

DAMODAR A. PATIL
B.A., B.COM., D.C.L., LL.B.
ADVOCATE

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Ref. : DAP/2017/96

Date : 12 JUN 2017

TITLE REPORT

To
M/s. Shubham, Enterprises,
103, Pioneer Park,
Dhokali Naka, Kolshet Road,
Thane (W) - 400 607.

Re.:- The Project Land situate, lying and being at old Revenue Village Balkum now bearing New Revenue Village Dhokali, Thane, Taluka and District Thane and within the limits of the Municipal Corporation of the City of Thane and according to revenue records, bearing following descriptions:

Sr. No.	Old Survey No.	New Survey No.	Area (Sq. Mtrs.)
1.	132/1	6/1(A)	2090.00
2.	132/2(P)	6/2(D)	28.00
3.	135/6(P)	9/6(A)	470.00

			2588.00

Less - Area under Reservation 196.01

Net area available for Development 2391.99

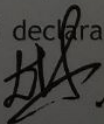
Shri Dinesh T. Chaudhary & Anr. - Owners.

To

M/s. Shubham Enterprises - Promoters

Sir

As desired by you, I have taken search of the title of the Owners abovenamed and your authority and scope of development of the Project Land. On the basis of perusal of Revenue Records, search taken with the Office of the Sub-Registrar of Assurances, perusal of various permissions, no objections, orders and sanctions and declarations made and clarifications given by you, I have observed as under -

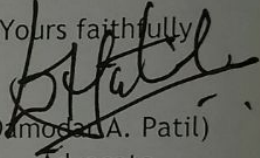


1. The Owners abovenamed, owned the Project Land as their free hold Land.
2. The Project Land is without any restrictive covenant running therewith.
3. There are no impediments attached to the Project Land.
4. There are no tenant/occupiers on the Project Land.
5. There are no existing illegal encroachments on the Project Land.
6. The Owners and/or yourselves have not created any mortgage or lien on the Said Project Land.
7. The Additional Collector of Thane, appointed as Competent Authority under Urban Land (Ceiling and Regulations) Act, 1976, by his order dated 17th October, 2006, issued under section 8*4) of the Said Act, has declared the Said Project Land as "Non-Surplus Land" As per order
8. The Competent Authority under Maharashtra Land Revenue Code, 1966, by and under its Order dated 29th November, 2007, has permitted the user of the Project Land for Non-Agricultural purpose.
9. By and under Regd. Agreement for Development and Authenticated Power of Attorney both dated 5th October, 2006, the Said Owners have granted Development Rights in the Project Land to and in your favour.
10. Thane Municipal Corporation by and under its latest sanction and commencement certificate bearing V.P. No.S05/0108/16/TMC/TDD/1998 dated 13th October, 2016, has granted permission for development of the Project Land.

11. *IN VIEW OF THE ABOVE, IN MY OPINION,*

- a) The title of the Owners to the Project Land is clear, marketable and free from encumbrances and reasonable doubts and
- b) You, as Promoters, have an authority to develop the Project Land as per the Said Sanctioned plans and/or its further amendment as may be permitted under Real Estate (Regulatory and Development) Act, 2016 and to be sanctioned by the Competent Authority from time to time.

Yours faithfully


(Damodar A. Patil)
Advocate