

YATIN W. PANDIT

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ADVOCATE**

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TITLE SEARCH REPORT

To,

M/s. Shree Yash Developers

Satyam Building, 2nd floor,

Above Punjab National Bank,

M.G. Road, Naupada, Thane (W)

Sir / Madam,

Pursuant to the instructions from you, **M/s. Shree Yash Developers**, a registered Partnership firm through its Partners Shri. Mansukh Velji Shah & Shri. Jayanthilal K Jain, we have conducted a search in the concerned offices of the Sub-Registrar of Assurance, Thane and examined the title of the below mentioned property:-

1. DESCRIPTION OF THE PROPERTY:-

All that Piece of Parcel of land bearing Tika No.9, C.T.S No.4A/1B Admeasuring Area 673.51 Square Meters alongwith Structure Standing thereon situated and lying being at Pratap talkies, Village Panchpakhadi, Taluka and District Thane within the limits of the Thane Municipal Corporation District Thane in the Taluka and District Thane and in the Registration district and Sub-district of Thane (herein after referred to as the "**said Property**").

2. SCOPE OF WORK:

In the present case scope of our work is limited in respect of the Title rights of M/s. Shree Yash Developers against the said



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Property based on the search conducted with the concerned Offices of Sub-Registrar, Thane for a period of 30 years i.e. 1988 to 2017 (30 years) in respect of the said Property.

3. LIST OF DOCUMENTS PERUSED/ SCRUTINISED:-

SR. NO.	NAME OF THE DOCUMENT
1.	Search Report issued by C. N. Sinha dt. 26 th April, 2017
2.	Copy of Agreement for Sale dt. 21 st March, 1988 and receipt of its registration dt. 4 th May, 1988 with Sub-Registrar, Thane

4. TRACING OF TITLE:

On perusal of the search conducted with the concerned offices of the Sub-Registrar of Assurance, Thane in respect of the said Property for the past 30 years, we observe as under:-

- (a) M/s. Anang Chemicals had agreed to sell the aforesaid property to Shri. Uttam Bhaskar Joshi and Shri. Anand Bhaskar Joshi pursuant to Sale Deed dated 21st March, 1988 as per terms and conditions setout thereunder. The said Sale Deed was duly registered with Sub-Registrar, Thane vide Registration bearing no. 1987 dated 4th May, 1988.
- (b) A Conveyance deed dated 22nd May, 2014 was executed between Shri. Uttam Bhaskar Joshi, Shri. Anand Bhaskar Joshi and Thane Municipal Corporation through Deputy

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City Engineer Rajan Raghunath Kahndpekar for Ground Floor Area measuring 41.01 Square Meters Built-up in Building Type A Laxmi Keshav Building, Near Pratap talkies, Laxmi Keashv Building, Village Panchpakhadi Taluka and District Thane, bearing Tika No.9, CTS No 4A/1B. The said deed was registered vide Registration bearing no. THN-5/5230/2014 on 23/05/2014.

- (c) A Conveyance deed dated 13th April, 2017 was executed between Shri. Uttam Bhaskar Joshi, Smt. Asmita Anand Joshi, Shri. Sagar Anand Joshi, Smt. Swati Ashutosh Apte, Smt. Arachana Uttam Joshi, Shri. Santosh Uttam Joshi, Smt. Kanchan Abhijeet Palnitakar as a Vendor and M/s Shree Yash Developers through its Partners Shri. Mansukh Velji Shah & Shri. Jayanthilal K Jain called as a Purchaser for Tika No.9, C.T.S No. 4A/1B (Old Tika No. 9,C.T.S.No. 6(P) & 4 (P) Area 673.51 Sq. Mtrs. Open Land through Property Area total Structure allowed FSI Area 1010.26 Square Meters and permission Area of F.S.I. 336.76 Square Meters permission for constructed land Area to utilize the Area 631.51 Square Meters and Niwasi Area 320.76 Square meters (CTS No.4A) situated lying being at Village Panchpakhadi Taluka and District Thane. The said deed was registered vide Registration bearing no. THN-9/2450/2017 on 13/04/2017.

In view of the aforesaid documents, it seems that M/s Shree Yash Developers is absolute owner and seized and in possession of the aforesaid property.



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5. OBSERVATION/CONCLUSION/OPINION:-

We have conducted search from search clerk Mr. C. N. Sinha and the same is annexed hereto as **Annexure I** and upon perusal of the said search report, it is observed and concluded that M/s Shree Yash Developers has clear and marketable title of the aforesaid property. Further it is observed and concluded that the aforesaid property is free from any encumbrance.

6. QUALIFICATIONS AND ASSUMPTIONS:

This Report is given subject to the following qualifications:-

- (i) We have presumed that the search report, certified true copies, other copies shown to us are final and have not been amended or modified in any manner.
- (ii) This opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned documents to the contrary.
- (iii) This opinion does not cover any litigation, suits etc. filed in any court in respect of the said Unit, except for those which have been disclosed and covered in this report (if any).
- (iv) All information including search report that has been supplied to us by you or your representatives have been accepted as being correct unless otherwise stated. Our maximum aggregate liability to any involved parties arising from, or in relation to, this appointment (in



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contract, tort, negligence or otherwise) howsoever arising shall not in any circumstances exceed the professional fee payable to us for this specific mandate.

- (v) It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances are subject to availability of records and also to records being torn and mutilated. We therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated.
- (vi) This opinion is solely for the benefit of the addressee and without our consent it is not to be referred to and relied upon by any other person whatsoever.

Should you desire any further information and/or clarification, please revert.

Dated this 27th day of April, 2017



(Adv. Yatin Pandit)