

**DAMODAR A. PATIL**B.A., B.COM., D.C.L., LL.B.  
ADVOCATE203, SUVRAT APT., Bhavani Chowk,  
Tembhi Naka, Thane (W) 400 601.  
Tel. (L) : 25472502 (M) : 98206 03923  
Email : damodar\_patil@yahoo.comRef. : DAP/2017/109Date : 31 JUL 2017**TITLE REPORT**

Re.:- Land totally adm. 7120.00 Sq. Mtrs., situated at Revenue Village Vadavali, Thane, Taluka and District Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation ("Said Project Land").

Sr. No.	Name of the Owners	Survey No.	Hissa No.	Area (Sq.Mtrs.)
1)	Purushottam V. Patil & Ors.	23	2/2	4650.00
2)	Purushottam V. Patil & Ors	23	3/2	890.00
3)	Purushottam V. Patil & Ors	17	6B	450.00
4)	Janardan A. Patil & Ors.	17	5	400.00
5)	Janardan A. Patil & Ors.	17	6A(P)	352.00
6)	Janardan A. Patil & Ors.	17	6A(P)	<u>378.00</u>
				<u>7120.00</u>

M/s. Gaurav Enterprises

- Promoters

Sir

1. Survey No.23/2/2, Survey No.23/3/2 and Survey No.17/6B is an ancestral property of Larger Patil Family including Vasudev Atmaram Patil and his brothers and sisters. By and under Regd. Partition Deed dated 8<sup>th</sup> November, 2001, the Said Larger Patil Family partitioned its family properties including aforesaid lands. As per Said Partition Deed, the Survey No.23/2(P), Survey No.23/3(P) and 17/6B came in exclusive Ownership of Smt. Shantibai Vasudev Patil and Family. Thus, the Purushottam V. Patil and others are the Owners, seized and possessed of and/or otherwise well and sufficiently entitled to the Land at Sr. No.1, 2 and 3 hereinabove.

2. By and under Deed of Partnership dated 13<sup>th</sup> October, 2011, the Said Owners have entered into a Partnership under the name and style of M/s. Gaurav Enterprises with a view of carrying out in Partnership, the Development of the Lands at Sr. Nos.1, 2 and 3 having come to their exclusive ownership and adjoining lands in Partnership subject to the terms and conditions thereof;

3. One Shri Janaradan Atmaram Patil ("Said Owner") is the Owner in respect of the Land bearing Survey Nos.17/5, 17/6A(P) and 17/6A(P) as above.

4. By and under Regd. Agreement for Development and Sale Deed read with Authenticated Power of Attorney ("Said Principal Agreement") both dated 2nd December, 2016, executed by and between the Said Janaradan Atmaram Patil as Owners, the Family Members of said Janaradan Atmaram Patil as Confirming Party and M/s. Gaurav Enterprises as Developers and Purchasers, the Said Owner has sold an area totally adm. 752 Sq. Mtrs., bearing Survey No.17/5 and out of Survey No.17/6A(P) and has granted the Development rights in the area adm. 378 Sq. Mtrs., out of the Survey No.17/6A(P) to and in favour of M/s. Gaurav Enterprises for the consideration and subject to the terms and conditions contained therein;

5. We have perused the Revenue Records, have caused the search of lands comprised in Said Project Land and on the basis of such period of Revenue Records and declaration made and clarification given by the Promoter are confirming that title of the said Janardan Atmaram Patil for land at Sr. Nos. 4 to 6 is clear and marketable.

6. By and under its order dated 30th March, 2000, read with further orders from time to time, the Competent Authority under Urban Land (Ceiling and Regulations), Act, 1976 ("Said Act") has granted permission u/s. 20 of the Said Act for Development of the Lands at Sr. No.1 and 2 as above subject to the terms and conditions of the Said Orders

7. The Promoters have availed of construction loan from Gopinath Patil Parsik Sahakari Bank, by creating charge of mortgage on Flat No.102, 103 and 104, in the building under construction.




8. We have conducted further searches in the Office of the concerned Sub-Registrar of Assurances for the period from 2011 to 2017. We further have obtained clarifications and declaration from the Promoters about the encumbrances - if any, on the Said Project Land and on the basis of such further search, clarifications given and declaration made, we observed that save and except mortgage loan against the Said Project Land/specified Apartments, there are no other encumbrance on Said Project Land or any part thereof by way of sale, exchange, mortgage, gift, tenancy, leave and license, trust, inheritance, bequeath, possession, lease, lien, easement or otherwise.
9. Part of the Said Project Land is affected under Reservation for public purpose.
10. The District Collector of Thane, has granted permission for Non-Agricultural user of the Said Project Land.
11. There are no impediments attached to the Said Project Land.
12. There are no existing illegal encroachments on the Said Project Land.
13. The Said Promoters have evolved a scheme of development of the Said Project Land thereunder amalgamating the aforesaid lands into one contiguous plot and constructing thereon cluster of buildings as per sanction of plans.
14. The Said Promoters, through its Architect M/s. Akruti Consultant, have submitted for sanction to Thane Municipal Corporation and said Corporation by and under its latest sanction being permit and Commencement



Certificate bearing V. P. No.SO6/0044/09/TMC/TDD/665/16, dated 25th January, 2016, has granted sanction for amalgamation and development of Said Project Land ("Said Sanctioned Plans").

15. As per Development Control Regulations, 1994 of TMC as amended up to date, the Promoters are entitled to load on Said Project Land the Transferable Development Rights (TDR) to the extent permissible under said D.C. Regulations. On perusal of the Said Sanctioned Plans, it is observed that the Developers have not yet consumed fully such Development potential on the Said Project Land. As such, the Promoters, in future, are entitled, subject to the provisions of Real Estate (Regulation and Development) Act, 2016 (RERA) to get the Said Sanctioned Plans further amended thereunder utilizing such remaining development potential in further construction on the Said Project Land.

16. This Title Report is submitted as desired by the Promoters in the matter of Registration of the Project with RERA Act.

  
(DAMODAR PATIL)  
Advocate  
Regn.No.MAH-3-1981

To  
M/s. Gaurav Enterprises,  
Flat No.101, Purushottam Plaza,  
Building No.1, G.B. Road,  
Thane (W) - 400 615.