

Y. S. Duduskar

B.Com., LL.B.

ADVOCATE HIGH COURT

Office : Basement, New Vaibhav CHS Ltd., Opp. Surya-Joshi Wada, Nr. Abhyudaya Co.Op. Bank, Charai, Thane (W) ☎ : 25399844. ● Mob. : 9322273546

Date:08/05/2017

TITLE CERTIFICATE

Sub: All that piece and parcels of land bearing City Survey No.382B, Tikka No.13 admeasuring 59.36 sq.mtrs. lying being and situated at village Charai, Thane City, Tal & Dist: Thane, within the local limits of Thane Municipal Corporation and within the registration dist and sub dist Thane.

hereinafter collectively referred to as "the Said Properties".

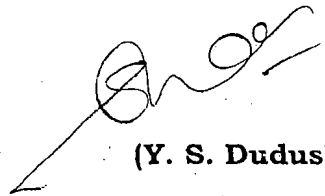
I have caused the search to be taken from the office of SRO, Thane - 2 through Searcher Shri. Sachin Patil vide Application No. TNN2-0-2016 receipt No. 4891 and 4893 dated 11/03/2016. I have also caused publication on 30/03/2017 inviting objections if any on the issuance of title in respect of the said property. No Objections of any nature have been received by the undersigned till today in response to the said publication.

From the property card extract and from the search taken out from the office of Sub-Registrar, Thane, as regards property bearing City Survey No. 382B, Tikka No.13, admeasuring 59.36 sq.mtrs was initially included in CTS No. 382. However the seperate PR card was opened as CTS No.382B. The said property was given in the share of Joe Sebastein Pereira.

It is further observed that the said Joe Sebastein Pereira had died on 3/7/1986. One max Pereira also died on 22/11/1981. Raymond Pereira also died on 11/7/1993 leaving behind Mr. Peter Pereira, Mr. Francis M. Pereira, Sheryl Dm maggi and Derina V. Pereira as their legal heirs.

It is observed that by development agreement dated 27/4/2017 registered in the office No.SRO-12 at Doc Sr.No. 1056-2017 and Power of Attorney Dated 27/4/2017 which is also registered at Doc Sr.No. TNN-12-1058-2017, the said Mr. Peter Pereira, Mr. Francis M. Pereira, Sheryl Dm maggi and Derina V. Pereira have granted the Irrevocable rights of Development of the said property to and in favour of M/s. Shubhangi Developers, a partnership firm of thane.

Therefore in my opinion the title of said Mr. Peter Pereira, Mr. Francis M. Pereira, Sheryl Dm maggi and Derina V. Pereira is clear and marketable and free from all encumbrances to the said land and the said M/s. Shubhangi Developers have absolute rights of development of the said property as per the terms of the said registered development agreement.



(Y. S. Duduskar)
Advocate

Y.S. DUDUSKAR
B. Com. (Hons) LL B. Advocate
Basement, Sonal Apartments,
New Vaibhav C.H.S. Limited,
Joshiwada, Opp. Janam Hospital,
Charai, Thane (W) - 400601