

KMV/ASM/1685/2018

17th March, 2018

REPORT ON TITLE

Messrs. Ashar Ventures,
Ashar IT Park,
Ground Floor,
Road No. 16Z,
Wagle Estate Near Agriculture Office,
Thane (West) 400 604.

Dear Sirs,

- Re: (i) Land bearing CTS No.2951 admeasuring 298.79 sq. mtrs.
(ii) Land bearing CTS No.3205 admeasuring 3583.17 sq. mtrs.
(iii) Land bearing CTS No.3206 admeasuring 710.91 sq. mtrs.
(iv) Land bearing CTS No.3218 admeasuring 2522.69 sq. mtrs.
admeasuring in the aggregate 7115.56 sq. mtrs. as per the property register cards all situate, lying and being at Village Kalwa, Taluka and District Thane.

1. We have been requested by you to investigate the title of The Standard Chemical Company Private Limited ("SCCPL") in respect of its lands situate at Village Kalwa, Taluka and District Thane bearing the following details:-

- (i) Land bearing CTS No.2951 admeasuring 298.79 sq. mtrs.
(ii) Land bearing CTS No.3205 admeasuring 3583.17 sq. mtrs.
(iii) Land bearing CTS No.3206 admeasuring 710.91 sq. mtrs.
(iv) Land bearing CTS No.3218 admeasuring 2522.69 sq. mtrs.

hereinafter collectively referred to as "the said Property" and more particularly described in the Schedule hereunder written.

2. We have been furnished with the photocopies of the following documents and papers on the basis whereof we are issuing this Report on Title:-

- (i) Indenture dated 19th July, 1962 made between Krishna Dedaya Power therein referred to as the Vendor of the One Part and SCCPL therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 627 of 1962;

- (ii) Agreement dated 4th January, 1964 made between Krishna Dedaya Pawar therein referred to as the Vendor of the One Part and SCCPI. therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 48 of 1964;
- (iii) Indenture dated 19th July, 1962 made between Ladakibai Narayan Patil and Narayan Vithu Patil therein referred to as the Vendors of the One Part and SCCPL therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 626 of 1962;
- (iv) Agreement dated 4th January, 1964 made between Ladakibai Narayan Patil and Dhaku Narayan Patil therein referred to as the Vendors of the One Part and SCCPL therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 47 of 1964;
- (v) Indenture dated 3rd May, 1973 made between Sitabai Posha Hira Agari, Dashrath Posha Patil and Parwatibai therein referred to as the Vendors of the One Part and SCCPL therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 247 of 1973;
- (vi) Indenture dated 19th July, 1962 made between Sitabai Posha Patil therein referred to as the Vendor of the One Part and SCCPL therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 625 of 1962,
- (vii) Agreement dated 3rd May 1973 made between Sitabai Posha Patil therein referred to as the Vendor of the One Part and SCCPL therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 248 of 1973;
- (viii) Copy of the Enquiry Register relating to Village Kalwa, Taluka Thane;
- (ix) Property Register Cards relating to the said Lands;
- (x) Order bearing No.RB/VI/NAP/SR/72 dated 21st January 1963 passed by the office of the Collector, Thane;
- (xi) Order bearing No.REV/Desk.3/NAP/SR/IV/214 dated 2nd October, 1978 passed by the office of the Collector, Thane;
- (xii) Search Report dated 20th November, 2017 issued by Search Clerk Nilesh Vagal;

- (xiii) Letter dated 8th July, 2016 addressed by Thane Municipal Corporation to Joshi Desavare and Associates,
- (xiv) Certificate dated 10th November, 2017 issued by Rupal D. Jhaveri, Company Secretary;
- (xv) Letter dated 9th March, 2018 addressed by the office of the Collector, Thane to SCCPL.

3. Our observations are limited only to the extent of the documents, papers and information furnished to us. We take no responsibility of the authenticity of the documents furnished to us. We take no responsibility of any information, declaration or undertakings that may be contained in such documents and papers that have or have not been provided to us for the purpose of investigation or such information, particulars or details that may not have been provided/disclosed to us.

