

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

Ref.: DAP/2008/9

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Date: 23 JAN 2008

CERTIFICATE OF TITLE

Re.:- The immovable property being Agricultural land situated at Village Kavesar, Thane, Taluka & District Thane and within the limits of the Municipal Corporation of the City of Thane and having following description as per Revenue Records :-

Sr. No.	Survey No.	Hissa No.	Area Sq. Mtrs.
1.	226	1(p)	2400
			2400

(hereinafter referred to as the "SAID LAND").

Smt. Leelabai A. Patil & Ors. Owners

T O

M/s. Shree Sachidanand Developers - Developer

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CONFIRM THAT I have investigated the title of the Owners to the Said Land and on the basis of search taken with the office of the Sub-Registrar of Assurances, Thane; Public Advertisement; perusal of Revenue Records and documents submitted and declarations made and clarifications given, I have observed as under :-

1. As per provisions of Bombay Tenancy and Agricultural Lands Act, 1948 (for short "TENANCY ACT") on tiller day i.e. 1st April, 1957, one Shri Mahendra Ratilal Thanawala & others were the holders and ancestors of the Owners herein were the Agricultural Tenant and "Deemed Purchaser" of Said Land. As per the Judgements and Orders from time to time from the Agricultural Land Tribunal and Tahasildar, Thane and

Revenue Authorities, Smt. Leelabai Anant Patil and Smt. Motubai Laxman Chaudhary, became the Kabjedar and owners of the Said Land. Thus, at present said Leelabai Ananta Patil and her family members and Smt. Motubai Laxman Chaudhari and her family members, are holding the Said Land as subject to the provisions of section 43 of Tenancy Act as owners thereof.

2. As per the Development plan sanctioned under the provisions of Maharashtra Regional and Town Planning Act, 1966 for Thane Municipal Corporation area, the Said Land is shown under "Residential Zone".

3. The Competent Authority under Urban Land (Ceiling and Regulations) Act, 1976, (ULC ACT), by and its Order dated 8th February, 2007, has declared the said land as "Retainable Land" of the said Owners.

4. The Sub-Divisional Officer, Thane, being Competent Authority under Section 43 of Tenancy Act, vide its Order dated 10th November, 2006, has granted permission for development of the said land.

5. By and under Regd. Agreement for Development read with Authenticated Power of Attorney both dated 22nd December, 2005, said Owners have granted their undivided 50% rights in the said land to and in favour of one M/s. Shree Sachidanand Developers of Thane.

6. IN VIEW OF THE ABOVE, IN MY OPINION -

- a) Subject to above, otherwise the title of the Owners to the Said Land is clear, marketable and free from encumbrances and reasonable doubts.
- b) By and under the said Regd. Agreement said M/s. Shree Sachidanand Developers are legally entitled to develop the said property as per plans and specifications to be sanctioned.

Thane, dated on this 23rd day of January, 2008.


(DAMODAR PATIL)
Advocate