

Date :

Date :- 31th December 2015

**TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN**

REFERENCE: Property consisting of all that pieces and parcels of the land bearing Survey No. 9, Hissa No.1, admeasuring 850 Sq Mts, situated at- Village- Kasar-Vadavali, Taluka and District Thane, within the limits of the Municipal Corporation of City of Thane, and within the Registration District and Sub-District Thane.

Pursuant to the above said Property and as per the instructions received and after going through the file I have formed my opinion for issuance of Title Report in respect of the above said property, viz.

The Following Documents were being provided to me and I have perused the same respectively before forming my opinion for issuance of Title Report:-

1. Perused the 7/12 extracts of the captioned property which reflects the names of Shri Mahesh Bhaskar

Joshi and Smt Usha Bhaskar Joshi as Kabjedars / holders as per the remark passed by the Honble Civil Court in Special Civil Suit No. 713 /2006.

2. Perused the Mutation Entry No.279 showing the classification of crops of captioned property.
3. Perused the Mutation Entry No.449 showing the name of removal of Protected Tenant Ragho Gopal, for want of cultivation of land.
4. Perused the Mutation Entry No.504 whereby other legal heirs of Late Gopal Sukur Shinge have given consent in favour of Kashinath Gopal Shinge.
5. Perused the Mutation Entry No.517 & 518 whereby name of Kashinath Gopal Shinge is entered as Occupant by virtue of Order passed by Additional Mamalatdar, Thane.
6. Perused the Mutation Entry No.678 whereby it appears that the Bethel Fellowship Trust has purchased the captioned property from Kashinath Gopal Shinge for an amount of Rs.765000/- (Rupees Seven Lakhs Sixty Five Thousand Only) by virtue of Deed bearing Serial No. 714/2004.

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7. Perused the mutation Entry No. 843 dated 17/09/2008 wherein it reflects that as per the Decree dated 20/12/2007 passed by Honble Civil Judge(SD), Thane in Spl Civil suit no. 713/2006 the names of bonafide owners i.e Shri Mahesh Bhaskar Joshi and Smt Usha Bhaskar Joshi were mutated.
8. Perused the Mutation Entry No.919 whereby it reveals that names of Mahesh Bhaskar Joshi and Mrs. Usha Bhaskar Joshi were being removed by virtue of Hon'ble Civil Court's order in M.A. No. 132/2008 and name of The Bethel Fellowship Trust entered.
9. Perused the Mutation Entry No.921 whereby it reveals that Shri. Subhash Dhanaji Varu has purchased an area admeasuring 850 sq.mtrs. of captioned property, from The Bethel Fellowship Trust through its Trustees Paster G. Parimal for an amount of Rs.21,00,000/- (Rupees Twenty One Lakh Only) by virtue of document Sale Deed bearing Registration Serial No. 5348/2008 dated 22nd September,2008.
10. Perused Mutation Entry No. 1081, whereby Hon'ble District Collector has granted Non Agricultural Use

Permission in respect of captioned property by virtue of Order bearing No. Revenue/Desk/1T-1/NAP/SR/77/2009 dated 20th August,2009.

11. Perused the Mutation Entry No.1190 whereby Shirish Hiralal Chaudhary purchased the captioned property from Subhash Dhanaji Varu for an amount of Rs. 63,00,000/- (Rupees Sixty Three Lakhs Only) by virtue of Document Serial No. 2867/2011 dated 3rd May,2011.
12. Perused the Mutation Entry no. 1392, whereby the names of the Occupants/ Kabjedars were being confirmed by virtue of Order dated 18th September, 2012 in RTS Appeal No. 127/2011 whereby the remarks of Special Civil Suit No. 713 / 2006 is shown as pending and the said appeal was allowed in favour of the Appellant therein.
13. Perused the Search Report dated 30.12.2015 carried out by the searcher Shri Ramesh Dhalpe which reflects all the transactions in respect of the captioned property.