4. Observations:

4.1 Flow of Title:

(A) Land bearing Survey No.74 Hissa No.8 subsequently assigned CTS No.2951:

- (i) By an Indenture dated 19th July, 1962 made between Krishna Dedaya Powar therein referred to as the Vendor of the One Part and SCCPL therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 627 of 1962, the said Krishna Dedaya Powar granted, conveyed, sold and transferred the land bearing Survey No.74 Hissa No.8 admeasuring 8.25 guathas equivalent to 998.25 sq. yards situate at Village Kalwa, Taluka and District Thane and more particularly described in the Schedule thereunder written in favour of SCCPL at or for the consideration therein contained;
- (ii) On perusal of the aforesaid Indenture dated 19th July 1962 we observe that the certificate of purchase dated 27th April, 1962 was granted to Krishna Dedaya Powar by the Agricultural Land Tribunal. We have not been provided with the said certificate of purchase for our perusal;
- (iii) On perusal of the aforesaid Indenture, we further observe that by an Order bearing No.RB/TNC 609 dated 2nd June 1962 passed by the Collector of Thane, permission was granted to Krishna Dedaya Powar to sell the abovementioned land to SCCPL. We have not been provided with the said Order for our perusal;
- (iv) By an Agreement dated 4th January 1964 made between Krishna Dedaya Pawar therein referred to as the Vendor of the One Part and SCCPL therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 48 of 1964, the Parties rectified /substituted the office address of SCCPL;

[Signature]

- (v) By virtue of the aforesaid Indenture dated 19th July 1962 read with the aforesaid Agreement dated 4th January 1964, it can be said that SCCPL became entitled to the land bearing Survey No.74 Hissa No.8 admeasuring 8.25 gunthas equivalent to 998.25 sq. yards or thereabouts situate at Village Kalwa, Taluka and District Thane.
- (B) Land bearing Survey No.85 Hissa No.3 subsequently assigned CTS No.3205:**
- (i) By an Indenture dated 19th July, 1962 made between Ladakibai Narayan Patil and Narayan Vithu Patil therein referred to as the Vendors of the One Part and SCCPL, therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 626 of 1962, the said Ladakibai Narayan Patil and Narayan Vithu Patil granted, conveyed, sold and transferred the land bearing Survey No.85 Hissa No.3 admeasuring 34.50 gunthas equivalent to 4174.5 sq. yards or thereabouts situate, lying and being at Village Kalwa, Taluka and District Thane in favour of SCCPL at or for the consideration therein contained;
- (ii) On perusal of the aforesaid Indenture we observe that in pursuance to a Court sale, a sale certificate dated 8th July, 1943 was issued in favour of Narayan Vithu Patil whereby Narayan Vithu Patil became entitled to the abovementioned land. We have not been provided with the aforesaid sale certificate for our perusal;
- (iii) The aforesaid Indenture further provides that by an Order bearing No.RB/INC 609 dated 2nd June 1962 passed by the Collector of Thane, Collector of Thane sanctioned the sale of the abovementioned land to SCCPL. We have not been provided with the aforesaid Order for our perusal;
- (iv) By an Agreement dated 4th January 1964 made between Ladakibai Narayan Patil and Dhaku Narayan Patil therein referred to as the Vendors of the One Part and SCCPL therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 47 of 1964, the parties rectified /substituted the office address of SCCPL;
- (v) By virtue of the aforesaid Indenture dated 19th July 1962 read with the aforesaid Agreement dated 4th January 1964, it can be said that SCCPL became entitled to the land bearing Survey No.85 Hissa No.3 admeasuring 34.50 gunthas equivalent to 4174.5 sq. yards or thereabouts situate, lying and being at Village Kalwa, Taluka and District Thane.
- (C) Land bearing Survey No.85 Hissa No.2 subsequently assigned CTS No.3218:**
- (i) By an Indenture dated 3rd May, 1973 made between Sitabai Posha Hira Agari, Dashrath Posha Patil and Perwatibai therein referred to as the Vendors of the One Part and SCCPL therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 247 of 1973, the said Sitabai Posha Hira Agari, Dashrath

Posha Patil and Parwatibai granted, conveyed, sold and transferred the land bearing Survey No.85 Hissa No.2 admeasuring 24.25 gunthas equivalent to 2934 sq. yards or thereabouts equivalent to 2453 sq. mtrs. or thereabouts, situate, lying and being at Village Kalwa, Taluka and District Thane in favour of SCCPL at or for the consideration therein contained;

