



TITLE DEED

TO WHOMSOEVER IT MAY CONCERN

I/We, the undersigned, at the request of M/s. Walekar & Son's Developers, a Partnership firm, represented through its Partner/s Mr. Rajendra Shivling Walekar, Mr. Bhushan Arvind Walekar, Mr. Nikhil Arvind Walekar have investigated the Title to the immovable property described herein below and the particulars of which are as follows:-

DESCRIPTION OF PROPERTY

Survey no. 40, Hissa No.2 C, having corresponding CTS No. 81, land area admeasuring 60 Gunthas or 6000 square meters, lying, being and situated at Village-Kohoj Khuntavali, Taluka-Ambarnath, in the Registration Sub District Ulhasnagar-3 and Registration District Thane within the local limits of Ambarnath Municipal Council, hereinafter for the sake of brevity referred to as the "said Land/property".

TRACING OF TITLE

DOCUMENTS PERUSED (ALL PHOTO COPIES)

1. Copies of 7/12 Extract dated 31-01-2018
2. Mutation entry No. 1565, 2468, 2554.
3. Copy of ULC Order vide no ULC/ULN//6(1) SR-47, dated 15/06/1983.
4. Copy of Conveyance Deed dated 23rd August, 1991 executed between Smt. Saraswati Babu Kote & Others, as 'Land Owner/Seller/Vendor' and Mr. Laxman Devadiga & Others as 'Land Purchaser' registered before the Office of Sub-Registrar of Assurance at Ulhasnagar, bearing Document No. 5019/1991.
5. Copy of Sale Permission dated 22/06/1992 issued by Sub Divisional Officer, Ulhasnagar bearing no NNC/Sp/SR-46/92.
6. Copy of Development Agreement dated 31-05-2008 executed between Mr. Laxman Devadiga & Others as 'Land Owner' and M/s. V R Panvelkar Associates represented through its Proprietor Mr. Vishwanath Ramchandra Panvelkar as

'Developer' duly registered before the Sub-Registrar of Assurances at Ulhasnagar vide a Deed of Confirmation dated 30-01-2009 bearing registration number 1417/2010 dated 25-03-2010.

7. Copy of Power of Attorney dated 31-05-2008 executed between Mr. Laxman Devadiga & others as 'Land Owner' in favour of M/s. V R Panvelkar Associates represented through its Proprietor Mr. Vishwanath Ramchandra Panvelkar as 'Developer', duly registered before the Office of Sub-Registrar of Assurance at Ulhasnagar, vide a Deed of Confirmation dated 25th March, 2010, bearing Document No. 1418/2010.
8. Copy of Deed of Assignment of the Development Rights dated 24-06-2019 executed between M/s. V R Panvelkar Associates represented through its Proprietor Shri. Vishwanath Ramchandra Panvelkar as "THE FIRST DEVELOPER/ASSIGNOR" in favour of M/s. Walekar & Son's Developers, a Partnership firm, represented through its Partner/s Mr. Rajendra Shivling Walekar, Mr. Bhushan Arvind Walekar, Mr. Nikhil Arvind Walekar as THE ASSIGNEE/BUILDER /DEVELOPER and Mr. Ramchandra B. Parab and 11 others represented through their Constituted Attorney Shri. Vishwanath Ramchandra Panvelkar of M/s. V R Panvelkar Associates, as "THE LAND OWNERS/CONFIRMING PARTY", agreement duly registered before the Office of Sub-Registrar of Assurance at Ulhasnagar-3, bearing registration No. 7998/2019 dated 24-06-2019.
9. Copy of Power of Attorney dated 24-06-2019 executed between M/s. V R Panvelkar Associates represented through its Proprietor Shri. Vishwanath Ramchandra Panvelkar as "THE FIRST DEVELOPER/ASSIGNOR" in favour of M/s. Walekar & Son's Developers, a Partnership firm, represented through its Partner/s Mr. Rajendra Shivling Walekar, Mr. Bhushan Arvind Walekar, Mr. Nikhil Arvind Walekar as THE ASSIGNEE/BUILDER/DEVELOPER and Mr. Ramchandra B. Parab and 11 others represented through their Constituted Attorney Shri. Vishwanath Ramchandra Panvelkar of M/s. V R Panvelkar Associates, as "THE LAND OWNERS/CONFIRMING PARTY", duly registered before the Office of Sub-Registrar of Assurance at Ulhasnagar-3, bearing registration No. 7999/2019 dated 24-06-2019.

10. Search Report generated by Mr. Sandeep Baraskar (Clerk & Searcher) of M/s. Varma Associates.

CHRONOLOGY OF EVENT & VERIFICATION OF TITLE

After the perusal of the documents and the Mutation Entry No. 1530 dated 23-11-1990 placed before us it appears that (1) Smt. Saraswati Babu Kotte; (2) Mr. Ganesh Babu Kotte; (3) Mr. Bai Babu Kotte, (4) Mr. Janardhan Babu Kotte (hereinafter referred to as the said "previous owners") were mutated in the records of the rights maintained by the revenue department and thereafter their names were reflected in the 7/12 extract with respect to the land admeasuring 6000 square meters lying and situate in Survey no. 40, Hissa No.2 C, having corresponding CTS No. 81, Village-Kohoj Khuntavali, Taluka-Ambarnath, in the Registration Sub District Ulhasnagar-3 and Registration District Thane within the local limits of Ambarnath Municipal Council, hereinafter for the sake of brevity referred to as the "said Land/property".

