

Ref:

Date: 27th / 01 / 2016

To

1.Mr. Kishor Sakharam Patil

2.Mr. Pravin Sakharam Patil

Title Report

The property :

This Title report is given in connection with

The piece and parcel of land bearing old Survey no.112 Hissa no.2A (part) new Survey no.112A hissa no.2A, admeasuring about 0H-10R-35R equal to 1035 sq. mts. lying, being and situated at Mauje Khidkali, Talathi saja Desai. Herein after referred to as "the said Property". Standing in name of 1. Shri. Kishore Sakharam Patil and 2. Shri. Pravin Sakharam Patil

Based on : 1) Original 7/12 extract of the said Properties of the year 2016

2) Original certified mutation entries mentioned below,

3) Public Notice dt.14/12/2015 published in daily local news paper "Thane Vaibhav"

3) Original search report dt. 16/01/16 of the said property taken in office of sub-Registrar

Opinion is based upon following observations

Mr. Kishore Sakharam Patil and Mr. Pravin Sakharam Patil, herein referred to as the Owners, have produced following referred documents, record of rights and search report of the said property on basis of which I have formed my this opinion about title of the present the owners in respect of the said property, as follows.

I perused record of rights i.e. 7/12 extract of land bearing survey no. 112A, hissa no.2A, admeasuring about 0H-10R-35P equal to 1035 sq. mts., certified by Talathi Saja Desai, stands in name of 1. Shri. Kishore Sakharam Patil and 2. Shri. Pravin Sakharam Patil. This record of rights is separated and made after sub-division of old Survey no.112 hissa no.2A in the year 2015.

I perused following mutation entries mentioned in record of rights of the said property which gives following information.

Mutation entry bearing no.83 dt.27/05/1930 is not legible.

Mutation entry bearing no.347 dt.19/11/1954 shows that original occupant Shri. Husain Esub Teli of land bearing survey no.112/2 expired 3 years ago of mutation entry, name of his legal heirs namely 1. Babu Husain Shaik, 2.Kadir Husain Shaik,3. Shaik Ali Husain Shaik, 4. Bayabibi Ismail, 5. Kulsumbibli Ibrahim, 6. Sharifabibi Ibrahim, 7. Hawabibi Ismail was mutated in record of rights in place of his name.

Mutation entry no.488 dt.25/11/1970 shows that decimal measurement system was made applicable to the said land bearing survey no.112/2.

Mutation entry no.520 dt.23/03/1972 shows that out of total land bearing survey no.112 hissa no.2 portion of land admeasuring about 0H-11R-6P area was acquired by MIDC for water pipe line.

Mutation entry no.552 dt.13/4/1974 shows that Mr. Babu Husain Shaik expired one year ago of the mutation entry. Name of his legal heirs namely

1. Imus Haddu Shaik, 2. LZZA DSDM SHER, 3. Ali Haddu Shaik (names are not legible) was mutated in record of rights in place of his name.

Mutation entry no.598 dt.24/10/1977 shows that Kadir Husain Shaik expired two years ago of mutation entry. Name of his legal heirs namely 1. Imamhusain Kadir Shaik, 2. Abidabibi Kadir Shaik, 3. Rabibibi Kadir Shaik was mutated in record of rights in place of his name.

Mutation entry no.610 dt.20/11/1979 shows that by sale deed dt.08/01/1979 Vijayabai Shankar Kadam, Ramesh Shankar Kadam and Naresh Shankar Kadam purchased the said land bearing survey no.112 hissa no.2(part) for Rs.17424/- from 1.Shaik Ali Husain Shaik, 2. Bayabibi Ismail, 3. Kulsumbibibi Ibrahim, 4. Sharifabibi Ibrahim, 5. Hawabibi Ismail, Imamhusain Kadir Shaik, 6. Abidabibi Kadir Shaik, 7. Rabibibi Kadir Shaik. The present owners have asserted before me that they tried to find out original sale mentioned herein and also its record from sub-registrar of Assurances, however, the same is not traceable. However, the present owners have satisfied them self that the sale deed mentioned herein was registered and duly executed by then all owners of the said property. After purchasing the said property the purchasers Vijayabai Shankar Kadam, Ramesh Shankar Kadam and Naresh Shankar Kadam and subsequent to them till last i.e. the present owners are been continuous, uninterrupted possession of the said property as owners. The physical and actual possession with owners. This mutation entry no.610 dt.21/11/1979 is also till date have not been disputed/challenged by any person before any competent authority or the transfer of the said property by said sale dt. 08/01/1979 is never been challenged or disputed before any competent court by any person.

