



**Mrs. SHARADA UTTAM PINJARI**

**B. Com., L L. B.**

**ADVOCATE HIGH COURT & NOTARY ( Govt. Of India)**

Office: 11 & 12, Satya Sai Plaza, Plot No. 5, Sector - 11, Near Cineraj Cinema, New Panvel (E) - 410 206  
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**TITLE REPORT**

**TO WHOMSOEVER IT MAY CONCERN:**

**TITLE REPORT of Immoveable property being Non-Agricultural Land situated at village Taloje Majakur, Taluka: Panvel, District Raigad.**

**Description of Property**

**Village: Taloje Majakur, Taluka Panvel, Dist: Raigad**

Survey no	Area H-R-P	Akar
78/4-2	0-18-0	0.48

For the sake of brevity herein after mentioned as "said Land"

That Survey No. 78/4-2, area admeasuring 0-18-0, situated at Village Taloje Majakur, Taluka Panvel, Dist Raigad, was recorded in revenue Record in the name of Shri. Dunkur Narayan Raje as Kabjedar of land but said land was actually owned, possessed and cultivated by Shri. Bhagwan Gotiram Raje being owner of said land.

Shri. Dunkur Narayan Raje, given vardi that his sons and cousin brothers are cultivating lands hence on his statement land possessed by him was divided into his sons and brothers. Accordingly Mutation entry no 1017 have passed and Land bearing survey no 78 /4-2 recoded in the name Shri. Bhagwan Gotiram Raje.



On scrutiny, having gone through the Mutation Entries, documents provided to me and upon search within the sub-registrar office, upon available record, I hereby certify that of M/s SHIDDHIVINAYAK ASSOCIATES, Partnership Firm, do hold all the development rights, title upon Land bearing Survey No. 78/4-2, area admeasuring 0-18-0, situated at Village Taloje Majakur, Taluka Panvel, Dist Raigad and rights to sale the constructed units in favour of prospective purchasers as per the terms and conditions of Development Agreement. Hence by virtue of above said registered Development Agreement M/s SHIDDHIVINAYAK ASSOCIATES, Partnership Firm, through its partners do hold development rights, and title in above said land bearing survey no 78/4-2, situated at Taloja Majakur is absolute, free, and clear marketable and is free from ENCUMBRANCES.

CERTIFIED AND ISSUED BY

Issued on: 22/03/2018

Mrs. SHARADA UTTAM PINJARI

MRS. SHARADA UTTAM PINJARI  
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