



## Adv. RUCHA K. JOSHI

B.Com., LL.M.

Advocate - Bombay High Court

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Date: 17/02/2018

### TO WHOMSOEVER IT MAY CONCERN

#### TITLE REPORT

##### Introduction:

Under the instructions from M/s. Kasturi Life Space that I submit my Title Report.

##### Description of Property:

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

##### Bearing :

Survey No.	Hissa No.	Plot No.	Area (Sq.mt)	Assmt. (Rs.Ps.)
43	1/5/B	5	123.70	0.05

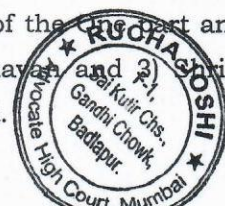
Presently stands in the name/s of:

- 1) **Shri. Kishor Sadashiv Chavan**
- 2) **Sou. Smita Kishor Chavan**
- 3) **Shri. Gajanan Sadashiv Chavan**

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

##### Document perused:

- i. Extract in Village form No. 7/12 dated 07/02/2018
- ii. Extract in Village form No. 6D
- iii. Extract in Village form No. 8A
- iv. Copy of registered Agreement for Sale dated 16/01/1992 executed between Smt. Manoramabai Chintaman Bhat as the owner of the one part and 1) Shri. Kishor Sadashiv Chavan, 2) Sou. Smita Kishor Chavan and 3) Shri. Gajanan Sadashiv Chavan as the purchasers of the other part.





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- v. Copy of registered Conveyance Deed dated 07/09/1992 executed between Smt. Manoramabai Chintaman Bhat as the owner of the One part and 1) Shri. Kishor Sadashiv Chavan, 2) Sou. Smita Kishor Chavan and 3) Shri. Gajanan Sadashiv Chavan as the purchasers of the other part.
- vi. Copy of registered Confirmation Deed dated 14/05/1998 executed by 1) Shri. Kishor Sadashiv Chavan, 2) Smt. Smita Kishor Chavan and 3) Shri. Gajanan Sadashiv Chavan as the confirmers.
- vii. Original registered Development Agreement dated 07/02/2018 executed by 1) Shri. Gajanan Sadashiv Chavan, 2) Shri. Kishor Sadashiv Chavan and 3) Smt. Smita Kishor Chavanas the owners of the One part and M/s. Kasturi Life Space through Shri. Manoj Choudhary, as the Developers of the Other part alongwith registration receipt duly registered with office of Sub-Registrar of Assurances Ulhasnagar-2 under No.UHN2-1694-2018 dated 07/02/2018.
- viii. Original registered Irrevocable Power of Attorney dated 07/02/2018 executed by 1) Shri. Gajanan Sadashiv Chavan, 2) Shri. Kishor Sadashiv Chavan and 3) Smt. Smita Kishor Chavanas in favour of M/s. Kasturi Life Space through Shri. Manoj Choudhary alongwith registration receipt duly registered with office of Sub-Registrar of Assurances Ulhasnagar-2 under No.UHN2-1695-2018 dated 07/02/2018.

### **Period of Search:**

From the year 2007 till 2018 (upto 14/02/2018)

Search was undertaken by Mr. Satish Anand Farad, in the records maintained at the Offices of Sub-Registrars of Assurances at Ulhasnagar-1, 2, & 3.

### **Observations:**

After going through 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.





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After going through aforesaid papers it appears that the said property seized and possessed of by 1) Shri. Gajanan Sadashiv Chavan, 2) Shri. Kishor Sadashiv Chavan and 3) Sou. Smita Kishor Chavan who has purchased the same from Sou. Manoramabai Chintaman Bhat and after making agreed payment thereof have become absolute owners of the said property who have mutated their names in revenue record vide mutation entry No.4964. And since then they are enjoying the said property as absolute owners thereof.


And by Development Agreement and Irrevocable Power of Attorney both dated 07/02/2018 duly registered with Sub-Registrar of Assurances Ulhasnagar-2 under No.UHN2-1694-2018 and UHN2-1695-2018 respectively have granted development rights in respect of the said property unto M/s. Kasturi Life Space through Shri. Manoj Choudhary.

In view of the above it appears that by and under registered Development Agreement and respective Power of Attorney the said M/s. Kasturi Life Space are entitled to develop the said property as per rules and regulations of the Kulgaon Badlapur Municipal Council and laws and regulations as per prevailing laws and time to time being in force.

**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 owners to the said property is absolutely "CLEAR, MARKETABLE and FREE FROM ENCUMBRANCES"

Hence this report is issued.

  
**Rucha Joshi**  
**Advocate**

