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TO WHOMSOEVER IT MAY CONCERN

Sub: All that piece and parcel of land bearing S. No. 9, Hissa No. 16, admeasuring 01-39-0 H.A.P., lying, being and situate at Village: Muthval, Taluka: Bhiwandi, District: Thane.

1. **SHRI. SURESH KASHINATH HAWARE** the Proprietor of **M/S. HAWARE PROPERTIES**, having his office at 416, Vardhaman Market, Sector 17, Vashi, Navi Mumbai, (hereinafter referred to as "**The Promoter**") has placed in our hands Conveyance Deeds dated November 6, 2013 and December 19, 2013 with instructions to cause the due diligence to be carried out vis-à-vis the subject property and after the investigation issue title certificate as required by S. 3(2-a) read with S. 4(1A-b-i) of Maharashtra Ownership of Flats (Regulation of Promotion of Construction, Sale, Management & Transfer) Act, 1963 (MOFA).

2. We, therefore, caused search to be carried out by Title Investigator

Shri. Ramesh Lohakare with Sub-Registrar of Assurances, Thane

Mumbai Office : 2nd Floor, Joshi Building, 10 - Pithe Street Cross Lane, Off. Janmabhoomi Marg,
Fort, Mumbai - 400 001. Tel.: 22026222 / 22023323 Fax : 33167112 mail@mtipathi.co.in

(Manual Index) for 1950 to 1983 and Sub-Registrar of Assurances, Bhiwandi from 1984 to 2015 so also in the Office of Sub-Registrar of Assurances, Bhiwandi - I (Computerized Index) from 2005 to 2015 as well as in the Office of Sub-Registrar of Assurances, Bhiwandi - II (Computerized Index) from 2002 to 2015 and in the office of Sub-Registrar of Assurances, Mumbai (Manual Index) from 1950 to 2015. Shri. Lohakare has also obtained the extracts of Mutation Register and 7/12 extracts. Thorough perusal of the Report submitted by Shri. Ramesh Lohakare reveals the following facts.

3. **ANTECEDENTS EMANATING FROM THE REGISTER OF MUTATION**

- I. (i) Late Shri. Kathod Dhago Patil, (ii) Late Shri. Rama Padu Patil, (iii) Late Shri. Halya Gopal Patil and (iv) Late Shri. Sitaram Mahadu Patil were jointly seized and possessed of and/or otherwise well and sufficiently entitled to a piece and parcel of land bearing Survey No. 9, Hissa No. 16 lying, being and situate at Village-Muthval, Taluka- Bhiwandi, Dist. Thane containing by

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admeasurement and area of 01-39-O H-A-P more particularly described in the Schedule hereunder written (hereinafter referred to as the "said land").

- II. The perusal of the extract of the Records of Rights and the Register of Mutation reveals that on the demise of (i) Shri. Kathod Dhago Patil, (ii) Shri. Rama Padu Patil, (iii) Shri. Halya Gopal Patil and (iv) Shri. Sitaram Mahadu Patil ultimately the persons, whose names are adumbrated hereinbelow succeeded to the said land by virtue of the Mutation Entries rubricated hereinafter:

A. ORIGINAL JOINT OWNERS OF THE LAND:

1. Kathod Dhago Patil,
2. Rama Padu Patil,
3. Halya Gopal Patil
4. Sitaram Mahadu Patil,

B. MUTATION ENTRY NO.66 DATED AUGUST 20, 2011:

Holder Shri Kathod Dhago Patil died on 08.03.1999 leaving behind him 1) Ramji Kathod Patil Son – 45 years, 2) Nana Kathod Patil Son – 30 Years, 3) Jana Kathod Patil Son – 30, 4) Krishna Kathod Patil deceased Son, 5) Tarabai Krishna Patil – 32 years, 6) Sandip Krishna Patil are recorded as holders. And the same is mutated in 7/12 Extract by virtue of Mutation Entry No. 66 dated 20.08.2001.

