

**MADAN G. THAKUR**

B.A.L.L.B.

**ADVOCATE HIGHCOURT**

**OFFICE :**  
Shree Sai Apartment, Shop No. 2,  
Gaondevi Road, Kalwa,  
Thane - 400 605. Tel. : 2537 0351

**RESIDENCE :**  
Prathmesh Co-op. Hsg. Society,  
303, 'A' Wing, Third Floor,  
Budhaji Nagar, Kalwa,  
Thane - 400 605.  
Tel. : 2544 8362

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**All Correspondence at Residential Address**

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Ref. :

Date : 1-1-2010

**TO WHOMSOEVER IT MAY CONCERN**

I have verified relevant papers and documents pertaining to the plot of land bearing Survey No. 48, Hissa No.4, total admeasuring about 22 R 3-Prati i.e. 2230 sq. mtrs. lying, being and situated at Pakhadi, Datta Wadi, Revenue Village Kalwa, Thane, Taluka and District Thane, within the limits of Thane Municipal Corporation, Thane belonging to (1)Shri. Narayan Nama Pawar (2) Smt. Yamunabai Narayan Pawar, (3) Shri. Shailendra Narayan Pawar (4) Shri.Pravin Narayan Pawar (5) Shri. Arvind Narayan Pawar (6) Shri. Amol Narayan Pawar & (7) Mrs. Kavita Yogesh Patil (previously known as Kavita Narayan Pawar) hereinafter called as the "Owners".

It appears from the perusal of relevant papers and documents that the aforesaid owners had given for development the aforesaid land to M/s. Kailas Sand Dredging Company, through its Proprietor - Shri. Kailas Chhatrapati Patil by an Agreement dated 24.11.2000.

It further appears that the said M/s. Kailas Sand Dredging Company in pursuance of the aforesaid development agreement have obtained permission from Competent Authority under Urban Land Agglomeration i.e. ULC Permission. Similarly, the said M/s. Kailas Sand Dredging Company have also obtained N. A. permission of the aforesaid land from Collector, Thane and have also got sanctioned plans for construction of building/s on the aforesaid plot of land, from Thane Municipal Corporation, Thane vide V. P. No. 2004/90/TMC/TDD/560 dated 15.11.2007.



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It further appears that M/s. Kailas Sand Dredging Company could not proceed with construction activities on the aforesaid land. Therefore the aforesaid owners by an Agreement for Development dated 20.12.2007 have given for development the aforesaid land along with all permissions and plans sanctioned therein to M/s. Trinita Construction Co., through its Proprietor - Kailas Chhatrapati Patil and the said agreement is duly confirmed by M/s. Kailas Sand Dredging Company and the said agreement is duly registered in the office of Sub - Registrar, Thane by Deed of Confirmation dated 13.04.2009 at Document No. 1668/2009.

I have also perused necessary 7 x 12 extract, mutation entries, search report taken from the office of Sub -Registrar, Thane and relevant documents and papers.

On the basis of perusal of all aforesaid relevant documents and papers as well as permissions and search report taken from Sub - Registrar's Office, Thane, I found that M/s. Trinita Construction Co. through its Proprietor - Shri. Kailas Chhatrapati Patil have a title to the aforesaid plot of land which is clear, marketable and free from all encumbrances and attachments.

**Thane.**

**Dated : 01.01.2010**

  
**(M. G. THAKUR)**  
**Advocate**