Date :

14. Perused the Agreement for Sale dated 18/03/2004 bearing Registration No. TNN-5/ 2122/ 2004 executed by and between Shri Kashinath Gopal Shinge and others and Bethel Fellowship Trust in respect of captioned property.
15. Perused the Deed of Conveyance dated 06/12/2004 bearing Registration No. TNN-5/8714 /2004 dated 07/12/2004 executed by and between Shri Kashinath Gopal Shinge and others and Bethel Fellowship Trust in respect of captioned property .
16. Perused the Agreement for Sale dated 6th March 2007 bearing Registration No. TNN-5/1254/2007 executed by and between Bethel Fellowship Trust and Mr. Subhas Dhanji Varu in respect of captioned property.
17. Perused the Lis Pendence notice dated 18.06.2007 bearing Registration Serial No. TNN-5/ 4779/2007 dated 25/06/2007 issued by Shri Mahesh Bhaskar Joshi in respect of the captioned Property.
18. Perused the Declaration dated 10th Jan 2008 furnished by Mr. Mahesh Bhaskar Joshi and Smt Usha Bhaskar Joshi as bonafide Owners by

cancellation of Deed of Conveyance dated 6.12.2004 registered on 7.12.2004 in respect of Captioned Property as per the Decree dated 27.09.2007 passed by Honble Civil Judge S.D, Thane in Spl. Civil Suit No. 713/2006.

19. Perused the Deed of Assignment for Sale cum Conveyance dated 19th March 2008 executed by and between Usha Bhaskar Joshi and Mr. Mahesh Bhaskar Joshi and M/s. Nandakripa Builders in respect of the captioned property which is duly registered at Serial No. TNN-5 /2498/2008 .
20. Perused the Conveyance Deed dated 22 Sept 2008 bearing Registration No. 5348/2008 executed by and between The Bethel Fellowship Trust and Mr. Subhas Dhanji Varu in respect of the captioned property.
21. Perused the ULC Affidavit dated 3.2.2009 given by M/s. Nandakumar Builders through its partner Mr. Kishor N Shah which is duly registered at Serial No. 908 /2009.
22. Perused the Deed of Conveyance dated 18/2/2009 executed by and between M/s. Nandakripa Builders

Date :

and M/s. Vimal builders bearing registration No. 1401 /2009 in respect of the captioned property.

23. Perused the Declaration cum Indemnity dated 2/3/2009 by M/s. Vimal Builders in respect of handing over possession of 40.00mts wide DP road plots .The said declaration was Registered at Serial no. TNN-5 /01800/2009 dated 4/03/2009.
24. Perused the Rectification Deed dated 29/05/2009 bearing Registration No.TNN-5/ 4912 of 2009 along with the Special Power of Attorney dated 25/05/2009 which is duly registered.
25. Perused the Sale deed bearing Registration No. TNN-1/2867/2011 dated 9th May 2011 executed by and between Mr. Subhas D Varu and Mr. Shirish Hiralal Chaudhari .
26. Perused the Lis Pendence notice dated 31.1.12 issued by Vimal Kishor Shah which is duly registered bearing No. TNN-1/00786/2012 along with the Power of Attorney.
27. Perused the Decree passed by Hon'ble Civil Judge, (S.D.), Thane , At Thane in Special Civil Suit No. 958/2011 decided on 11/6/2014 whereby parties

have arrived at consent terms and both pending suits were disposed off. Since Suits are disposed off by Civil Court, the Lis Pendence remark requires to be removed and Lis Pendence will not survive.

28. Perused the Development Agreement dated 30th December, 2014 bearing Registration Serial No. TNN9-3507/2015 executed by and between M/s. Merit Magnum Construction and M/s. Laabh Samruddhi Enterprises along with General Power of Attorney bearing Registration Serial No. TNN9-7370/2014.
29. Perused Supplement Agreement executed by and between Merit Magnum Construction and Laabh Samruddhi Enterprises which is dated 30th December, 2014 which is duly notarized.

After perusing the above mentioned documents I am of the opinion that there is valid and subsisting Registered Conveyance Deed and various deeds, executed as referred hereinabove, it appears that Laabh Samruddhi Enterprises, are having Title of

Preeti S. Gupte

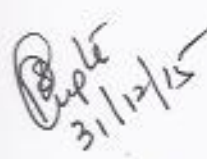
B.Com, LL.B.,
ADVOCATE

1, Madhav Co-op. Hsg. Society,
Ground Floor, Sahayog Mandir Path,
Ghantali, Thane (W) - 2.

Date :

Captioned Property, which is Clear, Marketable and
free from Encumbrances.

Date:-31st December 2015


Preeti S. Gupte
Advocate

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B.Com, LL.B.,
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Ground Floor, Sahayog Mandir Path,
Ghantali, Thane (W) - 2.