Further it appears that earlier the above said land/property was retained and devolved upon the Kote family vide ULC Order dated 15-06-1983.

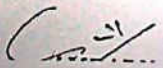
Thereafter it appears that the above said earlier owners sold the said property in favour of 1) Mr. Laxman Devadiga, 2) Mrs. Girija Devadiga, 3) Mr. Ravindra Shankar Shetty, 4) Mr. Kurmurthy Narayan, 5) Kum. Geeta V. Devadiga, 6) Mr. Ramachandra B. Parab, 7) Mr. Bharat Mohandas Pujari, 8) Mr. Mahabala Dooja Sherigar, 9) Mr. B. Kurmanna, 10) Mr. Mukhnath A. Sharma, 11) Mr. Shushil R. Parab, 12) Mr. Narayana Seena Shetty (hereinafter referred to as the present owners) vide appropriate Conveyance Deed dated 23-08-1991, duly registered before the Sub-Registrar of Assurances at Ulhasnagar, bearing registration number 5019/1991 dated 12-09-1991.

Thereafter appropriate Sale Permission dated 22-06-1992 were granted by the Office of the Sub-Divisional Officer, Ulhasnagar, with respect to the above said land/property and accordingly the name of Mr. Laxman Devadiga & Others (the present owners) were mutated in the records of right vide Mutation Entry No. 1565, dated 30-09-1992 and at present the name of Mr. Laxman Devadiga & Others are reflected as the present owners in the 7/12 extract.

Thereafter it appears that the said present owners entrusted their development rights with respect to the said property to M/s. V R Panvelkar Associates represented through its Proprietor Mr. Vishwanath Ramchandra Panvelkar (hereinafter for the sake of brevity shall be referred to as the said "*earlier developer*") vide a Development Agreement dated 31-05-2008 which is duly registered before the Sub-Registrar of Assurances at Ulhasnagar-3 vide a Deed of Confirmation dated 25-03-2010 bearing registration number 01417/2010 dated 25-03-2010 along with the ancillary Power of Attorney dated 31-05-2008 executed between Mr. Laxman Devadiga & others as 'Land Owner' in favour of M/s. V R Panvelkar Associates represented through its Proprietor Mr. Vishwanath Ramchandra Panvelkar as 'Developer' which is duly registered before the Office of Sub-Registrar of Assurance at Ulhasnagar-3, vide a Deed of Confirmation dated 25th March, 2010, bearing Document No. 01418/2010 dated 25-03-2010.

Thereafter it appears that the above said *earlier developer* assigned their development rights in favour of M/s. Walekar & Son's Developers vide a Deed of Assignment of the Development Rights dated 24-06-2019 executed between M/s. V R Panvelkar Associates represented through its Proprietor Shri. Vishwanath Ramchandra Panvelkar as "THE FIRST DEVELOPER/ASSIGNOR" in favour of M/s. Walekar & Son's Developers, a Partnership firm, represented through its Partner/s Mr. Rajendra Shivling Walekar, Mr. Bhushan Arvind Walekar, . Mr. Nikhil Arvind Walekar as THE ASSIGNEE/BUILDER/DEVELOPER and Mr. Ramchandra B. Parab and 11 others represented through their Constituted Attorney Shri. Vishwanath Ramchandra Panvelkar of M/s. V R Panvelkar Associates, as "THE LAND OWNERS /CONFIRMING PARTY", agreement duly registered before the Office of Sub-Registrar of Assurance at Ulhasnagar-3, bearing registration No. 7998/2019 dated 24-06-2019.

Further it appears that the said earlier developer also executed necessary Power of Attorney dated 24-06-2019 executed between M/s. V R Panvelkar Associates represented through its Proprietor Shri. Vishwanath Ramchandra Panvelkar as "THE FIRST DEVELOPER/ASSIGNOR" in favour of M/s. Walekar & Son's Developers, a Partnership firm, represented through its Partner/s Mr. Rajendra Shivling Walekar, Mr. Bhushan Arvind Walekar, Mr. Nikhil Arvind Walekar as THE ASSIGNEE/BUILDER/DEVELOPER and Mr. Ramchandra B. Parab and 11 others



M/S. VARMA ASSOCIATES

represented through their Constituted Attorney Shri. Vishwanath Ramchandra Panvelkar of M/s. V R Panvelkar Associates, as "THE LAND OWNERS /CONFIRMING PARTY", duly registered before the Office of Sub-Registrar of Assurance at Ulhasnagar-3, bearing registration No. 7999/2019 dated 24-06-2019

Further the Search Report generated by Mr. Sandeep Baraskar, the Searcher and Office Clerk of M/s. Varma Associates does not show any adverse entry with respect to the said land/property.

OPINION:

Therefore in my/our opinion it appears that the title of M/s. Walekar & Son's Developers, a Partnership firm, represented through its Partner/s Mr. Rajendra Shivling Walekar, Mr. Bhushan Arvind Walekar, Mr. Nikhil Arvind Walekar as the Builder & Developer is clear and marketable and they are legally and lawfully eligible & competent to develop the said property.

M/s. Walekar & Son's Developers has complete authority and right to carry out the construction & development on the said property/land as per the approved plans and abiding the rules and regulations as incorporated therein and sell it to prospective purchasers for consideration.

Place: Ambarnath

Date: 15th August, 2019



For, M/S. VARMA ASSOCIATES

ADV. SWAPNIL VARMA
Reg. No. MAH 3830/2001