C. MUTATION ENTRY NO.136 DATED AUGUST 5, 2013:

Holder Shri Rama Padu Patil died on 18.07.2009 leaving behind him 1) Changuanabai Rama Patil, 2) Hirabai Sudam Shelar, 3) Tarabai Gajanan Chorge, 4) Sumitra Sunil Bhoir, 5) Ranjana Kailash Vayle, 6) Asha Uttam Bhagat, 7) Vishwas Rama Patil, 8) Vaishali Rama Patil are recorded as holders. And the same is mutated in 7/12 Extract by virtue of Mutation Entry No. 136 dated 05.08.2013.

D. MUTATION ENTRY NO.137 DATED AUGUST 8, 2013:

V. Joshi
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Holder Shri Halya Gopal Patil died on 14.05.1971 leaving behind him 1) Rahibai Halya Patil - Widow died on 09.07.1973, 2) Ganapat Halya Patil - Son died on 13.01.1987, 2/1) Kashibai Ganapat Patil Widow died on 18.05.1999, 2/2) Namdev Ganapat Patil Son 75 years, 2/3) Babu Ganapat Patil Son died on 02.08.2011, 2/3/1) Balaram Babu Patil Son - 55 years, 2/3/2) Pandarinath Babu Patil Son - 53 years, 2/3/3) Sadanand Babu Patil Son - 50 years, 2/3/4) Gajanan Babu Patil Son - 46 years, 2/3/5) Dilip Babu Patil Son - 40 years, 2/3/6) Ravindra Babu Patil Son - 38 years, 2/3/7) Navnath Babu Patil Son - 35 years, 2/3/8) Janabai Babu Patil Widow - 75 years, 2/3/9) Parvati Nana Patil Married Daughter - 48 years, 2/3/10) Shanu Suresh Mhatre Married Daughter - 42 years, 2/3/11) Raghunath Babu Patil died on 11.02.2011 leaving behind him, 2/11/1) Suman Raghunath Patil Widow - 55 years, 2/11/2) Subhash Raghunath Patil Son - 28 years, 2/11/3) Vinod Raghunath Patil died on 03.03.2007 leaving behind him, 2/11/3/1) Sarita Vinod Patil Widow - 32 years, 2/11/3/2) Sahil Vinod Patil Son - 14 years, 2/12) Maruti Babu Patil died on 24.06.2008 leaving behind him 2/12/1) Parvati Maruti

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Patil Widow – 45 years, 2/12/2) Suraj Maruti Patil Son – 23 years, 2/12/3) Sachin Maruti Patil Son – 20 years, 2/12/4) Sanjay Maruti Patil Son – 18 years, 3) Laxman Halya Patil died on 19.07.1992 leaving behind him 3/1) Sonagaram Laxman Patil Son 60 years, 3/2) Dropadi Kashinath Sutar (Vakade) Married Daughter– 62 years, are recorded as holders. And the same is mutated in 7/12 Extract by virtue of Mutation Entry No. 137 dated 08.08.2013.

E. MUTATION ENTRY NO.138 DATED AUGUST 8, 2013:

Holder Shri Sitaram Mahadu Patil died on 17.06.1989 leaving behind him 1) Baliram Sitaram Patil Son – 60 Years, 2)Kundalik Sitaram Patil Son – 58 Years, 3) Ananta Sitaram Patil Son – 55 Years, 4) Agad Sitaram Patil Son – 45 years, 5)Yamunabai Krishna Tare Married Daughter - 65 Years, 6)Ratnabai Zonj Bhoir Married Daughter - 52 Years, 7)Savitribai Gajanan Gode Married Daughter - 62 Years, 8)Shakuntala Jaiprakash Patil Married Daughter - 50 Years are recorded as holders. And the same is mutated in 7/12 Extract by virtue of Mutation Entry No. 138 dated 08.08.2013.