- (ii) On perusal of the aforesaid Indenture we observe that by an Order bearing No.TNC/SR/177/72 dated 20th February 1973 passed by the Collector of Thane, permission was granted for the sale of the abovementioned land to SCCPL. We have not been provided with a copy of the aforesaid Order;
 - (iii) By virtue of the aforesaid Indenture dated 3rd May 1973, it can be said that SCCPL became entitled to the land bearing Survey No.85 Hissa No.2 admeasuring 24.25 gunthas equivalent to 2934 sq. yards or thereabouts equivalent to 2453 sq. mtrs. or thereabouts situate, lying and being at Village Kalwa, Taluka and District Thane.
- (D) Land bearing Survey No.85 Hissa No.4 subsequently assigned CTS No.3206:**
- (i) By an Indenture dated 19th July 1962 made between Sitabai Poshia Patil therein referred to as the Vendor of the One Part and SCCPL therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 625 of 1962, the said Sitabai Poshia Hira Agari and others granted, conveyed, sold and transferred the land bearing Survey No.85 Hissa No.4 admeasuring 6.25 gunthas equivalent to 756.25 sq. yards or thereabouts situate, lying and being at Village Kalwa, Taluka and District Thane in favour of SCCPL at or for the consideration therein contained;
 - (ii) By an Agreement dated 3rd May 1973 made between Sitabai Poshia Patil therein referred to as the Vendor of the One Part and SCCPL therein referred to as the Purchaser of the Other Part and registered with the Office of the Sub-Registrar of Assurances at Thane under Serial No. 248 of 1973, the parties rectified /substituted the office address of SCCPL;
 - (iii) By virtue of the aforesaid Indenture dated 19th July 1962 read with Agreement dated 3rd May 1973, it can be said that SCCPL became entitled to the land bearing Survey No.85 Hissa No.4 admeasuring 6.25 gunthas equivalent to 756.25 sq. yards or thereabouts situate, lying and being at Village Kalwa, Taluka and District Thane.

4.2 Assignment of CTS Numbers:

We have been provided with a copy of the Enquiry Register procured from the office of Municipal Land Records Department on 2nd November 2017 on perusal. On perusal of the notings made in the said Enquiry Register we observe that the lands forming part of the said Property were inspected and the following details were recorded:

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- (a) Land bearing Survey No.74 Hissa No.8 has been assigned CTS No.2951. The area of the said land has been recorded as 298.794 sq. mtrs.
- (b) The land bearing Survey No.85 Hissa No.3 has been assigned CTS No.3205. The area of the said land has been recorded as 3583.17 sq.mtrs;
- (c) The land bearing Survey No.85 Hissa No.2 has been assigned CTS No.3218. The area of the said land has been recorded as 2522.692 sq.mtrs;
- (d) The land bearing Survey No.85 Hissa No.4 has been assigned CTS No.3206. The area of the said land has been recorded as 710.91 sq. mtra.

4.3 Property Register Cards:

(i) We have been provided with Property register cards relating to the abovementioned lands and the areas of the lands mentioned in the Property register cards match with the areas of the lands mentioned in the aforesaid Enquiry Register. To summarize the same the areas mentioned in the Property Register Card are as under:-

- (a) CTS No.2951 (Survey No.74 Hissa No.8) – 298.79 sq. mtrs.
- (b) CTS No.3205 (Survey No.85 Hissa No.3) – 3583.17 sq. mtrs.
- (c) CTS No.3218 (Survey No.85 Hissa No.2) – 2522.69 sq. mtrs
- (d) CTS No.3206 (Survey No.85 Hissa No.4) – 710.91 sq. mtrs.

(ii) On perusal of the aforesaid Property register cards we observe that the same reflects SCCPL as the owners of the said lands.

5. Sub-Registrar Searches:

We have caused searches to be taken in the office of the Sub Registrar of Assurances at Mumbai through Mr. Nilesh Vagal, Search Clerk. Mr. Nilesh Vagal has submitted his Search Report dated 20th November, 2017 for the period from 1962 to 2017 on perusal whereof we observe that no other documents of title have been found to be registered which affect the rights of SCCPL in respect of the said Property.

6. ROC Searches:

We have been furnished with ROC Search Report dated 10th November, 2017, issued by Rupal D. Jhaveri, Company Secretaries, to the effect that they have carried out an online search/inspection of the records maintained by the Ministry of Corporate Affairs on its official website in respect of SCCPL and pursuant to the said search, no documents or papers regarding the creation of any charge, mortgage and/or encumbrance by SCCPL in respect of the said Property have been found.