Mutation entry no.893 dt.06/04/1993 shows that by Sale deed dt.05/07/1999 registered under sr. no.TNN-2/616/1999, 1. Shri. Thakurprasad Ramlakhan Tiwari and 2. Smt. Kanchan Thakurprasad Tiwari purchased the land bearing survey no.112 hissa no.2(part) admeasuring about 0H-47R-6P from Vijayabai Shankar Kadam, Ramesh Shankar Kadam and Naresh Shankar Kadam for Rs.4,89,566/-. Search report given by Adv. S.D. Kulkarni shows entry of the said sale deed 05/07/1999.

Search report given by Adv. S.D. Kulkarni shows that in the year 2003 1. Shri. Thakurprasad Ramlakhan Tiwari and 2. Smt. Kanchan Thakurprasad Tiwari appointed Mr. Sakharam Khanna Patil as their Attorney by registered Power of Attorney dt.22/08/2003 registered under sr. no.TNN-2/3908/2003. On perusal of of Attorney dt.22/08/2003 it appears that Attorney is authorized to sale the said land by executing registered agreement and to receive consideration.

Mutation entry no.921 dt.02/09/2003 shows that during computerization of record of rights of the land bearing survey no.112 hissa no.2(part) admeasuring about 0H-47R-6P, survey number was corrected as Survey no.112 hissa no.2A admeasuring about 0H-47R-6P.

Mutation entry no.983 dt.20/01/2007 shows that 1.Smt. Muktabai Sakharam Patil, 2. Kishor Sakharam Patil, 3. Pravin Sakharam Patil purchased the said land bearing survey no.112 hissa no.2A admeasuring about 0H-47R-6P from 1. Shri. Thakurprasad Ramlakhan Tiwari and 2. Smt. Kanchan Thakurprasad Tiwari through their duly constituted Attorney Mr. Sakharam Khanna Patil by sale deed dt.29/12/2006 duly registered under sr. no. TNN-1/153/2007 dt.10/01/2007, for consideration of Rs.9,00,000/-. By said registered sale deed the purchasers were put in physical possession of the said property. Search report given by Adv. S.D. Kulkarni shows entry of the said sale deed 29/12/2006.

Search report of Adv. S.D.Kulkarni Shows that 1.Smt. Muktabai Sakharam Patil, 2. Kishor Sakharam Patil, 3. Pravin Sakharam Patil had executed a Development agreement dt.23/06/2009 with M/s. Mandakini Realtors a partnership firm through its partners Mr. Eknath Waghambre and Mrs. Mandakini Eknath Waghambre in respect of land bearing survey no.112 hissa no.2A admeasuring about 0H-47R-6P, which is registered under sr. no.TNN-1/3150/2009.

On perusal of the said Development agreement dt. 23/06/2009 registered under sr. no.TNN-1/3150/2009 it appears that 1.Smt. Muktabai Sakharam Patil, 2. Kishor Sakharam Patil, 3. Pravin Sakharam Patil had agreed to grant development rights of the land bearing survey no.112 hissa no.2A admeasuring about 0H-47R-6P and other land to M/s. Mandakini Realtors a

By a Gift deed dt.27/12/2011 registered under sr. no.TNN-2/191/2012 Mrs. Mukta Sakharum Patil transferred her share's right, title and interest in land bearing survey no.112 hissa no.2A admeasuring about 0H-47R-6P in favour of Mr. Kishor Sakharum Patil and Mr. Pravin Sakharum Patil. Mutation to that effect is made in record of rights of the said land by mutation entry no.1197 dt.13/02/2012.