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F. MUTATION ENTRY NO.141 DATED JANUARY 22, 2014:

Conveyance dated 06.11.2013 made between 1) Ramji Kathod Patil, 2) Nana Kathod Patil, 3) Jana Kathod Patil, 4) Tarabai alias Taibai Krishna Patil, 5) Sandip Krishna Patil, 6) Changuna Rama Patil, 7) Hirabai Sudam Shelar, 8) Tarabai Gajanan Chorge, 9) Sumitra Sunil Bhoir, 10) Ranjana Kailash Vayle, 11) Asha Uttam Bhagat, 12) Vishwas Rama Patil, 13) Vaishali Rama Patil, 14) Namdev Ganapat Patil, 15) Balaram Bapu Patil, 16) Pandarinath Bapu Patil, 17) Sadanand Bapu Patil, 18) Gajanan Bapu Patil, 19) Dilip Bapu Patil, 20) Ravindra Bapu Patil, 21) Navnath Bapu Patil, 22) Janabai Bapu Patil, 23) Parvati Nana Patil, 24) Shanu Suresh Mhatre, 25) Suman Raghunath Patil, 26) Subhash Raghunath Patil, 27) Sarita Vinod Patil, 28) Sahil Vinod Patil minors guardian for Sarita Vinod Patil, 29) Parvati Maruti Patil, 30) Suraj Maruti Patil, 31) Sachin Maruti Patil, 32) Sanjay Maruti Patil, 33) Songaram Laxman Patil, 34) Dropadi Kashinath Sutar alias Vakde, 35) Dropadibai Hari Patil, 36) Sham Hari Patil, 37) Navnath Hari Patil,

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38) Vimal Harishchandra Bhoir, 39) Vandana Bhagwan Shelar, 40) Kalpana Gangaram Gaikwad, 41) Alka Santosh Bajage, 42) Taibai Rajaram Bajage, 43) Pandurang Savlaram Chaudhari, 44) Suresh Savlaram Chaudhari, 45) Raman Savlaram Chaudhary, 46) Nirabai Pandurang Patil, 47) Baliram Sitaram Patil, 48) Kundalik Sitaram Patil, 49) Anant Sitaram Patil, 50) Avadh Sitaram Patil, 51) Yamuna Krishna Tare, 52) Savitribai Gadlya Gode, 53) Rakhmabai Jonjya Bhoir, 54) Shakuntla Jayprakash Patil, 55) Sudam Govind Patil, 56) Chandrabai Maruti Patil, 57) Ramesh Namdev Patil, 58) Ram Namdev Patil, 59) Ashok Namdev Patil, 60) Lahu Narayan Patil, 61) Ankush Narayan Patil, 62) Jaywant Namdev Patil "as the Vendors" "of One Part" and M/S Haware Properties (Prop. Shri. Suresh Kashinath Haware) "as the Purchaser" "of Other Part", whereby the Vendors sold land bearing S. No. 9 H. No.16 admeasuring 10425 Sq. Mts. for consideration sum of Rs.1,56,60,000/-. And the said document is duly registered in the Office of Sub-Registrar at Bhiwandi-1 under Sr. No. BVD/1/9614/2013 on 07.11.2013. Thereafter names of Purchaser

W. S. Joshi
S. Joshi

(i.e. the Promoter) is recorded on 7/12 Extract by Mutation Entry No. 141 dated 22.01.2014.

G. MUTATION ENTRY NO.142 DATED JANUARY 22, 2014:

Conveyance dated 19.12.2013 made between 1) Baliram Sitaram Patil, 2) Kundalik Sitaram Patil, 3) Anant Sitaram Patil, 4) Angadh Sitaram Patil, 5) Yamuna Krishna Tare, 6) Savitribai Gadlya Gode, 7) Rakhmabai Jonjya Bhoir, 8) Shakuntla Jayprakash Patil, 9) Sudam Govind Patil, 10) Ramesh Namdev Patil, 11) Rama Namdev Patil, 12) Jaywant Namdev Patil, 13) Ashok Namdev Patil, 14) Lahu Narayan Patil, 15) Ankush Narayan Patil, 16) Ramji Kathod Patil, 17) Nana Kathod Patil, 18) Jana Kathod Patil, 19) Tarabai alias Taibai Krishna Patil, 20) Sandip Krishna Patil, 21) Changuna Rama Patil, 22) Hirabai Sudam Shelar, 23) Tarabai Gajanan Chorge, 24) Sumitra Suneel Bhoir, 25) Ranjana Kailash Vayle, 26) Asha Uttam Bhagat, 27) Vishwas Rama Patil, 28) Vaishali Rama Patil, 29) Namdev Ganapat Patil, 30) Balaram Bapu Patil, 31) Pandarinath Bapu Patil, 32) Sadanand Bapu Patil, 33)