7. We had caused public notices to be issued in local newspapers namely The Free Press Journal and Navshakti both dated 28th February, 2018 informing the public at large that SCCPL intends to sell to our clients the said Property free from all encumbrances.

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claims and demands. We have not received any claims pursuant to the issuance of the aforesaid public notices.

8. NA Orders:

- 8.1 The office of the Collector, Thane has by its Order bearing No. RB/VI/NAP/SR/72 dated 21st January 1963 *inter alia* ordered that SCCPL shall be entitled to use the lands bearing Survey No.74/8 (now CTS No.2951), Survey No.85/3 (now CTS No.3205) and Survey No.85/4 (now CTS No.3206) for non-agricultural purposes on the terms and conditions therein contained.
- 8.2 The aforesaid Order however provides that SCCPL shall not be entitled to sell, lease or otherwise transfer the land without the previous permission of the Collector.
- 8.3 The office of the Collector, Thane has by its Order bearing No. REV/Desk.3/NAP/SR/IV/214 dated 2nd October, 1978 ordered that SCCPL shall be entitled to use the land bearing Survey No.85/2 (now CTS No.3218) for non-agricultural purposes on the terms and conditions therein contained. By the aforesaid Order, amalgamation of the land bearing Survey No.85/2 (now CTS No.3218) with the lands bearing Survey No.74/8 (now CTS No.2951), Survey No.85/3 (now CTS No.3205) and Survey No.85/4 (now CTS No.3206) was also permitted.
- 8.4 The aforesaid Order dated 2nd October, 1978 which permits the amalgamation of the land bearing Survey No.85/2 (now CTS No.3218) with the lands bearing Survey No.74/8 (now CTS No.2951), Survey No.85/3 (now CTS No.3205) and Survey No.85/4 (now CTS No.3206) does not contain any condition that restricts the transfer of the lands permitted to be amalgamated and in light thereof it appears that the condition restricting the transfer of the lands covered under the earlier Order dated 21st January 1963, without the previous permission of the Collector, was waived.
- 8.5 It appears that an application was made by SCCPL to the office of the Collector seeking clarification on whether the prior permission of the Collector would be required for sale of the lands covered under the said Property.
- 8.6 We have been provided with a letter dated 9th March 2018 addressed by the office of the Collector in favour of SCCPL whereby the Collector has clarified that since the lands are non-agricultural class I lands, the prior permission of the Collector for selling the lands is not required. The letter further provides that the lands are presently approved for industrial use. In case if the lands are sought to be used for any other purpose then prior permission to change the use of the land shall be required to be procured under the provisions of Section 42A and 42B of the Maharashtra Land Revenue Code, 1966.

9. D. P Remarks

On perusal of the letter dated 8th July, 2016 addressed by Thane Municipal Corporation to Joshi Desavare and Associates, we observe as under:

[Signature]

- (i) Lands bearing CTS No.3205 and 3206 are reserved for primary school;
- (ii) Part of the land bearing CTS No.3218 is reserved for primary school and the user of the balance part is residential;
- (iii) Part of the land bearing CTS No.2851 is reserved for proposed 602 mtr road widening of the Mumbai - Pune Road and the balance part is reserved for a primary school;
- (iv) The said Property is not affected by CRZ and are not classified as forest lands.

10. Conclusion:

By virtue of what is stated hereinabove, it can be said that SCCPL is entitled to the said Property more particularly described Schedule hereunder written as the absolute owner in respect thereof and has a clear and marketable title thereto.

THE SCHEDULE ABOVE REFERRED TO:

All those pieces and parcels of lands bearing CTS No.2951 admeasuring 298.79 sq.mtrs. or thereabouts, CTS No.3205 admeasuring 3583.17 sq. mtrs. or thereabouts, CTS No.3206 admeasuring 710.91 sq. mtrs. or thereabouts and CTS No.3218 admeasuring 2522.69 sq. mtrs. or thereabouts admeasuring in the aggregate 7115.56 sq. mtrs. as per the Property register cards but admeasuring in the aggregate 7409.67 sq. mtrs. As per the earlier documents of title all situate, lying and being at Village Kalwa, Taluka and District Thane.

