



502, B-Wing, Glacia, Near Jain Temple, Tembhi Naka, Eduljee Road, Thane (W). Phone : 022-25426677

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1. Name of the Owners :
1. RAVINDRA MANOHAR SAWANT
 2. KAMLA RAVINDRA SAWANT
 3. DATTARAM SHANKAR NATEKAR
 4. KAMAL DATTARAM NATEKAR

2. Name of Developer : Annapurna Life Spaces L.L.P.

Address : ARAMBH, Behind Unnati Greens,
Near Haware City, Vadavali,
Ghodbunder Road, Thane (West)

3. Description of the Property :

All that piece and parcel of land bearing Survey No. 21/11B admeasuring 8090 Sq. Mtrs. situated at Village Vadvali, Taluka and District Thane and within the jurisdiction of registration Sub-District Thane (hereinafter referred to as Said Property) within the limits of Municipal Corporation of Thane, Maharashtra State.

4. List of Documents perused:

- 4.1 Current 7/12 extracts.
- 4.2 7/12 extracts for last 50 years
- 4.3 Relevant Mutation entries.
- 4.4 Search Report
- 4.5 N.A. Order
- 4.6 ULC Order
- 4.7 IOD and Commencement Certificate

A handwritten signature or initials, possibly "R", is written in the bottom left corner of the page.



502, B-Wing, Glacia, Near Jain Temple, Tembhi Naka, Eduljee Road, Thane (W). Phone : 022-25426677

4.8 Owners Title Deeds

4.9 Developers Title Deeds

4.10 Public Notice dated 20/03/2014 published in local daily newspaper namely Thane Vaibhav.

5. Observations :

5.1 In respect of 7/12 extracts

a) It appears from 7/12 extract of 50 years that, originally the said property was owned by Suryakant Pandharinath Owalekar and Lakshmikant Pandharinath Owalekar. Currently the said property is owned by 1. Ravindra Manohar Sawant, 2. Kamla Ravindra Sawant, 3. Dattaram Shankar Natekar, 4. Kamal Dattaram Natekar.

5.2 In respect of 6 D Mutation Entries :

5.2.1 It appears from the mutation entry no. 180 dated 03/03/1938 that pursuant to a conditional Deed of Conveyance dated 07/02/1938 Suryakant Pandharinath Owalekar and Lakshmikant Pandharinath Owalekar. Purchased the said property from 1. Kachrya Joma Patil, Govrya Kachrya Patil, Gopal Goma Patil and Vitthal Goma Patil.

5.2.2 It appears from the mutation entry no. 585 dated 10/12/2004 that, Suryakant Pandharinath Owalekar died intestate on 16/06/1974 leaving behind him his only legal heirs wife 1) Smt. Shashikala Suryakant Owalekar, Four sons namely 2) Manohar Suryakant Owalekar, 3) Machindra Suryakant Owalekar and 4) Prakash Suryakant Owalekar and 5) Ramesh Suryakant Owalekar. One of the legal heir of Suryakant i.e. Ramesh Suryakant Owalekar demised on September 27, 1981 leaving behind him legal heirs namely wife Seema Ramesh Owalekar, four married daughters namely Nila shroff, Sadhana Khedekar, Sapna Dhotre and Sunita Borgaonkar.

(R)

PIMA

502, B-Wing, Glacia, Near Jain Temple, Tembhi Naka, Eduljee Road, Thane (W). Phone : 022-25426677