During the course of development of the said land bearing survey no.112 hissa no.2A admeasuring about 0H-47R-6P M/s. Mandakin Realtors could get convert use of the land from agriculture to non-agriculture use only of land admeasuring about 3725.24 sq. mts. out of total land and could get plan sanction on only portion of land admeasuring about 3561.28 sq. mts. out of total land. As per Development plan of Thane city, part portion admeasuring about 163.96 sq. mts. of abovesaid land bearing survey no.112 hissa no.2A was reserved for road and part portion of land admeasuring about 1034.76 was reserved for public purpose. And therefore M/s. Mandakin Realtors could not develop portion of land admeasuring about 1034.76 reserved for public purpose of land bearing survey no.112 hissa no.2A. Reserved portion admeasuring about 1034.76 of the said land was separable from rest of the said land and therefore the land owners and M/s. Realtors mutually decided to rescind/cancel their agreement dt. 23/06/2009 i.e. development rights to the extent of the said land admeasuring about 1034.76 out of the total land bearing survey no.112 hissa no.2A.

Mr. Kishor Sakharum Patil and Mr. Pravin Sakharum patil and M/s. Mandakini Realtors a partnership firm through its partners Mr. Eknath Waghambre and Mrs. Mandakini Eknath Waghambre therefore executed a cancellation deed dt.23rd April 2013 and registered under sr. no.TNN-2/3449/2013 with Sub-Registrar of Assurances, Thane, whereby the parties to registered Development agreement dt.23/06/2009 mutually cancelled /rescind the Development agreement in respect of land admeasuring about 1034.76 sq. mts. of land bearing survey no.112 hissa no.2A.

In abovesaid premises rights of portion of land admeasuring about 1034.76 sq. mts. out of land bearing survey no.112 hissa no.2A (hereinafter referred to as the said property) was restored to the owners Mr. Kishor Sakharum

After execution of cancellation deed dt.23/04/2013 in respect of land admeasuring about 1034.76 sq. mts. out of land bearing survey no.112 hissa no.2A, the owners have decided to develop the said property as per provisions of applicable Maharashtra Regional Town planning Act and Development Control Regulations of Thane Municipal Corporation with prior permissions, sanctions of Thane Municipal Corporation, its Town Planning Department and Police Department. And therefore survey of the said land bearing survey no.112 hissa no.2A admeasuring about 0H-47R-6P was made by survey department (T.L.R.) and same was sub-divided in three sub-Division numbers (pot hissa no.s) as follows

Old Survey/ hissa no	Area	New Survey no./hissa no.	Area
112/2A	0H-47R-6P	112A/2A	0H-10R-35P equal to 1034.76 sq. mts.
		112/B/1	0H-01R-64P equal to 163.96 sq. mts.
		112/B/2	0H-35R-61P equal to 3561.28 sq. mts.
112/2A	0H-47R-6P	Total area	0H-47R-60P

As per letter dt.05/04/2014 of Supt. Of Land Record, Thane, mutation to that effect was made by mutation entry no.1307 dt.10/02/2015 in record of rights of the land bearing survey no.112 hissa no.2A and separate 7/12 of each sub-division (pot hissa) was prepared of abovementioned new survey no.

I had given a paper notice on behalf of the present owners Mr. Kishor Sakharam Patil and Mr. Pravin Sakharam patil to publish in daily local news paper known as "Thane Vaibhav" in its edition dt.14/12/2015, thereby I had

right, title or interest of whatsoever nature in anyone other than the owners have in the said property. I did not receive any claim or objection against my said public notice.

Further I perused search report dt. 16/01/2016 issued by Adv. S.D.Kulkarni who on request of the said owners, Adv. S.D.Kulkarni has taken search of available Index-II registers of year 1987- 15th January, 2016 maintained with Office of Sub-Registrar of Assurances, Offices no.1,2,3,5, 9 and in record room maintained at collector office, Thane in respect of the said property. In said search report he found abovementioned and following mentioned transactions in respect of the land bearing survey no.112 hissa no.2A.

