Govar Savla** in respect of **Land** bearing **Survey No. 124/6** area admeasuring about **0-01-5 H. R. P. Assessment : 0.03 paise, Survey No. 124/7** area admeasuring about **0-01-0 H. R.P. Assessment : 0.01 paise, Survey No. 124/9** area admeasuring about **0-01-5 H. R.P. Assessment : 0.2 paise, Survey No. 124/10** area admeasuring about **0-06-7 H. R.P. Assessment : 1.28 paise, Survey No. 161/8** area admeasuring about **0-05-5 H. R.P. Assessment : 0.10 paise (total area 0-16-2 H. R. P.)** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 193/1996** at Sub- Registrar Office Bhiwandi – **I.**

2) **Confirmation Deed** was executed on **dated 16/01/1996** and registered on **dated 06/04/1996** between Vendor **Sitaram Ramdas Mhatre through Power of Attorney Holder Bhagawanji Khetshi Shah/Gada and confirmed party – Bhagawanji Khetshi Shah/Gada** & Purchaser **Velji Gosar Savla** in respect of **Land** bearing **Survey No. 159/6** area admeasuring about **½ part out of 0-13-3 H. R. P. Assessment : 0.66 paise** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 189/1996** at Sub- Registrar Office Bhiwandi – **I.**

3) **Declaration Deed** was executed and registered on **dated 13/12/1996** by **Radhika Ramkrushna Bhavsar** in respect of **Land** bearing **Survey No. 124/6** area admeasuring about **0-03-0 H. R. P. Assessment : 0.06 paise, Survey No. 124/7** area admeasuring about **0-02-0 H. R.P. Assessment : 0.02 paise, Survey No. 124/9** area admeasuring about **0-03-0 H. R.P. Assessment : 0.05 paise, Survey No. 124/10** area admeasuring about **0-13-10 H. R.P. Assessment : 2.56 paise, Survey No. 161/8** area admeasuring about **0-11-0 H. R.P. (total area 0-32-4 H. R. P.) out of said area 0-16-2 H. R.P. (1/2 part)** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 5459/1996** at Sub- Registrar Office Bhiwandi – **I.**

4) **Declaration Deed** was executed and registered on **dated 13/12/1996** by **Radhika Ramkrushna Bhavsar** in respect of **Land** bearing **Survey No. 124/5 Paiki** area admeasuring about **0-20-2.5 R. (1/2 part) out of 0-40-5 H. R. P. Assessment : 0.26 paise** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 5462/1996** at Sub- Registrar Office Bhiwandi – **I.**

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Mob. NO. 8087025093/7391890124

5) **Declaration Deed** was executed and registered on **dated 13/12/1996** by **(1) Ramkrushna Gajanan Bhavsar for self and as a natural guardian for Jayshree, Vaishali (2) Radhika Ramkrushna Bhavsar** in respect of **Land** bearing Survey No. 112/2 area admeasuring about 0-36-4 H. R.P. Assessment : 6.88 paise, **Survey No. 125/10 Paiki** area admeasuring about **0-10-1 H. R. P. Assessment : 0.25 paise (total area 0-46-5 H. R.P.)** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 5463/1996** at Sub- Registrar Office Bhiwandi – **I.**

Transactions for the year 2000 : -

2) **Sale Deed** was executed on **dated 22/10/1999** and registered on **dated 04/02/2000** between Vendor **(1) Kantilal Hirji Shah/Khimsiya for self and as a Power of Attorney Holder for (2) Hirji Jivraj Shah/Khimsiya, (3) Jyotsna Kantilal Shah/Khimsiya (4) Vijay Keshavji Chudasama** & Purchaser **(1) Natawarlal Rupchand Kinoi (2) Jasumati Natawarlal Kinoi (3) Ashok Natawarlal Kinoi (4) Shweta Ashok Kinoi** in respect of **Land** bearing **Survey No. 161/5 Paiki, Plot No. 4 Paiki** area admeasuring about **1289.6 Sq. Yds. i.e. 1078.26 Sq. Mtr.** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 494/2000** at Sub-Registrar Office Bhiwandi – **I. (it is not related to said property).**