- 5.2.3 Similarly from the aforesaid Mutation entry it also appears that the said Lakshmikant Pandarinath Owalekar and his wife Rajani Lakshmikant Owalekar also demised on December 9, 1961 and July 24, 2004 leaving behind them only legal heirs i.e. three married daughters namely Kanchan Gangad, Shilpa Rele and Pallavi Mahimkar.
- 5.2.4 It appears from the mutation entry no. 956 dated 23/12/2009 that, pursuant to an order dated 17/12/2009 bearing No. KULVAHIVAT/70B/VADAVALI/S R 46/2006 passed by Tehshildar and Agricultural Lands Tribunal under the provisions of Section 70B of Maharashtra (Bombay) Agricultural Land Tenancy Act, 1) Mrs. Mangal Anant Patil, 2) Manish Anant Patil and 3) Sunil Anant Patil were declared as lawful tenants and their names were recorded in 7 X 12 extract.
- 5.2.5 It appears from the mutation entry no. 1135 dated 18/10/2010 that, pursuant to an order dated 5/10/2010 bearing No. TNC/APPEAL/No. 50/2010 passed by Sub-Divisional Officer, Thane Division, in appeal filed by Manohar Suryakant Owalekar and 11 Ors., earlier order dated 17/12/2009 bearing No. KULVAHIVAT/70B/VADAVALI/SR 46/2006 passed by Tehshildar and Agricultural Lands Tribunal was set aside and accordingly the names of 1) Mrs. Mangal Anant Patil, 2) Manish Anant Patil and 3) Sunil Anant Patil were deleted from the record of rights.
- 5.2.6 It appears from the mutation entry no. 1268 dated 05/11/2011 that, pursuant to order dated 28/04/2011 bearing No. MAHASUL/K1/TI/NAP/SR 44/2011 Non-Agricultural use of the said property was permitted.





502, B-Wing, Glacia, Near Jain Temple, Tembhi Naka, Eduljee Road, Thane (W). Phone : 022-25426677

5.2.7 It appears from the mutation entry no. 1301 dated 16/03/2012 that, Manohar Owalekar and 16 others have conveyed and transferred the Said Entire Property in favor of 1. Ravindra Manohar Sawant, 2. Kamla Ravindra Sawant, 3. Dattaram Shankar Natekar, 4. Kamal Dattaram Natekar by executing a Conveyance Deed dated 16th November, 2011 which is duly registered with the Sub Registrar of Assurances, Thane at serial number 10192/2011.

5.3 In respect of Search Report with the Sub-Registrar of Assurances.

Search Report issued by Ramesh Dhalpe, Searcher, in the office of The Sub-Registrar of Assurances at Thane 1, 2 and 5 for the period of year 1950 to 2012 was placed before me.

- 1) Record for the year 1950, 1963, 1964, 1971, 1972, 1992, and 1995 is unavailable as the pages in the register are torn. No entries are recorded for the Years 1951 to 1962, 1965 to 1970, 1973 to 1991, 1993, 1994, 1996 to 1998, 2002, 2003, 2005, 2009 and 2010. Only day book entry was checked for the year 1993, records for the year 1999 to 2001 was not available as the same was sent for data entry.
- 2) Relevant transactions were recorded in the Year 2004, 2006, 2008 and 2011.
- 3) Apart from the aforesaid no transactions are recorded for rest of the years from 1950 to 2012

5.4. In respect of various permissions and sanctions:

5.4.1. In Respect of Permission for Non-Agricultural use :

It appears from order dated 28/04/2011 bearing No. MAHASUL/K1/TI/NAP/SR 44/2011 passed by Collector, Thane District has vide the aforesaid order has permitted Non-Agricultural use of the said property on such terms and conditions as mentioned therein.



502, B-Wing, Glacia, Near Jain Temple, Tembhi Naka, Eduljee Road, Thane (W). Phone : 022-25426677

5.4.2. In respect of Permission U/s 8(4) of ULC Act :

It appears from Order No. ULC/TA/T-5/KASARVADAVALI/SR/97 dated 05/10/1998 passed by the Competent Authority that the said property was declared to be Agricultural property and therefore not subject matter of the provisions of Urban Land Ceiling Act.

5.4.3. Development Permission/Commencement Certificate:

Commencement Certificate granted by Deputy City Engineer, Town Development Department, Thane Municipal Corporation under V.P. No. 2007/132 TMC/TDD/358 dated 30/03/2013 for carrying construction on the said property as well as adjoining property bearing Survey No. 21, Hissa No. 11 (A) for carrying on construction of bldg :- Stilt to 10 Floors + 11 (Pt) Floors only.