SR. NO	AGREEMENT	REGISTRATION NO.
1	KARARNAMA - FLAT NO. 504, 5 TH FLR. BLDG. NO. B2, MUKTA RESIDENCY.	TNN-1 /9286/2013
2	KARARNAMA - FLAT NO. 503, 5 TH FLR. BLDG. NO. B1, MUKTA RESIDENCY.	TNN-2 /3629/2013
3	KARARNAMA - FLAT NO. 502, 5 TH FLR. BLDG. NO. B1, MUKTA RESIDENCY.	TNN-2 /4339/2013
4	KARARNAMA - FLAT NO.603, 6 TH FLR. BLDG. NO. B1, MUKTA RESIDENCY.	TNN-2 /4340/2013
5	KARARNAMA - FLAT NO.602, 6 TH FLR. BLDG. NO. B1, MUKTA RESIDENCY.	TNN-2 /4341/2013
6	KARARNAMA - FLAT NO. 501, 5 TH FLR. BLDG. NO. B1, MUKTA RESIDENCY.	TNN-2 /5499/2013
7	KARARNAMA - FLAT NO.404, 4TH FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-2 /8957/2013
8	KARARNAMA - FLAT NO. 303, 3 RD FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-2 /8952/2013
9	KARARNAMA - FLAT NO.602, 6 TH FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-2 /9341/2013

10	KARARNAMA - FLAT NO.601, 6 TH FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-2 /9342/2013
11	KARARNAMA - FLAT NO. 102,1 ST FLR. BLDG. NO. B3, MUKTA RESIDENCY.	TNN-5 /3502/2013
12	KARARNAMA - FLAT NO. 202, 2 ND FLR. BLDG. NO. B2, MUKTA RESIDENCY.	TNN-5 /6122/2013
13	KARARNAMA - FLAT NO. 303, 3 RD FLR. BLDG. NO. B1, MUKTA RESIDENCY.	TNN-5 /6343/2013
14	KARARNAMA - FLAT NO.302, 3 RD FLR. BLDG. NO. B1, MUKTA RESIDENCY.	TNN-5 /6597/2013
15	KARARNAMA - FLAT NO.502, 5 TH FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-5 /10290/2013
16	KARARNAMA - FLAT NO. 402, 4 TH FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-1 /3026/2014
17	KARARNAMA - FLAT NO. 503, 5 TH FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-1 /3027/2014
18	KARARNAMA - FLAT NO. 201, 2 ND FLR. BLDG. NO. B1, MUKTA RESIDENCY.	TNN-2 /36/2014
19	KARARNAMA - FLAT NO.203, 2 ND FLR. BLDG. NO. B1, MUKTA RESIDENCY.	TNN-2 /192/2014
20	KARARNAMA - FLAT NO.204, 2 ND FLR. BLDG. NO. B1, MUKTA RESIDENCY.	TNN-2 /179/2014
21	KARARNAMA - FLAT NO. 603, 6 TH FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-5 /10356/2013
22	KARARNAMA - FLAT NO. 501, 5 TH FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-2 /805/2014
23	KARARNAMA - FLAT NO. 203, 2 ND FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-2 /1270/2014

