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For Correspondence only
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Date: 01/10/2018

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref: All that piece and parcel of C.T.S. No. 78, Tika No. 16, Dr. Agaskar Marg, Village Naupada, Tal. and Dist. Thane. Plot admeasuring 773.41 sq.mtrs and within the limits of the Municipal Corporation of Thane, Taluka and Dist. Thane, in the Sub-Registration District of Thane.

With reference to the above property I have perused the following documents:

1. Copy of Property card in respect of property above referred to showing the names of the present owners only i.e. Smt. Kunda Laxmikant Chonkar, Shri. Arvind Purushottam Chachad and Shri. Rajiv Chandrakant Karekar vide Mutation entry No. 1805 dated 17.3.2018.
2. The aforesaid property card also does not reflect any other person/s names having any Lease or tenancy or

other rights thereby indicating some other rights. In other words except the owners no other persons are in the possession or having any other rights of the property under reference.

3. Copy of search report dated 29/06/2018 issued by one Shri. Ramesh Dhalpe Search reporter at and post Khanivare, Taluka Murbad, Dist. Thane in respect of property bearing C.T.S. No. 78, Tika No. 16 for the Years from 1989 to 2018, through which it reflects that there is no transaction in respect of the said property in last 30 years.
4. That a public notice in local daily newspaper "Thane Vaibhav" on 19/06/2018 was published calling for objections if any, from the general public at large. However, no one has lodged any objection for the said intended transaction of the said Plot.
5. Copy of Development Agreement dated 21/09/2018 through which the owners i.e. 1. Smt. Kunda Laxmikant Chonkar W/o. Shri. Laxmikant Chonkar, 2. Shri Arvind Purushotam Chachad, 3. Shri Rajiv Chandrakant Karekar S/o. Smt. Sunanda Chandrakant Karekar has transferred development rights to M/s. Sanchit Enterprises represented by its

Partners 1. Shri. Nitin Sachidanand Mirwankar, 2. Shri. Sanchit Nitin Mirwankar, 3. Shri. Pravin Ramji Visaria, and 4. Shri. Viral Pravin Visaria. in respect of Plot No. 78, Tika No.16 admeasuring 773.41 sq.mtrs situated at Dr. Agaskar Marg, Village Naupada, Tal. and Dist. Thane within the limits of the Municipal Corporation of Thane, Taluka and Dist. Thane, in the Sub-Registration of Thane District. The said agreement is registered before the Office of Sub-Registrar Thane under Sr. No.13291/2018 dated 21/09/2018.

6. Copy of General Power of Attorney dated 21/09/2018 executed by 1. Smt. Kunda Laxmikant Chonkar, 2. Shri. Arvind Purushottam Chachad, 3. Shri. Rajiv Chandrakant Karekar as owners of one part in favour of M/s. Sanchit Enterprises through nominees 1. Shri. Nitin Sachidanand Mirwankar, 2. Shri. Sanchit Nitin Mirwankar, 3. Shri Pravin Ramji Visaria, and 4. Shri Viral Pravin Visaria as party of other part in respect of C.T.S. No. 78, Tika No.16 admeasuring 773.41 sq.mtrs situated at Dr. Agaskar Marg, Village Naupada, Tal. and Dist. Thane within the limits of the Municipal Corporation of Thane, Taluka and Dist. Thane, in the Sub-Registration of Thane District duly Registered

before the office of Sub- Registrar Thane under Sr. No.13294/2018 dated 21/09/2018.

In view of the aforesaid documents and more specifically Development agreement it appears that the title to the said property i.e. Plot No. 78, Tika No. 16 at Dr. Agaskar Marg, Village Naupada, Tal. and Dist. Thane is clear, marketable and free from all encumbrances subject to the observations made hereinabove and therefore the M/s Sanchit Enterprises is entitled to develop the said property.


P. D. Panchakshari
Advocate