3) **Partition Deed** was executed and registered on **dated 23/06/2000** between **(1) Dayaram Sakharam Sapadkar (2) Dwarakanath Sakharam Sapadkar (3) Sakharam Damu Sapadkar** in respect of **Land** bearing Survey No. 114/1 area admeasuring about 0-19-9 H. R. P. + Pot Kha. 0-01-6 H. R.P., Assessment : 4.00 paise, Survey No. 115/3 area admeasuring about 0-23-3 H. R.P. + Pot Kha. 0-01-2 H. R. P. Assessment : 4.69 paise, Survey No. 115/4 area admeasuring about 0-02-0 H. R.P. + Pot Kha. 0-00-8 H. R.P. Assessment : 0.3 paise, Survey No. 121/4 area admeasuring about 0-09-6 H. R.P. + Pot Kha. 0-00-8 H. R.P. Assessment : 1.94 paise, Survey No. 121/7 area admeasuring about 0-08-6 H. R. P. + Pot Kha. 0-00-8 H. R.P. Assessment : 1.81 paise, Survey No. 122/3 area admeasuring about 0-09-1 H. R.P. Assessment : 0.19 paise, Survey No. 49/10/1 P area admeasuring about 0-19-0 H. R.P. Assessment : 0.36 paise, Survey No. 49/10/2 P area admeasuring

about 0-08-0 H. R.P. Assessment : 0.17 paise, Survey No. 56/4 area admeasuring about 0-02-0 H. R.P. + Pot Kha. 0-01-0 H. R.P. Assessment : 0.03 paise, Survey No. 57/5 area admeasuring about 0-09-4 H. R.P. + Pot Kha. 0-00-5 H. R. P. Assessment : 1.00 paise, **Survey No. 124/5 Paiki,** are admeasuring about **0-20-2 H. R.P. Assessment : 3.12 paise,** Survey No. 124/3 P area admeasuring about 0-12-4 H. R.P. Assessment : 1.50 paise, Survey No. 134/5 area admeasuring baout 0-01-0 H. R.P. + Pot Kha. 0-00-5 H. R. P. Assessment : 0.05 paise out of it (1) Dayaram Sakharam Sapadkar have M. H. No. 367 area 1400 Sq. Ft. (2) Dwarakanath Sakharam Sapadkar have House No. 351 area 990 Sq. Ft. (3) Sakharam Damu Sapadkar have House NO. 275 area 1040 Sq. Ft. situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 2005/2000** at Sub- Registrar Office Bhiwandi – **I.**

Transactions for the year 2008 : -

1) **Notice of Lis Pendency** was executed and registered on **dated 22/02/2008** by **Pusti Enterprises Pvt. Ltd. through Pradip Ratanchand Jain** in respect of **Land** bearing **Survey No. 124/5P, 6, 7, 9, 10, Survey No. 151/6, Survey No. 161/8 and 14** total area admeasuring about **13170.0 Sq. Mtr. at Thane Court by Special Civil Suit No. 144/2008** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 8471/2010** at Sub- Registrar Office Bhiwandi **– I. (which was disposed on dated 05/03/2010).**

Transactions for the year 2010 : -

1) **Sale Deed** was executed and registered on **dated 14/05/2010** between Vendor **Hansaben Dhirajlal Shah** & Purchaser **M/s Sri Yog Enterprises through partner Snehal Chimanbhai Patel, Manisha Snehal Patel, Lalji Param Patel** in respect of **N. A. Land** bearing **Survey No. 161/5, Plot No. 2,** area admeasuring about **1245.40 Sq. Mtr.** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 3755/2010** at Sub- Registrar Office Bhiwandi – **I.**

2) **Sale Deed** was executed on **dated 22/11/2010** and registered on **dated 24/11/2010** between Vendor **(1) Kumudini Dwarakanath Saparkar (2) Atul Dwarakanath Saparkar (3) Nikhil Dwarakanath Saparkar** & Purchaser **(1) Tushar Yashawant Chaudhary (2) Rahul Lahu Chaudhary (3) Atul Dwarakanath Saparkar** in respect of **Land** bearing **Survey No. 124/5** area admeasuring about **0-20-2 H. R.P.** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 8021/2010** at Sub- Registrar Office Bhiwandi – **I.**

3) **Sale Deed** was executed on **dated 10/12/2010** and registered on dated **20/12/2010** between Vendor **Rajesh Jayantilal Gada** & Purchaser **M/s Sri Balaji Developers through partner Anil T Kursija and Vikram G Jain** in

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Mob. NO. 8087025093/7391890124