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Gajanan Bapu Patil, 34) Dilip Bapu Patil, 35) Ravindra Bapu Patil, 36) Navnath Bapu Patil, 37) Janabai Bapu Patil, 38) Parvati Nana Patil, 39) Shanu Suresh Mhatre, 40) Suman Raghunath Patil, 41) Subhash Raghunath Patil, 42) Sarita Vinod Patil, 43) Sahil Vinod Patil minors guardian for Sarita Vinod Patil, 44) Parvati Maruti Patil, 45) Suraj Maruti Patil, 46) Sachin Maruti Patil, 47) Sanjay Maruti Patil, 48) Songaram Laxman Patil, 49) Dropadi Kashinath Patil, 50) Dropadibai Hari Patil, 51) Sham Hari Patil, 52) Navnath Hari Patil, 53) Vimal Harishchandra Bhoir, 54) Vandana Bhagwan Shelar, 55) Kalpana Gangaram Gaikwad, 56) Alka Santosh Bajage, 57) Taibai Rajaram Bajage, 58) Pandurang Savlaram Chaudhari, 59) Suresh Savlaram Chaudhari, 60) Raman Savlaram Chaudhary, 61) Nirabai Pandurang Jadhav, "as the Vendors" "of One Part" and M/S Haware Properties (Prop. Shri. Suresh Kashinath Haware through C.A. Shri. Sanjay D. Mahulkar) "as the Purchaser" "of Other Part", whereby the Vendors sold land bearing S. No. 9 H. No.16 admeasuring 3475 Sq. Mts. for consideration sum of Rs.52,20,000/-. The said document is duly registered in the Office of Sub-Registrar at Bhiwandi-1 under Sr. No. BVD/1/10706/2013

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on 19.12.2013. Thereafter names of Purchaser (i.e. the Promoter herein) is recorded on 7/12 Extract by of Mutation Entry No. 142 dated 22.01.2014.

NOTE: In 7/12 Extract enunciates name of M/S Haware Properties (Prop. Suresh Kashinath Haware) as holder.

4. **SEARCH RESULTS FROM THE OFFICES OF VARIOUS SUB- REGISTRARS OF ASURANCE.**

(I) **S. R. O. THANE (MANUAL INDEX)**
FROM 1950 TO 1983 (34 YEARS)

1950 }
 TO } NIL
 1983 }

NOTE:- In SRO Thane Manual Index-II for years 1964 1965, 1980 to 1983 are entirely torn condition.

(II) **S. R. O. BHIWANDI (MANUAL INDEX)**
FROM 1984 TO 2015 (32 YEARS)

1984 }
 TO } NIL
 2000 }
 2001 }
 TO } Manual Index Not Ready
 2015 }

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15/05/11
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NOTE:- In SRO Bhiwandi Manual Index-II for years 1984 to 1987 are entirely torn. And Index-II Book for 1994, 1995 are partly torn.

(III) S. R. O. BHIWANDI - II, (COMPUTERIZED INDEX)
FROM 2002 TO 2015 (14 YEARS)

2002 }	
TO }	NIL
2013 }	
2014 }	Index Not Ready
2015 }	Index Not Ready

NOTE: In the office of Sub-Registrar Bhiwandi II (Computerized Index II) from 2002 to 2013 are not maintained properly.

(IV) S. R. O. BHIWANDI - I (COMPUTERIZED INDEX)
FROM 2005 TO 2015 (11 YEARS)

