

**MRS. SUCHITA KATKAR**

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**ADVOCATE - HIGH COURT**202/A, Raj Ratan Society,  
Nr. Parsik Janata Bank,  
Louis Wadi,  
Thane West - 400 604.

Date: 14.10.2014

**TITLE CERTIFICATE**

In the matter of piece and parcel of land bearing Tika No. 22, C.T.S. No. 24/1 admeasuring about 496.7 Sq. mtrs., C.T.S. No. 27/2 admeasuring about 14.21 Sq. mtrs., and C.T.S. No. 31/1 admeasuring about 17.56 Sq. mtrs., totally admeasuring 528.47 sq. mtrs., together with the old tenanted building/ structure of Ground plus four upper floors standing thereon known as 'Madan Vilas', constructed in the year 1971, lying, being and situate at Village Naupada, Thane, Taluka and District Thane and within the limits of Thane Municipal Corporation. (hereinafter referred to as the said Property).

Shri. Bharat Trimbak Honrao and Shri Dnyaneshwar Trimbak Honrao - Owners.

To

M/s Ishaan Enterprise - Developers

The said Developers have requested me to take a search on title of the said property. I have perused the Property Card and other relevant documents in that behalf and have to report as under:-

1. The property bearing Tika No. 22, C.T.S. No. 24/1 admeasuring about 496.7 Sq. mtrs, C.T.S. No. 27/2 admeasuring about 14.21 Sq. mtrs., was originally belonged to Shri. Laxmikant Vishwanath Pilaye, who sold / conveyed the same to Shri Trimbak Martand Honrao vide registered deed of sale, dated 12.02.1952 registered in the office of the Sub- Registrar Thane on 12.02.1952 at serial No. 36, for the consideration and upon the terms and conditions more particularly mentioned therein.
2. Subsequently Shri Trimbak Martand Honrao purchased from Mrs. Parvatibai Hari Patil a plot of land bearing C.T.S. No. 31/1 admeasuring about 17.56 Sq. mtrs., vide registered deed of sale, dated 13.01.1954 registered in the office of the Sub- Registrar Thane on 13.01.1954 at serial No. 17.
3. It appears that Subsequently Shri Trimbak Martand Honrao got constructed on the abovesaid plots of land a Ground plus four upper floors building known as 'Madan Vilas' in the year 1971 vide Occupation Certificate No. 646 dated 04.09.1971.



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**Advocate**

4. Shri Trimbak Martand Honrao died intestate and survived by his three legal heirs i.e. his wife Smt. Sushila Trimbak Honrao and two sons namely Shri. Bharat Trimbak Honrao and Shri Dnyaneshwar Trimbak Honrao who became absolutely entitled to and owners of the said property.
5. The said Smt. Sushila Trimbak Honrao i.e. the wife of deceased Shri Trimbak Martand Honrao died intestate on 13.06.2005 and thenceforth Shri. Bharat Trimbak Honrao and Shri Dnyaneshwar Trimbak Honrao become absolutely entitled to the said Property.
6. It appears from the copy of the Tenant Extract dated 01.10.2003 given by T. M. C, as per Records of 1984 -85 Register that there are in all Sixteen tenants existing in building/ structure known as 'Madan Vilas', constructed in the year 1971 situated on the said property. It also appears that presently the owners i.e. Shri. Bharat Trimbak Honrao and Shri Dnyaneshwar Trimbak Honrao and all the tenants are in actual and physical possession of the said property.
7. That by and under an Agreement for Development dated 16.04.2008, registered as Document No. TNN5 – 3320 – 2008 on 17.04.2008, R/W Deed of Rectification dated 24.03.2011, registered as Document No. TNN1 – 2203 – 2011 on the same day, the said Owners have granted the Development Rights in the said Property to and in favour of M/s Ishaan Enterprise for the price or consideration and upon the terms and conditions mentioned therein. The said Owners have also granted Power of Attorney of even date in favour of the said Developers.
8. In accordance with the aforesaid Agreement for Development and Power of Attorney, the Developers M/s Ishaan Enterprise have put the building plans for sanction of Thane Municipal Corporation. The Thane Municipal Corporation has granted permission under V P No. S02/0092/11 TMC/TDD/ 1253/14 dated 01.10.2014.
9. The Public Notices were also issued on 17.09.2014, in Daily Free Press and Navashakti, inviting objections of the public at large to the title of the said property. Till today no objections/ claims are received to the said public Notice. I have caused search taken on the said property through Shri Sachin Patil.
10. In the Circumstances, I am of the opinion that said Owners are the absolute owners of the said property. Their title to the said property is clear and marketable without any reasonable doubt and that the said Developers M/s Ishaan Enterprise has the right to construct the proposed building thereon and sell premises situate therein subject to the Tenancy Rights of the existing tenants

Thane, dated on this 14th day of October, 2014.



*(Handwritten Signature)*  
 (Mrs. Suchita Katkar)  
 Advocate.