Ref. :

respect of **Land** bearing **Survey No. 161/5, Plot No. 9,** area admeasuring about **1298 Sq. Mtr.** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 8471/2010** at Sub- Registrar Office Bhiwandi – **I.**

4) **Sale Deed** was executed on **dated 10/12/2010** and registered on **dated 20/12/2010** between Vendor **Jayantilal Khetshi Gada (Shah)** & Purchaser **M/s Sri Balaji Developers through partner Anil T Kursija and Vikram G Jain** in respect of **Land** bearing **Survey No. 161/5, Plot No. 10,** area admeasuring about **1689 Sq. Mtr.** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 8472/2010** at Sub- Registrar Office Bhiwandi – **I.**

5) **Indemnity Bond** was executed and registered on **dated 27/12/2010** between **(1) Kantilal Khetshi Shah (HUF) through Karta (2) Alpesh Bhagawanji Shah/Gada (3) Machhaben Kantilal Shah (4) Bhagawanji Khetshi Shah/Gada (5) M/s Sri Balaji Developers through partner Vikram G Jain** & **Bhiwandi Nizampur City Municipal City Corporation Bhiwandi through Amol Ashok Tambade** in respect of **Land** bearing **Survey No. 124/5P, 124/6, 124/7, 124/9, 124/10, 125/8, 125/10P, 159/6, 161/5P, Plot No. 7, 9,10, Survey No. 161/8, 161/14, for 18 meter road area 1586.30 Sq. Mtr. and for 60 meter road area 2732.40 Sq. Mtr. (total area 4318.70 Sq. Mtr.)** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 8889/2010** at Sub- Registrar Office Bhiwandi – **II.**

Transactions for the year 2011 : -

1) **Agreement to Sale** was executed and registered on **dated 01/03/2011** between Vendor **Bhagawanji Khetshi Gada/Shah** & Purchaser **M/s Sri Balaji Developers through partner Anil T Kursija and Vikram G Jain** in respect of **Land** bearing **Survey No. 125/10 P, 159/6,** total area admeasuring about **0-42-3 H. R.P.** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 1673/2011** at Sub- Registrar Office Bhiwandi – **I.**

2) **Agreement to Sale** was executed and registered on **dated 01/03/2011** between Vendor **Machhaben Kantilal Shah** & Purchaser **M/s Sri Balaji Developers through partner Anil T Kursija and Vikram G Jain** in respect of **Land** bearing **Survey No. 124/6, 124/7, 124/9, 124/10, 125/8, 159/6, 161/8,** total area admeasuring about **0-68-2 H. R.P.** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 1675/2011** at Sub- Registrar Office Bhiwandi – **I.**

3) **Agreement to Sale** was executed and registered on **dated 01/03/2011** between Vendor **Alpesh Bhagwanji Gada/Shah** & Purchaser **M/s Sri Balaji Developers through partner Anil T Kursija and Vikram G Jain** in respect of **Land** bearing **Survey No. 124/5 P, 125/10 P** area admeasuring about **0-30-3 H. R.P.** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 1676/2011** at Sub- Registrar Office Bhiwandi – **I.**

4) **Agreement to Sale** was executed and registered on **dated 01/03/2011** between Vendor **Kantilal Khetshi Shah (HUF) through Kantilal Khetshi Gada/Shah** & Purchaser **M/s Sri Balaji Developers through partner Anil T Kursija and Vikram G Jain** in respect of **Land** bearing **Survey No. 124/5 P,** area admeasuring about **0-20-3 H. R.P.** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 1678/2011** at Sub- Registrar Office Bhiwandi – **I.**

5) **Sale Deed** was executed and registered on **dated 07/07/2011** between Vendor **Bhagawanji Khetshi Gada/Shah** & Purchaser **M/s Sri Balaji Developers through partner Anil T Kursija and Vikram G Jain** in respect of **Registered Agreement to Sale vide No. 1673/2011 dated 01/03/2011 of Land** bearing **Survey No. 125/10 P, 159/6,** total area admeasuring about **0-42-3 H. R.P.** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 5272/2011** at Sub- Registrar Office Bhiwandi – **I.**

