

Corrsp. at Resl. : B-1101, 11th Flr., Sarovar Darshan Tower CHS, Chandanwadi, Almolda Rd., Thane (W) - 2.
Tel. : 2534 0935 Mob. : 9821138766

Date : 06/04/2018

TITLE CERTIFICATE

This is to certify that, under the instructions of my client M/s. Joshi Enterprises, a partnership firm, duly registered under the provisions of Indian Partnership Act 1932, through its partner Mr. Kaustubh Gajanan Kalke, having it's registered office and the principal place of business at Flat No. 501, Srushti Regency, Near Mahajan Wadi, Kharkar Ali, Thane (W)- 400 601, and Suyojit Co-operative Housing Society Ltd., Thane. I have investigated their title pertaining to their redevelopment rights and the ownership, respectively, in respect of -

A piece and parcel of land admeasuring 1080 sq.yards equivalent to 902.88 sq.mtrs., out of piece and parcel of land bearing old Revenue Survey No. 30-A, Hissa No. 5 A renumbered as C.T.S. No. 22, Final Plot No. 23/9 lying being and situate at Revenue Village Naupada, Registration Sub-District and District Thane and within the limits of Thane Municipal Corporation hereinafter referred to as "The Said Land" alongwith a building standing thereon and consisting of ground plus three upper floors

and popularly known as "Suyojit Co-operative Housing Society Ltd.", Thane and bounded as follows :-

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|---------------------|---|
| On or towards North | : Property belonging to Mrs. Pansare bearing C.T.S. No. 23. |
| On or towards South | : Sham Niwas C.H.S. |
| On or towards East | : Nav-Gita C.H.S. |
| On or towards West | : Property belonging to Mrs. Pansare, C.T.S. No. 56, R.S.-30-C. |

My client has placed in my hands the following documents :-

- 1) A Certificate of Registration, of Suyojit Co-operative Housing Society Ltd., issued under the Maharashtra Co-operative Societies Act, 1960, and the Maharashtra Co-operative Societies Rule, 1961 in the category of Co-operative Society and in sub-category of Tenant Co-Partnership Housing Society by The District Deputy Registrar Co-op. Societies Thane, on 19/9/1969 at No. TNA/HSG/391/1969.
- 2) An Indenture of Sale of the said land executed between Suyojit Co-operative Housing Society Ltd., through its office bearers and Mrs. Leelabai Gajanan Pansare dated 29/9/1972

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and registered with the Sub-Registrar, Thane at Sr. No. TNA/559-2/2012.

- 3) The Property Card of "the said land" dated 11/8/2017 wherein it is disclosed that "the said land" is the non-agricultural land and it admeasure 903.20 sq.mtrs., and it stands in the name of Suyojit Co-operative Housing Society Ltd., Thane, till this dated.
- 4) The Occupation Certificate issued by the Town Development & Officer dated 25/4/67 and 28/4/67 bearing Nos. 117 and 158 respectively, granted under the provisions of Sec. 263 of the Bombay Provincial Municipal Corporation Act, 1949 for ground plus 2 upper floors and for third floor respectively.
- 5) Notice dated 20/3/2018, about the Dilapidated status of the building of Suyojit Society with suggestion for submitting the proposal for redevelopment of it.
- 6) Cheque dated 28/1/2017 drawn on SBI Bank of Rs. 85,538/- towards the payment of Non-Agricultural Tax.

- 7) Assessment Extract dated 15/10/2013 issued by Municipal Corporation of City of Thane, in respect of the Building of Suyojit C.H.S. for the Assessment Year 2013-214.
- 8) Map of Measurement of Boundary Fixation (Haddakayam) in respect of Tika No. 22, C.T.S. No. 23/9, issued by City Survey Officer, Thane dated 2/1/2018 (Very Urgent Haddakayam) bearing measurement Register No. 1144/2017 dated 8/12/2017.
- 9) The receipt of payment of property tax to T.M.C. for the year 2017-218 dated 4/5/2017 and Receipt of payment of water tax to T.M.C. for the year 2017-2018 of Rs. 44,160/- dated 3/11/2017, indicating that there are no dues payable to T.M.C.
- 10) The Report dated 21/8/2017, alongwith the Bhag-dakhala by City Development & Planning Officer, City Development Department. The Municipal Corporation for City of Thane, stating therein that, the said land falls under Residential Zone.

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- 11) Letter of Intent issued by the Suyojit C.H.S., dated 14/10/2017, informing M/s. Joshi Enterprises, that the said Society has unanimously resolved to entrust the project of Re-development of their Building to them.
- 12) Irrevocable Consent/ No Objection Certificate dated 8/10/2017 given by the various members/owners of their respective flats of Suyojit Co-operative Housing Society Ltd., to M/s. Joshi Enterprises, for the Redevelopment of the building of the society.
- 13) The Search Report dated 3/11/2017, issued by Shri. Paresh Vishe, the Search Clerk, in respect of Old Revenue Survey No. 30-A, Hissa No. 5A, renumbered as C.T.S. No. 22, Final Plot No. 23/9, admeasuring 1080 sq. yards equivalent to 902.88 sq.mtrs., of Village Naupada, Thane for the year from 1972 to 2017 after taking search in the records of Sub-Registrar of Assurances Thane (Office 1, 2 and 5).
- 14) The Agreement for Re-development executed between Suyojit Co-operative Housing Society Ltd., as Owner-Society and M/s. Joshi Enterprises as the Developers and Sixteen