

RIDDHI D. SHAH
ADVOCATE & SOLICITOR

Off: A/8, Manorath, Dattapada X lane,
Borivli (East), Mumbai-400066.

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E-mail: shahriddhi4@gmail.com

To,
M/s Sahkar Developers
Fressia ground floor,
Navagaon, L.M. Road,
Dahisar (W), Mumbai- 68.

TITLE REPORT

Re: All that piece or parcel of land bearing Survey No.30, Hissa No.4, corresponding to C.T.S.No.1113 (New C.T.S. Nos.1113/A, 1113/B, 1113/C and 1113/D), admeasuring 1781.38 sq.yards equivalent to 1490 sq.mtrs. or thereabout situate, **lying and being at Village Dahisar, Taluka Borivali, Mumbai** Suburban District, alongwith the structures standing thereon and occupied by various tenants/occupants, and bounded as follows :-

On or towards East	: By C.T.S.Nos.1115-B, 1114-B.
On or towards West	: By C.T.S.Nos.1110-A and 1112.
On or towards North	: By C.T.S.No.1121-C.
On or towards South	: By C.T.S.No.1110-B.

hereinafter referred to as "**THE SAID PROPERTY**".

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1. That originally Raghunath Keshav Vishwasrao (since deceased) during his life time was the owner of the said property having acquired the same under 32G of the Bombay Tenancy & Agricultural Lands Act, 1948, being the cultivator prior to the tillers day, and the Agricultural Land Tribunal and Tahsildar Borivali,



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issued certificate of purchase under section 32M of the said Act, dated 23.07.1964, and the said 32M Certificate is registered at the office of the sub-registrar under Serial No.1754 of 1964 dated 30.07.1964.

2. That the said Raghunath K. Vishwasrao died intestate on 17.06.1989 leaving behind him his heirs and legal representatives in accordance with the Hindu Succession Act, 1956 under which he was governed at the time of his death whereby pursuant to the Mutation Entry No.7164 certified by the Tahsildar Borivali, dated 05.02.2004, the names of the following legal heirs are recorded as owners in the 7/12 extract of the said property.

- a) Shobhna R. Vishwasrao,
- b) Chandrashekhar R. Vishwasrao
- c) Smita N. Vishwasrao
- d) Vaidehi N. Vishwasrao
- e) Saumitra N. Vishwasrao
- f) Mrudulla Anil Bhawe
- g) Madhura Anil Sawant

3. That in the revised Development Plan sanctioned by the State Government the said property is partly reserved for maternity home and dispensary.



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4. That since the portion of the said property falling under the road, the said property is naturally sub-divided by the City Survey Office, and is given New C.T.S. Numbers after sub-division as C.T.S.No.1113/A, admeasuring 1436.7 sq.mtrs., C.T.S.No.1113/B, admeasuring 6.2 sq.mtrs. falling in the road, C.T.S.No.1113/C, admeasuring 23.1 sq.mtrs. falling in the road and C.T.S.No.1113/D, admeasuring 24 sq.mtrs.
5. That by a letter dated 18/04/2011 bearing reference No.DLN/TNC/SR-09/2011 of the Sub-Divisional Officer, Mumbai Suburban District has granted permission to sell the said property to you under the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948.
6. That by a Deed of Conveyance dated 24.02.2012 executed between the aforesaid legal heirs/co-owners Shobhana Raghunath Vishwasrao and others, therein referred to as "the Vendors" and (1) Shri Sarjuu Bhogilal Thakkar, (2) Shri. Ramjibhai Hirabhai Bharwad and (3) Shri. Uday Ghanshyam Naik, therein referred to as "the Purchasers", the said property is sold, transferred, conveyed and assigned to you for the consideration mentioned therein. That the said Deed of Conveyance is registered at the office of the sub-registrar Borivali-2 under Serial No.4806 dated 02.06.2012.



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7. That M/s. Surya Enterprises allegedly claimed right on the said property and have filed a suit bearing No.2548 of 2012 in the High Court of Judicature at Bombay whereby no interim injunction restraining you from disposing off or creating third party rights in respect of the said property is subsisting against you and any steps taken by you in respect of the said property is made subject to the orders passed in the said Suit which is pending for hearing and final disposal.
8. As per Partnership Deed dated 8th June 2012 (1) Shri Sarjuu Bhogilal Thakkar, (2) Shri. Ramjibhai Hirabhai Bharwad and (3) Shri. Uday Ghanshyam Naik have formed partnership in the name of "M/S. SAHAKAR DEVELOPERS" and accordingly the said property is vested in the said partnership firm.
9. That on the basis of the aforesaid documents produced before me, subject to what is stated herein above, in my opinion title of the said property appears to be vested with you and the same is clear, marketable and free from all encumbrances.

Dated this 13th day of November'2013.

At Mumbai.



RIDDHI D. SHAH

Advocate & Solicitor

Roll No. MAH-3095-2002