6) **Sale Deed** was executed and registered on **dated 07/07/2011** between Vendor **Machhaben Kantilal Shah** & Purchaser **M/s Sri Balaji Developers through partner Anil T Kursija and Vikram G Jain** in respect of **Registered Agreement to Sale vide No. 1675/2011 dated 01/03/2011 of Land** bearing **Survey No. 124/6, 124/7, 124/9, 124/10, 125/8, 159/6, 161/8** total area admeasuring about **0-68-2 H. R.P.** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 5273/2011** at Sub- Registrar Office Bhiwandi – **I.**

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Mob. NO. 8087025093/7391890124

Ref. :

7) **Sale Deed** was executed and registered on **dated 07/07/2011** between Vendor **Kantilal Khetshi Shah (HUF) through Kantilal Khetshi Shah/Gada** & Purchaser **M/s Sri Balaji Developers through partner Anil T Kursija and Vikram G Jain** in respect of **Registered Agreement to Sale vide No. 1678/2011 dated 01/03/2011 of Land** bearing **Survey No. 124/5 P** area admeasuring about **0-20-3 H. R.P.** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 5276/2011** at Sub- Registrar Office Bhiwandi – **I.**

8) **Sale Deed** was executed and registered on **dated 07/07/2011** between Vendor **Alpesh Bhagwanji Shah/Gada** & Purchaser **M/s Sri Balaji Developers through partner Anil T Kursija and Vikram G Jain** in respect of **Registered Agreement to Sale vide No. 1676/2011 dated 01/03/2011 of Land** bearing **Survey No. 124/5P, 125/10P,** total area admeasuring about **0-30-3 H. R.P.** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 5277/2011** at Sub- Registrar Office Bhiwandi – **I.**

Transactions for the year 2012 : -

1) **Indemnity Bond** was executed and registered on **dated 19/06/2012** between **M/s Sri Balaji Developers through partner Anil T Kursija and Vikram G Jain** & **Bhiwandi Nizampur City Municipal Corporation Bhiwandi through Sharad Narayan Mokashi** in respect of **Open Land** bearing **Survey No. 124/5P, 124/6, 124/7, 124/9, 124/10, 125/8, 125/10P, 159/6, 161/5 P, Plot No. 7, 9, 10, Survey No. 161/8, 1611/14** area admeasuring about for **18 meter road area 902.86 Sq. Mtr. and for 60 meter road area 2732.40 Sq. Mtr. (total area 3635.26 Sq. Mtr.)** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 4919/2012** at Sub- Registrar Office Bhiwandi – **II.**

Transactions for the year 2023 : -

1) **Sale Deed of Undivided Property** was executed on **dated 17/03/2023** and registered on **dated 27/03/2023** between Vendor **(1) Atul Kapoorchand Gosrani (2) Kapoorchand Jesang Gosrani (3) Amit Mansukhlal Shah (4)**

Pradnya Amit Shah (5) Amit Mansukhlal Shah (6) Chetan Mansukhlal Shah (7) Deepa Chetan Shah (8) Jayantilal Kanji Jakhariya (9) Champaben Jayantilal Jakhariya through Power of Attorney Holder Jayantilal Kanji Jakhariya & Purchaser **M/s Munisuvrat Realtors LLP through partner Chetan Mansukhlal Shah** in respect of **Land** bearing **Survey No. 125/5/125/7/125/9** total area admeasuring about **6.2487 R. Sq. Mtr.,** Survey No. 161/3/1/D area admeasuring about 0.1698 H. R. Sq. Mtr., Survey No. 126/3/2 area admeasuring about 0.0444 H. R. Sq. Mtr.,, Survey No. 161/3/2 area admeasuring about 0.1266 H. R. Sq. Mtr., , **Survey No. 124/125/159/161** area admeasuring about **9.6500 R. Sq. Mtr.** situated at **Mauje : Kamatghar,** Tal. Bhiwandi, Dist. Thane which is duly registered at **Serial No. 3654/2023** at Sub- Registrar Office Bhiwandi – **II.**

I have not found any other entry or transactions in respect of the above-mentioned property.

Note :-

It must be note that some pages are torn, not in proper condition of manual record which is kept at Sub – Registrar Office at Bhiwandi – I from the year 1996 till 2001.

I have given above mentioned search report by verifying physical search of manual record from year 1996 till 2001 and by verifying online e- search from the year 2002 till 2026 of Sub – Registrar Bhiwandi – I, II, III. That said search report is only related to Land.

Place – Bhiwandi Thane

Date – 08/04/2026

Adv. Swapna B. More

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B.Com. L.L.B.
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