Yours faithfully,
Kanga and Company,



Partner
Advocates & Solicitors

Office : 701, ARARAT, 89, Nagindas Master Road, Fort, Mumbai - 400025.

Res. : 1405, Ruby, Nirmal Lifestyle, L. B. S. Marg, Mulund (West), Mumbai 400 080, Tel : 2560 7168

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REPORT ON TITLE

- (1) At the request of M/s Ashar Ventures, I have investigated the title of M/s Ashar Ventures (hereinafter collectively referred to as "the Owners") in respect of the property being land bearing C.T.S.No. 2952 admeasuring 46.93 sq.mtrs Old Survey No. 74 Hissa No. 7 admeasuring 80 sq.mtrs. or thereabouts situate, lying and being at Village Kalwa, Taluka and District Thane more particularly described in the Schedule hereunder written(hereinafter referred to as "the said Property").
- (2) I am issuing this Report on Title on the basis of documents furnished to me. My observation is limited only to the extent of the said documents and papers.
- (3) I was furnished with the following Documents:
 - a) 7/12 Extract of Suurvey No. 74 Hissa No. 7
 - b) Property Card of C.T.S. No. 2952
 - c) Mutation entry No. 354, 465, 2192, 2487, 2763, 2967
 - d) Papers in respect of R.C.S. No. 554/1992
 - e) Papers in repsect of Misc. Application No. 549/19994
 - f) Original Registered Conveyance Deed dated 18/04/2018
 - g) Original Registered Power of Attorney dated 18/04/2018
 - i) One Gopal Alo Patil (hereinafter referred to as "the said Gopal") was seized and possessed of and well and sufficiently entitled to the land bearing C.T.S. No. 2952 admeasuring 46.93 sq.mtrs. Old Survey No. 74 Hissa No. 7 admeasuring 80 sq.mtrs. situate, lying and being at Vilage Kalawa, Taluka and District Thane

Thane (hereinafter referred to as 'the said Property') along with some other properties (hereinafter referred to as the 'Larger Properties'). The said Larger Properties were self-acquired properties of the said Gopal.

- ii) The said Gopal died somewhere in the year 1961 leaving behind a Will and Testament dated 18/02/1961 by which the said Gopal bequeathed the said larger properties to his grandchildren one Bandu Shankar Patil (hereinafter referred to as "the said Bandu") and Kashinath Shankar Patil (hereinafter referred to as "the said Kashinath"). By virtue of the said Will the said Bandu and the said Kashinath became the absolute owner and thereby entitled the said larger properties. However, the said Larger Properties were in possession of uncles of the said Bandu and Kashinath and therefore, the said Bandu and Kashinath filed a suit in the Court of Civil Judge (Junior Division), Thane vide No.R.C.S. No.432 of 1964. The Suit however was settled and Consent Decree was passed by the Hon'ble Court on that behalf.
- iii) In virtue of the said settlement and the Decree drawn in the above mentioned suit, execution proceeding was filed vide No.47/1967 and the physical possession of the properties were given to the said Bandu and the said Kashinath and their mother and accordingly their names were mutated in the Record of Rights in respect of the abovementioned Larger Properties.
- iv) After the death of their mother, the said Bandu and the said Kashinath by mutual consent orally partitioned the Larger Properties and the said Property came in exclusive possession and ownership of the said Bandu. The said Bandu and Kashinath applied to Tahsildar for recording their partition of the said larger properties and the same was recorded in the Records of Rights by Mutation Entry No. 2487
- v) The sisters of the said Bandu viz. Draupadi Mahadu Bhoir and Sonabai Thakarya Mhatre (hereinafter referred to as "the said sisters") whose names were wrongly entered in the Records of Rights by Mutation Entry No. 2487, were trying to lay their

claim in some of the properties of the said Bandu including the Said Property (hereinafter referred to as "the suit properties") and hence the said Bandu filed a suit R.C.S. No.554/1992 in the Court of Civil Judge (J.D.), Thane and sought declaration that the said Bandu is the absolute owner of the property and the said sisters have no right, title and interest in the suit properties including the said properties.

