



Adv. RUCHA K. JOSHI

B.Com., LL.M.

Advocate - Bombay High Court

F-1, Sai Kir

F-1, Sai Kutir CHS Ltd., First Floor, Near Post Office, Gandhi Chowk, Kulgaon, Badlapur (E) - 421 503, Dist. Thane.
Mob. : 9922076789 ♦ E-mail: joshi.k.rucha@gmail.com

Date: 13/12/2016

TO WHOMSOEVER IT MAY CONCERN

TITLE REPORT

Introduction:

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

Description of Property:

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

Bearing :

Survey No.	Area (Sq. Mtr.)	Assessment (Rs. Paise)
61/3(Part)	39.5 Sq. Mtr.	0-10
61/3(Part)	22.05 Sq. Mtr	0-05
61/3(Part)	692.41 Sq. Mtr	0-48
Total	754.41 Sq. Mtr	

Presently in the name/s of:

1) Mrs. Ashwini Nandkumar Potdar

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

Document perused:

- Extracts in Village form No. 7/12 dated 17/06/2016
- Extract in Village form No. 8A
- Copy of Sale Deed dated 13/08/1987 executed between Vijaya Shridhar Sawant as the seller and Mrs. Ashwini Nandkumar Potdar as the Purchaser and Mr. Shailesh Shridhar Sawant and Mr. Vijay Shridhar Sawant as the confirming party.





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iv. Copy of Sale Deed dated 26/06/1992 executed between Mr. Uday Bhagawantrao Salunkhe as the seller and Mrs. Ashwini Nandkumar Potdar as the Purchaser.

v. Copy of Sale Deed dated 03/05/2001 executed between Mr. Naganath B. Divate as the seller and Mrs. Ashwini Nandkumar Potdar as the Purchaser.

vi. Development Agreement dated 12/05/2016 was duly registered with Sub-registrar of Assurances Ulhasnagar-2 under their No.4757-2016 made and executed between **MRS. ASHWINI NANDKUMAR POTDAR** as the Owner of the First part and **M/S. KIMAYA CONSTRUCTION** through its partners 1) Mr. Vivek Nagesh Kulkarni, 2) Mr. Upendra N. Potdar & 3) Sou. Sakhi Sandip Potdar as the Builders/Developers of the Second Part.

vii. Power of Attorney dated 12/05/2016 was duly registered with Sub-registrar of Assurances Ulhasnagar-2 under their No.4758-2016 executed by **MRS. ASHWINI NANDKUMAR POTDAR** as the Owner in favour of **M/S. KIMAYA CONSTRUCTION** through its partners 1) Mr. Vivek Nagesh Kulkarni, 2) Mr. Upendra N. Potdar & 3) Sou. Sakhi Sandip Potdar.

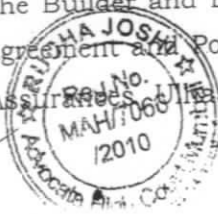
Period of Search:

From the year 1987 till 2016

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.

Observations:

During the search in the records, I have not come across any entry adverse to the title of the present owner and therefore the chain of title is complete. And by Development Agreement and Power of Attorney dated 12/05/2016 the said original owner has granted Development rights in respect of said property to M/s. Kimaya Construction. And in pursuance to same the owner has also granted Power of Attorney to the Builder and Developers M/s. Kimaya Construction. The said Development Agreement and Power of Attorney are duly registered with Sub-Registrar of Assurances Ulhasnagar-2 under No.4757-2016 and 4758-2016.





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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 owner to the said property is absolutely "CLEAR, MARKETABLE and FREE FROM ENCUMBRANCES".

In view of the above **M/s. Kimaya Construction** entitled to construct building on the aforesaid property and sale flats / shops being constructed thereon.

Hence this report is issued.

Sd/-

Rucha Joshi

Advocate

