

**TITLE REPORT
TO WHOMSOEVER IT MAY CONCERN**

- 1. NAME OF THE OWNERS** : **1) Mrs. Geeta Gajanan Patke**
2) Mrs. Varsha Sachin Sinnarkar
3) Mrs. Rupali Milind Patil
Residing at : Gaurav Bunglow, Owale,
G.B. Road, Thane (w)-400615.
- 2. NAME OF DEVELOPER** : **M/s Sachin Enterprises** represented
by Partners **1) Mr. Kshitij Mohan Shinde & 2) Mr. Anil Manik Patil**
Office: Office No. 1, 2nd floor, Horizon
Heights Commercial, opposite
Mahalaxmi Tower, Kasarvadavali,
Ghodbunder Road, Thane (w).

3. DESCRIPTION OF THE PROPERTY:

All that pieces and parcels of land bearing **1) Chalta No. 128** out of Graph (Aalekh) No. 3, admeasuring 144 Square Meters and **2) Chalta No. 129A** out of Graph (Aalekh) No. 3, admeasuring 816.8 square meters, both the pieces admeasuring in aggregate 960.8 square meters situated at Owale Gaothan, Revenue Village Owale, Taluka and District Thane and within the jurisdiction of Registration District and Sub-District, Thane (hereinafter referred to as "**Said Property**").



1



Prasanna Mate & Associates

7th Floor, Tropical Prima, M. G. Road & Sambhaji Road, Naupada, Thane (W)
Ph. : 022-25426677, 8879677117 | E-mail : mateassociates@outlook.com

4. LIST OF DOCUMENTS PERUSED:

- a) Extract of Enquiry Register
- b) Search Report
- c) Development Agreement
- d) Power Of Attorney
- e) Permissions and Sanctions
- f) Public Notice dated September 27, 2016 published in Marathi newspaper namely Thane Vaibhav.

5. OBSERVATIONS:

In respect of Extract of Enquiry Register:

It appears from the perusal of Enquiry Register that, the Said Property forms part of Owale Gaothan and Taluka Inspector Land Record Thane has certified that Smt. Geeta Gajanan Patke is the occupant of the Said Property and map for the Said Property is rectified and accepted by the Department of Land Records.

6. IN RESPECT OF SEARCH REPORT WITH THE SUB-REGISTRAR OF ASSURANCES:

Search Report issued by Vishal Gaikwad, Searcher, in the office of Sub-Registrar of Assurances, Thane Old Custom I, II, V, VII, VIII, IX, X, XI, XII and XIII for the period of year 1987 to 2016 (22/12/2016) was placed before me.

- 1) No entries are recorded for the Years 1987 to 2015.
- 2) Relevant transactions were recorded in the Year 2016.
- 3) It appears from the perusal of Search Report that no adverse or contradictory entries have been traced in the search.



7. IN RESPECT OF TITLE DEEDS:

a) Development Agreement:

1) Mrs. Geeta Gajanan Patke, 2) Mrs. Varsha Sachin Sinnarkar and 3) Mrs. Rupali Milind Patil have assigned exclusive development rights in favour of M/s. Sachin Enterprises in respect of the Said Property by executing Development Agreement dated December 15, 2016, which is duly registered with the Sub Registrar of Assurances, Thane at serial Number TNN - 12/2239/2016.

b) Power of Attorney:

Simultaneously, 1) Mrs. Geeta Gajanan Patke, 2) Mrs. Varsha Sachin Sinnarkar and 3) Mrs. Rupali Milind Patil have executed Power of Attorney dated December 15, 2016 in favour of 1) Mr. Kshitij Mohan Patil and 2) Mr. Anil Manik Patil, Partners of M/s. Sachin Enterprises in respect of the Said Property and the same is duly registered with the Sub Registrar of Assurances Thane at serial number TNN - 12/2240/2016.

8. IN RESPECT OF VARIOUS PERMISSIONS AND SANCTIONS:

Development Permission and Commencement Certificate:

Thane Municipal Corporation has granted Development Permission and Commencement Certificate in respect of Said Property for construction of building thereon consisting of Ground/Stilt and up to Seven upper floors under V. P. No. S6C/0006/17 TMC/TDD/2159/17 dated April 26, 2017.

9. PAPER NOTICE:

As a part of due diligence we had caused to be published Notice inviting claims on September 27, 2016 in local Marathi newspaper namely Thane



PMA

Vaibhav. We have not received any objection in the respect of the said Public Notice.


10. CONCLUSION:

- 10.1 On behalf of the Owner and Developer we have verified the title of the Owner and rights of development of the Developer to the Said Property on request of the Developers to ascertain the status of the Said Property.
- 10.2 We have perused the certified copies and plain copies of document of title relating to the Said Property which are known to us to be relevant for the purpose of this report.
- 10.3 We have been provided search report with the Sub Registrar of Assurances for the period of 1987 to December 22, 2016. Therefore opinions and observations shall be qualified and restricted to the said period and also to the extent of availability of record only, as it appears that in some of the cases record is unavailable.
- 10.4 The opinion with respect to the title is formed on basis of examination of the searches and inquiries to the extent of documents provided for perusal which are attached herewith.
- 10.5 It appears that Owners have clear title to the Said Property and the Developers hold valid development rights in respect of the Said Property.

Date : 23/11/2017

Place : Thane.

For Prasanna Mate & Associates



Adv. Supriya Shinde Somoshi