2005 }	
TO }	NIL
2012 }	
2013 }	

BVD/1
9614
2013

CONVEYANCE
Rs.1,56,60,000/-

06.11.2013
07.11.2013

- 1) RAMJI KATHOD PATIL
- 2) NANA KATHOD PATIL
- 3) JANA KATHOD PATIL

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- 4) TARABAI Alias Taibai Krishna Patil
- 5) SANDIP KRISHNA PATIL
- 6) CHANGUNA RAMA PATIL
- 7) HIRABAI SUDAM SHELAR
- 8) TARABAI GAJANAN CHORGE
- 9) SUMITRA SUNIL BHOIR
- 10) RANJANA KAILASH VAYLE
- 11) ASHA UTTAM BHAGAT
- 12) VISHWAS RAMA PATIL
- 13) VAISHALI RAMA PATIL
- 14) NAMDEV GANAPAT PATIL
- 15) BALARAM BAPU PATIL
- 16) PANDARINATH BAPU PATIL
- 17) SADANAND BAPU PATIL
- 18) GAJANAN BAPU PATIL
- 19) DILIP BAPU PATIL
- 20) RAVINDRA BAPU PATIL
- 21) NAVNATH BAPU PATIL
- 22) JANABAI BAPU PATIL
- 23) PARVATI NANA PATIL
- 24) SHANU SURESH MHATRE
- 25) SUMAN RAGHUNATH PATIL
- 26) SUBHASH RAGHUNATH PATIL
- 27) SARITA VINOD PATIL
- 28) SAHIL VINOD PATIL Minors Guardian For Sarita Vinod Patil
- 29) PARVATI MARUTI PATIL
- 30) SURAJ MARUTI PATIL
- 31) SACHIN MARUTI PATIL
- 32) SANJAY MARUTI PATIL
- 33) SONGARAM LAXMAN PATIL
- 34) DROPADI KASHINATH SUTAR Alias Vakde

- 35) DROPADIBAI HARI PATIL
- 36) SHAM HARI PATIL
- 37) NAVNATH HARI PATIL
- 38) VIMAL HARISHCHANDRA BHOIR
- 39) VANDANA BHAGWAN SHELAR
- 40) KALPANA GANGARAM GAIKWAD
- 41) ALKA SANTOSH BAJAGE
- 42) TAIBAI RAJARAM BAJAGE
- 43) PANDURANG SAVLARAM CHAUDHARI
- 44) SURESH SAVLARAM CHAUDHARI
- 45) RAMAN SAVLARAM CHAUDHARY
- 46) NIRABAI PANDURANG PATIL
- 47) BALIRAM SITARAM PATIL
- 48) KUNDALIK SITARAM PATIL
- 49) ANANT SITARAM PATIL
- 50) AVADH SITARAM PATIL
- 51) YAMUNA KRISHNA TARE
- 52) SAVITRIBAI GADLYA GODE
- 53) RAKHMABAI JONJYA BHOIR
- 54) SHAKUNTALA JAYPRAKASH PATIL
- 55) SUDAM GOVIND PATIL
- 56) CHANDRABAI MARUTI PATIL
- 57) RAMESH NAMDEV PATIL
- 58) RAM NAMDEV PATIL
- 59) ASHOK NAMDEV PATIL
- 60) LAHU NARAYAN PATIL
- 61) ANKUSH NARAYAN PATIL
- 62) JAYWANT NAMDEV PATIL

"as the Vendors"
"of One Part"

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TO

M/S HAWARE PROPERTIES

(Prop. Suresh Kashinath Haware C.A. for Sanjay D. Mahulkar)

"as the Purchaser"

"of Other Part".

SCHEDULE: The Property being land bearing S. No.9 H. No.16
 admeasuring 10425 Sq. Mts. Situated at Village Muthaval Taluka
 Bhiwandi District Thane.

2013

BVD/1
10706
 2013

CONVEYANCE
 Rs.52,20,000/-

19.12.2013
 19.12.2013

- 1) BALIRAM SITARAM PATIL
- 2) KUNDALIK SITARAM PATIL
- 3) ANANT SITARAM PATIL
- 4) AVADH SITARAM PATIL
- 5) YAMUNA KRISHNA TARE
- 6) SAVITRIBAI GADLYA GODE
- 7) RAKHMABAI JONJYA BHOIR
- 8) SHAKUNTALA JAYPRAKASH PATIL
- 9) SUDAM GOVIND PATIL
- 10) RAMESH NAMDEV PATIL
- 11) RAMA NAMDEV PATIL
- 12) JAYWANT NAMDEV PATIL
- 13) ASHOK NAMDEV PATIL
- 14) LAHU NARAYAN PATIL
- 15) ANKUSH NARAYAN PATIL
- 16) RAMJI KATHOD PATIL