	RESIDENCY.	
24	KARARNAMA - FLAT NO.403, 4 TH FLR. BLDG. NO. B1, MUKTA RESIDENCY.	TNN-2 /1790/2014
25	KARARNAMA - FLAT NO.403, 4 TH FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-2 /2967/2014
26	KARARNAMA - FLAT NO. 301, 3 RD FLR. BLDG. NO. B1, MUKTA RESIDENCY.	TNN-2 /3057/2014
27	KARARNAMA - FLAT NO. 604, 6 TH FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-2 /3881/2014
28	KARARNAMA - FLAT NO. 504, 5 TH FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-2 /4026/2014
29	KARARNAMA - FLAT NO.204, 2 ND FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-2 /4938/2014
30	KARARNAMA - FLAT NO.302, 3 RD FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-2 /5735/2014
31	KARARNAMA - FLAT NO. 701, 7 TH FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-2 /6513/2014
32	KARARNAMA - FLAT NO. 401, 4 TH FLR. BLDG. NO. B1, MUKTA RESIDENCY.	TNN-2 /8988/2014
33	KARARNAMA - FLAT NO. 402, 4 TH FLR. BLDG. NO. B2, MUKTA RESIDENCY.	TNN-2 /10455/2014
34	KARARNAMA - FLAT NO.601, 6 TH FLR. BLDG. NO. B1, MUKTA RESIDENCY.	TNN-2 /10548/2014
35	KARARNAMA - FLAT NO.104, 1 ST FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-2 /10755/2014
36	KARARNAMA - FLAT NO.304, 3 RD FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-5/1438/2014
37	KARARNAMA - FLAT NO.304, 3 RD FLR. BLDG. NO. B1, MUKTA RESIDENCY.	TNN-5 /1474/2014
38	KARARNAMA - FLAT NO.201, 2 ND FLR.	TNN-2 /238/2015

39	KARARNAMA - FLAT NO.704, 7 TH FLR. BLDG. NO.A1, MUKTA RESIDENCY.	TNN-2 /658/2015
40	KARARNAMA - FLAT NO.503, 5 TH FLR. BLDG. NO.A1, MUKTA RESIDENCY.	TNN-2 /662/2015
41	KARARNAMA - FLAT NO. 404, 4 TH FLR. BLDG. NO.A2, MUKTA RESIDENCY.	TNN-2 /666/2015
42	KARARNAMA - FLAT NO.702, 7 TH FLR. BLDG. NO. B3, MUKTA RESIDENCY.	TNN-2 /746/2015
43	KARARNAMA - FLAT NO. 501, 5 TH FLR. BLDG. NO. A1, MUKTA RESIDENCY.	TNN-2/ 842/2015
44	KARARNAMA - FLAT NO.502, 5 TH FLR. BLDG. NO. B-A1, MUKTA RESIDENCY.	TNN-2 /1017/2015
45	KARARNAMA - FLAT NO.604, 6 TH FLR. BLDG. NO.A1, MUKTA RESIDENCY.	TNN-2 /1255/2015
46	KARARNAMA - FLAT NO. 301, 3 RD FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-2 /1256/2015
47	KARARNAMA - FLAT NO. 504, 5 TH FLR. BLDG. NO. A1, MUKTA RESIDENCY.	TNN-2 /1393/2015
48	KARARNAMA - FLAT NO.301, 3 RD FLR. BLDG. NO.A1, MUKTA RESIDENCY.	TNN-2 /1392/2015
49	KARARNAMA - FLAT NO.301, 3 RD FLR. BLDG. NO. A1, MUKTA RESIDENCY.	TNN-2 /1427/2015
50	KARARNAMA - FLAT NO. 504, 5 TH FLR. BLDG. NO. B2, MUKTA RESIDENCY.	TNN-1 /9286/2013
51	KARARNAMA - FLAT NO. 101, 1 ST FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-2 /1571/2015
52	KARARNAMA - FLAT NO.601, 6 TH FLR. BLDG. NO. A1, MUKTA RESIDENCY.	TNN-2 /1845/2015
53	KARARNAMA - FLAT NO.302, 3 RD FLR. BLDG. NO. A1, MUKTA RESIDENCY.	TNN-2 /2253/2015

