

To,  
The Cosmos Cooperative Bank Ltd  
Udhna Darwaja, Ring Road,  
Surat.

August 7, 2013

## TITLE REPORT

Dear Sir,

All right title and interest in First Floor admeasuring 6115.00sq.fts of Building No.3 known as "Ankur Industrial Estate, standing land bearing Rev.S.No.260 situated at Silvassa in the Union Territory of Dadra and Nagar Haveli in the registration Sub District of Silvassa, standing in the name of Akar Infotec Limited.

That as per the record all that piece and parcel of the land bearing Rev.S.No.260 situated at Silvassa in the Union Territory of Dadra and Nagar Haveli in the registration Sub District of Silvassa originally belonged to Shri Ramji Ramlaganrao and Vishwanath Ramlaganrao.

The said land converted from agriculture to non-agriculture purpose by the order of the Collector, Surat vide order No.ADM/RD/LND/5541/88 dated 11.11.1988. Entry to that effect was mutated in the record of rights at entry No.1024.

Thereafter, land owners Shri Ramji Ramlaganrao and Vishwanath Ramlaganrao divided the said land into various sub plots and sold the Plot No. \_\_\_ of the said land to Silvassa Estates Private Limited by registered sale deed. The said sale deed was registered in the office of the Sub-registrar, Dadra & Nagar Haveli, on 28.05.1990 at registration no. \_\_\_\_. Thus, Silvassa Estates Private Limited became owner of the said plot. Entry to that effect was mutated in the record of rights at entry No.1025.

The Administration of Dadra Nagar Haveli (U.T.) Revenue Department by its Order No.RD/LND/FAC/FP/6690/94 dated 19.12.1994 sanctioned the plan for the construction of Industrial Estate on the said property.

That the said land owner availed the permission for construction from Administration of Dadra and Nagar Haveli, U.T. vide permission No. TPS/CP SRV.No./Pt.No.260/1/Dadra 289 dated 06.03.2002.

Thereafter, Silvassa Estates Private Limited constructed the building on the said land which is known as Ankur Industrial Estate.

Thereafter, occupancy certificate is issued after No objection certificate from Station Fire Officer Silvassa vide his letter No.SFO DNH/NOC/OC 2002/946 dated 16.07.2002.

Thereafter, Silvassa Estates Private Limited sold the First Floor of Building No.3 of Ankur Industrial Estate to M/s.Akar Printers Limited (Unit No.1) a Limited Company by registered sale deed. The said sale deed is registered in the office of the Sub-registrar, Dadra and Nagar Haveli, on 30.03.2000 at registration no.614. Thus, Ankur Industrial Estate to M/s.Akar Printers Limited (Unit No.1) became owner of the First Floor.

Thereafter, Ankur Industrial Estate to M/s.Akar Printers Limited (Unit No.1) sold the said property to Akar Infotec Limited by registered sale deed. The said sale deed is registered in the office of the Sub-registrar, Dadra & Nagar Haveli, on 03.03.2010 at registration no.1190. Thus, Akar Infotec Limited became owner of the said property.

That the said owner availed the financial facility and mortgaged the property in question with Bharat Co-operative Bank [Mumbai] Ltd., Andheri[West] Branch, hence there is a charge on the said property.

On search and investigation of the land in question from the record of Sub-Registrar, for last 30 years, and as per non encumbrances issued by the sub registrar, no charge lien and encumbrances are found on the record of rights. Title of the said land is clear