

Advocate High Court

Off. : Shop No. B/63, Kasturi Plaza C. H. S., Manpada Road, Dombivli (E)-421 201. ☎ : 286 10 57. Email : abhi_chitnis@yahoo.com
 Resi. : A/9, Snehgandha Chhaya C. H. S., Plot No. RH-20, M. I. D. C., Residential Zone, Dombivli (E) - 421 203. ☎ : 244 56 27

Ref. No.

Date :

TITLE REPORT

PROPERTY: - ALL THAT PIECE OR PARCEL of a property bearing New S.No.11 (Old S.No.335), H.No.3/2, admeasuring 520 Sq.Mtrs., lying, being and situate at village Shivajinagar, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within Registration District Thane and Sub-District Kalyan.

At the request of M/s. Splendor Shelters Pvt. Ltd., through its Director Mr. Shashank S. Khadilkar (hereinafter called and referred to as the **Developers**), I have investigated the title of Mrs. Mangala Hemant Patil & Others, with regard to the above captioned property being all that piece or parcel of land bearing New S.No.11 (Old S.No.335), H.No.3/2, admeasuring 520 Sq.Mtrs., lying, being and situate at village Shivajinagar, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within Registration District Thane and Sub-District Kalyan (hereinafter called and referred to as the **Said Land**).

With an endeavour to investigate the title of the said land, I have perused Search Report dated 28.09.2007, issued by Adv. Kavita S. Shah in respect of search of the said land taken by her of Index-II Registers maintained in the Office of Sub-Registrar, Kalyan, pertaining to the period from 1967 to 2007, and further Search Report dated 18.07.2014, issued by Searcher Mr. G.H. Jagtap in respect of search of the said land taken by him of Index-II Registers maintained in the Office of Sub-Registrar, Kalyan, pertaining to the period from 2007 to 2014, and have also gone through the record of rights relating to the said land in order to ascertain as to whether there is any standing encumbrance over, upon or in respect of the said land in the nature of gift, lease, mortgage, sale, agreement or such other encumbrances of like nature. My observations thereon are as follows:

1. Late Mr. Hemant Bhoju Patil & Mrs. Mangala were absolutely owned of and fully entitled to the said land.



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