



Adv. RUCHA K. JOSHI

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Advocate - Bombay High Court

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Date: 11/07/2017

TO WHOMSOEVER IT MAY CONCERN

TITLE REPORT

Introduction:

Under the instructions from M/s Shashwat Homes I submit my Title Report and detailed Search Note annexed hereto.

Description of Property:

All that piece and parcel of land, lying, being and situate at revenue Village: Walivali, Taluka: Ambernath District: Thane.

Bearing :

Gut/H. No.	Area Sq. Mtr	Assessment Rs.Ps
76/1/1	26R-OP	0.45 Paise
P. K.	01R-OP	
Total	27R-OP-i.e. 2700 Sq. Mtrs.	

Presently stands in the name/s of:

- 1) M/s Shashwat Homes

(with all right, title and interest therein) hereinafter for brief referred to as "the said property") or thereabouts.

Document perused:

1. EXTRACT OF 7/12 dated 28/05/2016
2. MUTATION ENTRIES
3. Copy of ORDER issued by competent Authority Ulhasnagar Urban Agglomeration Thane under No.ULC/ULN/6(1) SR-17 Walivali dated 27/11/2007
4. Copy of Revised Building Permission issued by Kulgaon Badlapur Municipal Council under No.KBNP/BP/2011-12/580-74, dated 07/06/2011.





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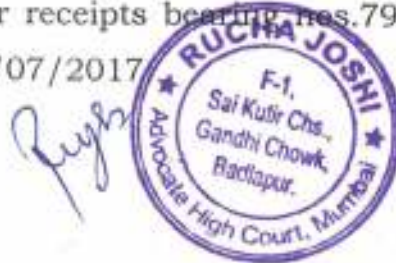
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5. Copy of Revised Building Permission issued by Kulgaon Badlapur Municipal Council under No.KBNP/NRV/1229-116/2014-2015, dated 30/06/2014.
6. Copy of Approved Plan
7. Copy of N.A Order issued by Collector of Thane by under No. MAHASUL/K-1/T-14/NAP/SR-14/2008 dated 30/09/2008.
8. Copy of revised N.A Order issued by Collector of by under No. MAHASUL/K-1/T-14/NAP/SR-58/2010 dated 18/06/2011
9. Copy of Development agreement dated 17/08/2007 executed between Shri. Dattatry P. Mhaskar & 32 others as the "Owners/Vendors" of the One Part and M/s Shashwat Homes as the "Promoters/Builders" of the other part along with registration receipt bearing No.UHN2-4177/2007 dated 17/08/2007.
10. Copy of Power of Attorney dated 17/08/2007 executed by Shri. Dattatry P. Mhaskar & 32 others as the "Owners/Vendors" in favour of M/s Shashwat Homes along with registration receipt under No.UHN2-4178/2013 dated 17/08/2007.
11. Copy of Deed of Conveyance dated 22/10/2008 executed by and between Smt. Laxmibai D. Mhaskar & 31 others as the "Vendor" of the First part and M/s Shashwat Homes as the "Developer" of the Other part along with copy of registration receipt bearing No.UHN2-7989/2008 dated 22/10/2008.

Period of Search:

From the year 1987 to 2017 (upto 10/07/2017).

Search was undertaken, in the records maintained at the Offices of Sub-Registrars of Assurances at Ulhasnagar-1, 2, & 3 by my searcher Mr. Satish Anand Farad under receipts bearing nos.7923 dated 14/06/2016 and bearing no.10749 dated 10/07/2017.





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Observations:

During the search in the records, I have not come across any entry adverse to the title of the present owners and therefore the chain of title is complete.

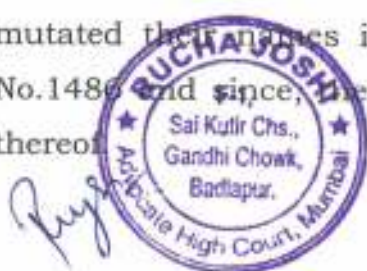
AND after going through all the above papers it appears that the said Property is originally owned and possessed by Shri Pandu Jaitu Mhaskar who have filed necessary return under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 under Section 6(1) and the Competent Authority have passed necessary order as mentioned above in read column, stating that the property in question have been "RETAINED" by the Owners.

AND then the said Shri Pandu Jaitu Mhaskar died intestate on 04/02/1986 leaving behind him Shri Dattatray Pandu Mhaskaras the only legal heir who thereafter, mutated his name in the revenue records to the said Property vide mutation entry No.967 and thereafter, started enjoying the said property as absolute owner thereof.

AND by Development Agreement dated 17/08/2007, the said Shri Dattatray Pandu Mhaskar and others have agreed to sell development rights in respect of the said Property along with adjoining properties bearing gut No.72 and 75 unto M/s Shashwat Homes and in pursuance to same the Owners have also executed Power of Attorney in favour of M/s Shashwat Homes .

AND both the Development Agreement and Power of Attorney dated 17/08/2007 are duly registered with Sub-registrar of Assurances. And thereafter, the said Shri Dattatray Pandu Mhaskar died intestate on 26/08/2007 leaving behind him Smt.Laxmibai Dattatray Mhaskar and others, as the legal heirs who mutated their names in the revenue and other records vide mutation entry No.1399 .

AND by and under Deed of Conveyance dated 22/10/2008 all the said legal heirs i.e. Smt.Laxmibai Dattatray Mhaskar and others have sold the said property unto M/s Shashwat Homes which is duly registered with sub-registrar of Assurances under No.UHN2-07989/2008 dated 22/10/2008 and thereafter, mutated their names in the revenue and other records vide mutation entry No.1486 and since, then started enjoying the said property as absolute Owner thereof.





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AND the said M/s Shashwat Homes have already obtained construction permission from Kulgaon Badlapur Municipal Council and the said property has been converted to N.A. use and the necessary order has been obtained from the Competent Authority. Hence by virtue of development rights as well as further ownership rights and permissions obtained by an under various laws and from various authorities, the said M/s. Shashwat Homes are entitled to develop the said property and have right to possess, to dispose and/or to develop the said property and sale flats/shops being constructed on the said property as per the rules and regulations of Kulgaon Badlapur Municipal Council.

Opinion:

After careful study of the revenue records, search undertaken in the records kept at the Sub-Register's Office/s and foregoing, observations, I have no hesitation, whatsoever, in certifying that the title of the land owners to the said property is absolutely **"CLEAR, MARKETABLE and FREE FROM ENCUMBRANCES"**.

Hence this report is issued.


Rucha Joshi
Advocate

