

SONALI U. MEHENDALE

(B. Sc, LL.B)

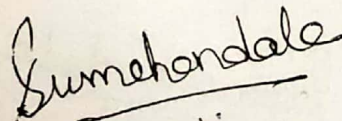
ADVOCATE, HIGH COURT

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TO WHOMSOEVER IT MAY CONCERN

Date: 13/1/2020

1	Name of the applicant	M/s Magnum Enterprises through partner Anwar Shamsuddin Kasam
2	Address of the applicant	1/2 Radha Niwas, Opp. Ghantali Devi Mandir, Naupada, Thane (W) 400602
3	Description of the property	Land bearing Tika No. 8, City Survey No. 166 B admeasuring 471.34 sq. mtrs lying & being situated at Kolbad, Revenue Village Panchpakhadi, Thane within the limits of Thane Municipal Corporation & Registration District Thane, Tal. & Dist. Thane (hereinafter referred to as said property)
4	List of documents furnished for scrutiny in report of the property	1) Copy of property card extract of said property 2) Copy of title certificate dtd 29/9/2015 given by Adv. Tushar S. Shilotri 3) Copy of registered development agreement & power of attorney both dtd 5/9/2015 4) Copy of rectification deed dtd 9/6/2016 5) Copy of sanctioned plan dtd 27/4/2018 6) Copy of development permission dtd 7/5/2018 7) Copy of commencement certificate dtd 1/10/2019



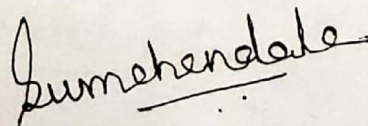
Advocate Sonali U. Mehendale

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5	Course of title	<p>1. Mrs. Vivienne D'Souza is the owner of and seized & possessed and even otherwise well & sufficiently entitled to all those pieces & parcels of land and ground bearing Tika No. 8, C.S Nos. 163, 166 (part), 167 to 170 & 133/1 (old survey no. 4A/1) totally admeasuring 1852.7 sq. mtrs along with ground plus 2 upper floors structure named "St. Anthony Bakery Building" situated at Kolbad, Revenue Village Panchpakhadi, Thane.</p> <p>2. Out of the total area mentioned above Mrs. Vivienne D'Souza has executed a development agreement dtd 5/9/2015 duly registered under sr. no. TNN-9-6153/2015 with M/s Magnum Enterprises for an area admeasuring 471.34 sq. mtrs which is now separately bearing City Survey No. 166 B on which ground plus 2 upper floors structure named "St. Anthony Bakery Building" was standing.</p>
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A search for 30 years from 1986 to 2015 in respect of the said property was already taken by Adv. Tushar S. Shilotri through search clerk Sanjay Shinde at Thane in the office of Sub-Registrar of Assurances, Thane (Office No. 1, 2 & 5) vide search receipt no. 10181 dtd 16/6/2015.

So an additional search for 5 years from 2015 to 2020 was taken through search clerk Mr. Sachin More at Thane in the office of Sub-Registrar of Assurances, Thane (Office No. 1, 2, 5 & 9) vide search receipt no. 706/2020 dtd 9/1/2020 & the copy of this additional search report is annexed with this certificate.



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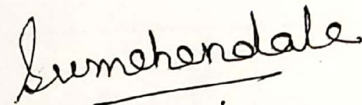
CERTIFICATE

As far as the said property is concerned, on the basis of the contents of all above referred documents & title certificate dtd 29/9/2015 given by Adv. Tushar S. Shilotri, I hereby further certify that:

Mrs. Vivienne D'Souza has an absolute, clear & marketable title over Land bearing Tika No. 8, City Survey No. 166 B admeasuring 471.34 sq. mtrs lying & being situated at Kolbad, Revenue Village Panchpakhadi, Thane within the limits of Thane Municipal Corporation & Registration District Thane, Tal. & Dist. Thane and she has given the development rights of this property to M/s Magnum Enterprises.

Note:

Only the Xerox copies of the above referred documents related to said property are perused by me. So the original documents may be verified by the concerned authorities, if required.



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