5.5 In respect of Title Deeds :

1) Developers Title Deeds :

a) Agreement for Sale and Development :

Agreement for sale and Development dated 07/03/2014 executed by 1) Dattaram Shankar Natekar and 2) Kamal Dattaram Natekar, of the First Part, Mr. Veerdhaval Sitaram Ghag as Confirming Party of the Second Part in favour of M/s. Annapurna Life Spaces LLP in respect of their ½ Share in the said property equivalent to 4045 Sq. Mtrs. which is duly registered with the Sub Registrar of Assurances, Thane - 1 at serial number 1813/2014.

b) Agreement for Sale and Development :

S02, B-Wing, Glacia, Near Jain Temple, Tembhi Naka, Eduljee Road, Thane (W). Phone : 022-25426677

Agreement for sale and Development dated 07/03/2014 executed by 1) Ravindra Manohar Sawant and 2. Kamla Ravindra Sawant, of the First Part, Mr. Veerdhaval Sitaram Ghag as Confirming Party of the Second Part in favour of M/s. Annapurna Life Spaces LLP in respect of their $\frac{1}{2}$ Share in the said property equivalent to 4045 Sq. Mtrs. which is duly registered with the Sub Registrar of Assurances, Thane - 1 at serial number 1811/2014.

c) Power of Attorney :

Power of Attorney dated 07/03/2014 executed by 1) Dattaram Shankar Natekar and 2) Kamal Dattaram Natekar in favour of 1. Raju Kanaiyalal Khetwani, 2. Jagdish Kanaiyalal Khetwani, 3. Dinesh Futarmal Jain, and 4. Dhairya Mahendra Shah, partners of Annapurna Life Spaces LLP in respect of their $\frac{1}{2}$ Share in the said property equivalent to 4045 Sq. Mtrs. which is duly registered with the Sub Registrar of Assurances, Thane - 1 at serial number 1814/2014.

d) Power of Attorney :

Power of Attorney dated 07/03/2014 executed by 1) Ravindra Manohar Sawant and 2) Kamla Ravindra Sawant in favour of 1. Raju Kanaiyalal Khetwani, 2. Jagdish Kanaiyalal Khetwani, 3. Dinesh Futarmal Jain, and 4. Dhairya Mahendra Shah, partners of Annapurna Life Spaces LLP in respect of their $\frac{1}{2}$ Share in the said property equivalent to 4045 Sq. Mtrs. which is duly registered with the Sub Registrar of Assurances, Thane - 1 at serial number 1812/2014.

II. Owners Title deeds

a) Agreement for Sale :

Manohar Suryakant Owalekar and 13 others, the sole and exclusive owners of Said Property have executed Agreement for Sale of Said Entire

PMA

502, B-Wing, Glacia, Near Jain Temple, Tembhi Naka, Eduljee Road, Thane (W). Phone : 022-25426677

Property in favor of 1. Ravindra Manohar Sawant, 2. Kamla Ravindra Sawant, 3. Dattaram Shankar Natekar, 4. Kamal Dattaram Natekar, on March 8, 1994, which is duly registered with the Sub Registrar of Assurances, Thane at serial number 1055/1994.

b) **Development Agreement :**

Manohar Suryakant Owalekar and 16 others, owners of Said Property, have executed Development Agreement of Said Property in favor of 1. Ravindra Manohar Sawant, 2. Kamla Ravindra Sawant, 3. Dattaram Shankar Natekar, 4. Kamal Dattaram Natekar, on October 27, 2004 which is duly registered with Sub Registrar of Assurances at serial number 7996/2004.