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20/12/2013
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- 17) NANA KATHOD PATIL
- 18) JANA KATHOD PATIL
- 19) TARABAI Alias Taibai Krishna Patil
- 20) SANDIP KRISHNA PATIL
- 21) CHANGUNA RAMA PATIL
- 22) HIRABAI SUDAM SHELAR
- 23) TARABAI GAJANAN CHORGE
- 24) SUMITRA GAJANAN BHOIR
- 25) RANJANA KAILASH VAYLE
- 26) ASHA UTTAM BHAGAT
- 27) VISHWAS RAMA PATIL
- 28) VAISHALI RAMA PATIL
- 29) NAMDEV GANAPAT PATIL
- 30) BALARAM BAPU PATIL
- 31) PANDARINATH BAPU PATIL
- 32) SADANAND BAPU PATIL
- 33) GAJANAN BAPU PATIL
- 34) DILIP BAPU PATIL
- 35) RAVINDRA BAPU PATIL
- 36) NAVNATH BAPU PATIL
- 37) JANABAI BAPU PATIL
- 38) PARVATI NANA PATIL
- 39) SHANU SURESH MHATRE
- 40) SUMAN RAGHUNATH PATIL
- 41) SUBHASH RAGHUNATH PATIL
- 42) SARITA VINOD PATIL
- 43) SAHIL VINOD PATIL Minors Guardian For Sarita Vinod Patil,
- 44) PARVATI MARUTI PATIL
- 45) SURAJ MARUTI PATIL
- 46) SACHIN MARUTI PATIL
- 47) SANJAY MARUTI PATIL

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- 48) SONGARAM LAXMAN PATIL
 49) DROPADI KASHINATH PATIL
 50) DROPADIBAI HARI PATIL
 51) SHAM HARI PATIL
 52) NAVNATH HARI PATIL
 53) VIMAL HARISHCHANDRA BHOIR
 54) VANDANA BHAGWAN SHELAR
 55) KALPANA GANGARAM GAIKWAD
 56) ALKA SANTOSH BAJAGE
 57) TAIBAI RAJARAM BAJAGE
 58) PANDURANG SAVLARAM CHAUDHARI
 59) SURESH SAVLARAM CHAUDHARI
 60) RAMAN SAVLARAM CHAUDHARY
 61) NIRABAI PANDURANG JADHAV
 (Sr. No.16 to 61 C.A. for him Suresh Kashinath Haware)
 "as the Vendors"
 "of One Part"

TO

M/S HAWARE PROPERTIES
 (Prop. Suresh Kashinath Haware C.A. for Sanjay D. Mahulkar)
 "as the Purchaser"
 "of Other Part".

SCHEUDLE: The Property being land bearing S. No.9 H. No.16
 admeasuring 3475 Sq. Mts. Situated at Village Muthaval Taluka
 Bhiwandi District Thane.

2014 } Index Not Ready
 2015 } Index Not Ready

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NOTE: In the office of Sub-Registrar Bhiwandi-I (Computerized Index II) from 2002 to 2013 are not maintained properly.

(V) **S. R. O. MUMBAI (MANUAL INDEX)**
FROM 1950 TO 2015 (66 YEARS)

1950 }	
TO }	NIL
2013 }	
2014 }	Index Not Ready
2015 }	Index Not Ready

NOTE: In the office of Sub-Registrar Mumbai (Manual Index II) from 1964, 1965, 1977 to 1980, are entirely torn condition.

5. CONCLUSION

- I. The persons whose names were mutated in the Records of Rights by several Mutation Entries as set out in the Para 3 (I) supra as the heirs / successors of (i) Late Shri. Kathod Dhago Patil, (ii) Late Shri. Rama Padu Patil and (iii) Late Shri. Halya Gopal Patil, consequent upon which they jointly became entitled to 3/4th share in the said land, by the Conveyance Deed dated November 7, 2013

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duly registered with the Sub-Registrar of Assurances, Bhiwandi at Sr. No. BWD/-1, Document Sr. No. 9614/2013 sold, assigned, transferred and conveyed onto the Promoter their 3/4th share out of the total land admeasuring 1-39-0 H-A-P. The transaction through the Conveyance Deed dated November 7, 2013 came to be recorded in the Register of Mutation and Records of Rights by M.E. No. 141 dated January 22, 2014.