- vi) The above mentioned R.C.S. No. 554/1992 was decreed ex-parte in favour of the Plaintiff by Order dated 10/09/1993 and the said Plaintiff i.e. the said Bandu was declared as absolute owner of the Suit property including the said Property.
- vii) The said sisters filed a Misc. Application No. 549/1994, in the Court of Civil Judge (J.D.), Thane with a prayer to set aside ex-parte decree passed in the above mentioned R.C.S. No. 554/1992; however the same was dismissed by the Court by order dated 16/12/2000. That the said Bandu died intestate on 12/06/2003 leaving behind him (1) LEELABAI BANDU PATIL, (2) SACHIN BANDU PATIL, (3) SAGAR BANDU PATIL, (4) VIJAYANTI NILESH MHATRE, (5) SUNITA MAHENDRA PATIL (6) SAHIL MAHENDRA PATIL (7) NEHA MAHENDRA PATIL, as his legal heirs in accordance with the provisions of the Hindu Succession Act by which the deceased was governed at the time of his death and the names of the his legal heirs have been mutated in the Records of Rights by Mutation Entry No.2967.
- viii) By virtue of the above mentioned facts, (1) LEELABAI BANDU PATIL, (2) SACHIN BANDU PATIL, (3) SAGAR DANDU PATIL, (4) VIJAYANTI NILESH MHATRE, (5) SUNITA MAHENDRA PATIL (6) SAHIL MAHENDRA PATIL (7) NEHA MAHENDRA PATIL have become absolute owners and thereby absolutely entitled to the right, title and interest in the said property.
- ix) (1) LEELABAI BANDU PATIL, (2) SACHIN BANDU PATIL, (3) SAGAR BANDU PATIL, (4) VIJAYANTI NILESH MHATRE, (5) SUNITA MAHENDRA PATIL (6) SAHIL

MAHENDRA PATIL (7) NEHA MAHENDRA PATIL thereafter, sold and transferred and conveyed the said Property free from all encumbrances unto, and in favour of the Owners herein, by and under Registered Conveyance Deed dated 18/04/2018 (hereinafter referred to as "the said Conveyance") for the terms and conditions contained therein. The said Conveyance Deed is registered with the office of the Sub - Registrar of Assurances, at Thane -5 under Serial No. TNN5 - 5614 - 2018 dated 18/04/2018.

x) Pursuant to the said Conveyance Deed, the said (1) LEE LABAI BANDU PATIL, (2) SACHIN BANDU PATIL, (3) SAGAR BANDU PATIL, (4) VIJAYANTI NILESH MHATRE, (5) SUNITA MAHENDRA PATIL (6) SAHIL MAHENDRA PATIL (7) NEHA MAHENDRA PATIL executed a Power of Attorney of even date (hereinafter referred to as "the said POA") in favour of the Owners to enable them to do all acts, deeds, matters and things for and in respect of the said Property as contained therein. The said POA is registered with the Sub-Registrar of Assurances at Thane under Sr.No.5616/2018;

(4) The abovementioned lands forming part of the said Property were inspected and it was found that the Land bearing Survey No.74 Hissa No.7 has been assigned CTS No.2952. The area of the said land in C.T.S. No. 2952 is recorded as only 46.93 sq.mtrs. in the Property Register Card. The area of 80 sq.mtrs. is conveyed to M/s Ashur Ventures and all the benefits of the area under D.P. Road shall belong to M/s Ashur Ventures.

(4) I have not caused Public Notices to be issued in the local newspapers investigating the title of the Firm.

In view of the above, I hereby state that by virtue of the aforesaid Conveyance Deed dated 18/04/2018 M/s Ashar Ventures is entitled to said property as the absolute owner in respect of the said property more particularly described in the Schedule hereunder written and have acquired marketable title thereto.

THE SCHEDULE ABOVE REFERRED TO

All those pieces and parcels of lands bearing C.T.S. No. 2952 (Survey No. 74, Hissa No. 7) admeasuring 46.93 sq.mtrs excluding area gone under existing D.P. Road as per the property Register Card and 80 sq.mtrs. inclusive of area under D.P. Road and as per the 7/12 Extract of S.No. 74/7 admeasuring 80 sq.mtrs. or thereabouts and further any area which may be available on area correction or otherwise in C.T.S. No. 2952 or adjacent land all situate, lying and being at Village Kalwa, Taluka and District Thane Registration District & Sub-District Thane and within the limits of the Thane Municipal Corporation.

Dated this 7th May, 2018.



S.P. Kalantri
Advocate