54	KARARNAMA - FLAT NO.401, 4 TH FLR. BLDG. NO. A1, MUKTA RESIDENCY.	TNN-2 /2449/2015
55	KARARNAMA - FLAT NO.401, 4 TH FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-2 /2548/2015
56	KARARNAMA - FLAT NO. 103, 1 ST FLR. BLDG. NO. B4, MUKTA RESIDENCY.	TNN-2 /3129/2015
57	KARARNAMA - FLAT NO.603, 6 TH FLR. BLDG. NO. A1, MUKTA RESIDENCY.	TNN-2 /3128/2015
	MORTGAGE DEED	
1	SHOP NO. 3, 4, 5 GROUND FLR. MUKTA RESIDENCY	TNN- 2/4027/2014
	LEAVE AND LICENSE	
1	FLAT NO. 404, 4 TH FLR. BLDG. NO. B2, MUKTA RESIDENCY.	TNN-5 /157/2014
2	FLAT NO.103, 1 ST FLR. BLDG. NO. B3, MUKTA RESIDENCY.	TNN-1/7398/2014
3	FLAT NO.101, 1 ST FLR. BLDG. NO. B2, MUKTA RESIDENCY.	TNN-5 /5544/2013
	NOTICE OF INTIMATION	
1	FLAT NO. 503, 5 TH FLR. BLDG. NO. B2, MUKTA RESIDENCY.	JOINT S. R. THANE 5/1578/2013
2	FLAT NO. 402, 4 TH FLR. BLDG. NO. B1, MUKTA RESIDENCY.	JOINT S. R. THANE 2/7/2014
3	FLAT NO. 204, 2 ND FLR. BLDG. NO. B1, MUKTA RESIDENCY.	S. R. THANE 1/49/2014
4	FLAT NO. 601, 6 TH FLR. BLDG. NO. B4, MUKTA RESIDENCY.	JOINT S. R. THANE 5/156/2014
5	FLAT NO. 504, 5 TH FLR. BLDG. NO. , MUKTA RESIDENCY.	JOINT S. R. THANE 6/451/2014
6	FLAT NO. 602, 6 TH FLR. BLDG. NO. , MUKTA RESIDENCY.	S. R. THANE 9/812/2014
7	FLAT NO. 503, 5 TH FLR. BLDG. NO. , MUKTA RESIDENCY.	S. R. THANE 9/829/2014
8	FLAT NO. 403, 4 TH FLR. BLDG. NO. B1,	JOINT S. R. THANE

	MUKTA RESIDENCY.	5/1394/2014
9	FLAT NO. 302, 3 RD FLR. BLDG. NO. B4, MUKTA RESIDENCY.	JOINT S. R. THANE 2/1458/2014
10	FLAT NO. 204, 2 ND FLR. BLDG. NO. B4, MUKTA RESIDENCY.	JOINT S. R. THANE 5/1513/2014
11	FLAT NO. 402, 4 TH FLR. BLDG. NO. , MUKTA RESIDENCY.	S. R. THANE 9/1695/2014
12	FLAT NO. 703,704 7 TH FLR. BLDG. NO. MUKTA RESIDENCY.	S. R. THANE 9/2396/2014
13	FLAT NO.SHOP NO. 19 BLDG. NO.B-2, MUKTA RESIDENCY.	JOINT S. R. THANE 5/2811/2014

I enquired with the owners of the said property regarding entries of transaction herein above and in search report of Adv. S.D.Kulkarni mentioned and I perused Index II of those transactions, as per information given by Mr. Kishor Sakharan Patil and Mr. Pravin Sakharan Patil and as per my observation those transactions are relating to sale of flats, leave and licesne of flats and registration of notice of intimation relating to bank loan taken on flats in buildings of Mukta Residency, constructed on plot of land bearing survey no.112 hissa no.2A (part) admeasuring about 0H-35R-61P i.e. new survey no.112/B/2 admeasuring about 0H-35R-61P.

Subject to observations, notes made herein above, contents of the documents hereinabove referred and assuming that the information given in record of rights, mutation entries, search report issued by Adv. S. D. Kulkarni and information and assertions made before me by present owners Mr. Kishor Sakharan Patil and Mr. Pravin Sakharan Patil are true and correct, in my opinion **the ownership title of Shri. Kishore Sakharan Patil and Shri. Pravin Sakharan Patil appears to be free from all encumbrances and clear and marketable.**

Issued to the Owners on 27th this day of January, 2016.


Mr. Kishor Sakharan Patil




Dhannanjay Pilane

Advocate