c) **Irrevocable Power of Attorney :**

Manohar Suryakant Owalekar and 16 others, owners of Said Property, have executed an Irrevocable Power of Attorney in favor of 1. Ravindra Manohar Sawant, 2. Kamla Ravindra Sawant, 3. Dattatram Shankar Natekar, 4. Kamal Dattaram Natekar, on October 27, 2004.

d) **Development Agreement :**

Dattatram Shankar Natekar and Kamal Dattaram Natekar who were entitled to $\frac{1}{4}$, right title and interest in the said property assigned Development rights of their share i.e. 4045 Sq. Mtrs in favor of Veerdhaval Sitaram Ghag vide Agreement For Assignment of Development Rights dated December 30, 2005 which is duly registered with the Sub-Registrar of Assurances on January 03, 2006 at serial number 44/2006.

e) **Development Agreement :**

1) Mangala Anant Patil, 2) Sunil Anant Patil, 3) Lalita Ravindra Shetye and 4) Manesh Anant Patil assigned Development claiming to be owners of the said property assigned development rights in respect of the said



DMA

502, B-Wing, Glacia, Near Jain Temple, Tembhi Naka, Eduljee Road, Thane (W). Phone : 022-25426677

property in favor of Unnati Associates vide Development Agreement dated December 29, 2007 which is duly registered with the Sub-Registrar of Assurances under serial number 2932/2008.

f) Deed of Confirmation :

Deed of confirmation executed by 1) Mrs. Shilpa Prakash Rele 2) Mrs. Kanchan Kishor Chached, 3) Mrs. Pallavi Deepak Mahimkar in favour of 1. Ravindra Manohar Sawant, 2. Kamla Ravindra Sawant, 3. Dattaram Shankar Natekar, 4. Kamal Dattaram Natekar, in respect of said property on November 16, 2011, which is duly registered with the Sub Registrar of Assurances, Thane at serial number 10191/2011.

g) Deed of Conveyance :

Manohar Owalekar and 16 others have conveyed and transferred all their right title and interest in the said property in favor of 1. Ravindra Manohar Sawant, 2. Kamla Ravindra Sawant, 3. Dattaram Shankar Natekar, 4. Kamal Dattaram Natekar vide a Deed of Conveyance dated 16th November, 2011 which is duly registered with the Sub-Registrar of Assurances, Thane at serial number 10192/2011.

6. Paper Notice:

As a part of due diligence I had caused to be published Notice inviting claims on 20/03/2014 in local Daily newspaper namely Thane Vaibhav. An objection to the said notice was received from Advocate Trupti Ramesh Gavande on 05/04/2014 on behalf of her clients 1) Mangala Anant Patil, 2) Sunil Anant Patil, 3) Lalita Ravindra Shetye and 4) Manesh Anant Patil. However the same was unconditionally withdrawn by her vide her withdrawal letter dated 10/04/2014.

Apart from the aforesaid no objection was received by me to the said notice.

7. Conclusion :

PMA


502, B-Wing, Glacia, Near Jain Temple, Tembhi Naka, Eduljee Road, Thane (W). Phone : 022-25426677

- 7.1 On behalf of the owner and developer I have investigated the title of the owner and rights of development of the developer to the said property on request of the developers to ascertain the status of the property.
- 7.2 I have perused the certified copies and plain copies of document of title relating to the property which are known to us to be relevant for the purpose of this certificate.
- 7.3 I have been provided search report of the Index II Register with the Sub Registrar of Assurances for the period of 1950 to 2012. Therefore opinions and observations shall be qualified and restricted to the said period and also to the extent of availability of record only, as it appears that in some of the cases record is torn or unavailable.
- 7.4 The information given in this report arises from the examination of the searches and inquiries to the extent of documents provided for perusal which are attached herewith.
- 7.5 The property is free hold in nature.
- 7.6 The owners have clear and marketable title to the said Property and the developers hold valid and clear development rights and right of preferential purchase in respect of the said Property.

Date : 16/04/2014

Place : Thane

For, Prasanna Mate and Associates.


Sachin S. Satpute
Partner