Date :

DATE :- 31 st December 2015

**TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN**

REFERENCE: Property consisting of all that pieces and parcels of the land bearing Survey No. 9, Hissa No.4, admeasuring 2170 Sq. Mts., situated at- Village – Kasar Vadavali, Taluka and District Thane, within the Limits of the Municipal Corporation of City of Thane, within the Registration and Sub-registration District of Thane.

Pursuant to the above said Property as per the instructions received and information received, and after going through the file, I have formed opinion for issuance of Title Report in respect of the above said property, viz.

The Following Documents were provided to me and I have perused the same respectively before forming my opinion for issuance of Title Report :-

1. Perused the 7/12 extracts in respect of the captioned property bearing names of Satyavan R. Raut and others dated 10/12/15.
2. Perused the Mutation Entry No.342A wherein Shri Kamla Lakadya expired 10years back and hence his wife Smt. Ladibai is incorporated as his legal heir.
3. Perused the Mutation Entry 343 which reflects the statement of Smt Ladibai Kamlya dated 17/10/1954, wherein the name of Shri. Hender Ganpat and Shri. Rajaram Ganpat is incorporated in 7/12 extracts and accordingly her name is deleted. Since 17/10/1954 Shri. Hender Ganpat and Shri Rajaram Ganpat were in exclusive use, occupation and possession of the said property.
4. Perused the Mutation Entry No. 345 wherein the legal heirs of Shri. Rajaram Ganpat Raut were being incorporated.
5. Perused the Mutation Entry No. 531 wherein the legal heirs of Shri. Dnyeshwar Rajaram Raut were being incorporated.
6. Perused the ME No. 571 wherein the legal heirs of Shri. Hender Ganpat Raut were being incorporated.

Date :

7. Perused the Mutation Entry No. 1249 wherein Meena Ramchandra expired on 25/04/ 2001, leaving behind her no legal heir.
8. Perused the Search Report dated 30/12/15 carried out by the Searcher Ramesh Dhalpe.
9. Perused the Sale cum Development Agreement dated 23/01/2009 executed by and between Smt. Buddhibai alias Lilavati Dnyeshwar Raut and others and M/s. Vastu Shilpa Realtors Pvt Ltd., through Shri Vimal Kishor Shah . The said agreement is duly registered at Serial Number- TNN-5/632/2009 dated 23/01/2009.
10. Perused the Power Of Attorney dated 23/01/2009 executed by Smt Budhibai alias Lilavati Dnyeshwar Raut in favour of M/s. Vastu Shilpa Realtors Pvt Ltd., which is duly registered at S.No.632/2009 dated 23/01/2009.
11. Perused the Conveyance Deed Dated 17/11/2011 executed by and between Satyavan Rajaram Raut and others and M/s. Merit Magnum constructions (former Name Vimal Builders) which is duly registered at Serial No. TNN-5/10214/2011.

12. Perused Power of Attorney dated 17/11/2011 in respect of captioned property given by Satyavan R Raut in favour of M/s. Merit Magnum constructions.
13. Perused the Power of Attorney dated 3/7/2009 executed by and between Kishor N Shah And one in favour of Nainesh K Shah and Vice Versa which is duly registered at 05925/2009 .
14. Perused the Sale deed dated 7/7/2011 bearing Registration No.TNN-2/07556/2011 executed by M/s. Merit Magnum construction and Smt Rakhama Bai Hender Raut and others in respect of captioned property.
15. Perused the Power Of Attorney dated 7/7/2009 bearing registration no.7556/2011 dared 7/7/11 executed by and between Rakhmabai Raut and others in favour of merit magnum Constructions.
16. Perused the Registered Conveyance deed dated 13/03/2012 executed by and between Sandeep Raut and others and Vastushilpa Realtors.
17. Perused the Development Agreement bearing Registration Number TNN-9-3507/2015 Dated 22nd May,2015 executed by and between Merit Magnum Construction and M/s.Laabh Samruddhi Enterprises.

Preeti S. Gupte

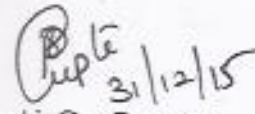
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1, Madhav Co-op. Hsg. Society,
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After perusing the above mentioned documents I am of the opinion that there is valid and subsisting Registered Conveyance Deed and various deeds executed as referred hereinabove it appears that Laabh Samruddhi Enterprises, are having Title of Captioned Property, which is Clear, Marketable and free from Encumbrances.

Date:-31st December, 2015


Preeti S. Gupte
Advocate