- II. The persons whose names were mutated in the Records of Rights by several Mutation Entries as set out in the Para 3(II) supra as the heirs / successors of Late Shri. Sitaram Mahadu Patil, consequent upon which they jointly became entitled to 1/4th share in the said land, by the Conveyance Deed dated December 19, 2013 duly registered with the Sub-Registrar of Assurances, Bhiwandi at Sr. No. BWD/-1, Document Sr. No. 10706/2013 sold, assigned, transferred and conveyed onto the Promoter their 1/4th share out of the total land admeasuring 1-39-0 HAP. The Conveyance Deed dated December 19, 2013 came to be recorded in the Register of

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Mutation and Records of Rights by M.E. No. 142 dated January 22, 2014.

- III. The Builder, thus, has come to be seized and possessed of and/or otherwise well and sufficiently entitled to the said land as the Owner thereof.
- IV. The Builder since desirous of developing the said land and constructing thereon building/s consisting of 'flats' as defined u/s. (a-1) of Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management & Transfer) Act, 1963, (MOFA) appointed M/s. Saakaar Architects, Prop. Sandeep Prabhu as the Architect and M/s. Pentagon Structural Consultants Pvt. Ltd. as the Structural Engineer.
- V. The Builder then got plans of the building drawn by the Project Architect M/s. Saakaar Architects, Prop. Sandeep Prabhu and submitted the same for approval along with application for the Development Permission u/s. 44 of the Maharashtra Regional and

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Town Planning Act, 1966 (MRTP Act) to concerned Authority.

The Plans have been sanctioned with FSI - 1.0.

- VI. By letter dated 25th November, 2014 bearing Ref. No. महसूल/कक्ष-१/टे-८/एनएपी/मुठवळ-भिवंडी/एसआर-९४/२०१४ granted Development Permission and by letter dated 4th June, 2015 bearing Ref. No. महसूल/कक्ष-१/टे-८/मुधारीत एनएपी/मुठवळ-भिवंडी/एसआर-९१/२०१५ granted revised Development Permission and approved the Plans.

6. **AND THAT** the search with various offices of the Sub-Registrar of Assurances alluded to supra in Para (1) yields the following facts:

- I. That inspection of Index-II in the Office of S.R.A. Thane (Manual) from 1950 to 1983 reveals no entry / transaction. Index – II of the years 1964, 1965, 1980 to 1983 are mutilated hence not readable.

- 91 II. In like manner the inspection with S.R.A. Bhiwandi (Manual Index) from the year 1984 to the year 2015 as well does not reveal any entry / transaction. It is to be noted that Index – II of the year 1984 to the year are completely mutilated hence unreadable,

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whereas the Index – II for the year 1994 and 1995 are partially mutilated.

III. The Inspection with the Office of the S.R.A., Bhiwandi (Computerized Index) from the year 2002 to the year 2015 (the Index for the year 2002 to 2013 is not properly maintained and Index for the years 2014 and 2015 are not yet ready) does not reveal any transaction.

IV. The inspection with S.R.A., Bhiwandi (Computerized) from the year 2005 to 2015, however, reveals the transaction of conveyance in favour of the Promoter adverted to in Cl. B-I supra.

V. The inspection with S.R.A., Mumbai also does not reveal any transaction from 1950 to 2013. Index for the years 2014-2015 are not ready as yet.

IN THE LIGHT of the out-come of the investigations adverted to supra and on the perusal of the title deeds, we are of the opinion that the title of the subject property more particularly described in the Schedule

Vijayani
Sathi

hereunder written with Shri. Suresh Kashinath Haware, the Proprietor of
M/s. Haware Properties is clear and marketable.

SCHEDULE

All that piece and parcel of land bearing Survey No. 9, Hissa No. 16
lying, being and situate at Village Muthval, Bhivandi, District – Thane
containing by admeasurement an area of 13900 sq. mtrs or thereabout
and bounded as follows:

On or towards the North :	Boundary of Village Sawad
On or towards the South :	Road
On or towards the East :	S. No. 1 and S. No. 2
On or towards the West :	S. No. 9 and Hissa Nos. 12, 15, 18, 20, 21, 22, 24, 26, 28, 30 33 and 34.

Dated this 18th day of June, 2015.

for M. Tripathi & Co.,


(Advocates)

