

Pin Code – 400 615.

2. TITLE DEEDS SEEN BY ME:-

1. Original Registered Agreement for Development dated 29th October 2014 executed between Mr. Anant Narayan Patil and Mr. Satish Suresh Thakur, Proprietor of M/s. Shree Mahalaxmi Developers & Partner Shree Vaishnavi Gold Homes.
2. Original Registration Receipt dated 29th October 2014 bearing No. TNN2 – 8685 - 2014.
3. 7/12 Extract.

3. DESCRIPTION OF IMMOVABLE PROPERTY:-

The property being Plot of Land situate at **Village Ovale** bearing Old Survey No. 158, Hissa No. 1/1 (Paiki), New Survey No. 52, Hissa No. 1/1 (Paiki), Area – 0H-10R-9 Prati Open Plot, lying, being and situate at **Village Ovale, Thane (West)** within the limits of Thane Municipal Corporation and within the Registration District and Sub-District Thane in the name of **MR. ANANT NARAYAN PATIL**.

4. SEARCH IN THE SUB-REGISTRAR'S OFFICE:-

i) Location of the Property:

The said Property is lying, being and situate at **Village OVALE, Thane**

within the limits of Thane Municipal Corporation and within the Registration District and Sub- District Thane.

ii) Search and Investigation:-

I have taken search from Index – II maintained by the Sub-Registrar Office/s at Thane for the last 30 years. I am giving brief narration herewith on the route and chain of title for 30 years.

From the documents submitted before me it appears that **MR. ANANT NARAYAN PATIL is the Original Owner** of Plot of Land situate at **Village Ovale** bearing Old Survey No. 158, Hissa No. 1/1 (Paiki), New Survey No. 52, Hissa No. 1/1 (Paiki), Area – 0H-10R-9 Prati Open Plot, lying, being and situate at **Village Ovale**, Thane (West) within the limits of Thane Municipal Corporation and within the Registration District and Sub-District Thane.

It further appears that by virtue of Registered Agreement for Development dated 29th October 2014 executed between Mr. Anant Narayan Patil and Mr. Satish Suresh Thakur, Proprietor of M/s. Shree Mahalaxmi Developers & Partner Shree Vaishnavi Gold Homes, the Plot of Land situate at **Village Ovale** bearing Old Survey No. 158, Hissa No. 1/1 (Paiki), New Survey No. 52, Hissa No. 1/1 (Paiki), Area – 0H-10R-9 Prati Open Plot, lying, being and situate at **Village Ovale**, Thane (West) within the limits of Thane Municipal Corporation and within the Registration District and Sub-District Thane is being assigned and transferred to Mr. Satish Suresh Thakur, Proprietor of

M/s. Shree Mahalaxmi Developers & Partner Shree Vaishnavi Gold Homes for development of the said land on the terms and conditions mentioned in the said Agreement for Development. The said Agreement for Development stands registered with the Sub-Registrar of Thane-2 under Sr. No. TNN2 – 8685 – 2014 on 29th October 2014.

As per the Registered Agreement for Development dated 29th October 2014 executed between Mr. Anant Narayan Patil and Mr. Satish Suresh Thakur, Proprietor of M/s. Shree Mahalaxmi Developers & Partner Shree Vaishnavi Gold Homes, it is agreed between the parties that the work of development would be completed by the said Developers within a period of 36 months from the date of Commencement Certificate issued by the Competent Authority. On completion of the said work, Mr. Satish Suresh Thakur, Proprietor of M/s. Shree Mahalaxmi Developers & Partner Shree Vaishnavi Gold Homes would buy the said property from Mr. Anant Narayan Patil.

The lump-sum consideration to be paid to the Owner of the Land i.e. Mr. Anant Narayan Patil by Mr. Satish Suresh Thakur, Proprietor of M/s. Shree Mahalaxmi Developers & Partner Shree Vaishnavi Gold Homes is fixed as **Rs.1,00,00,000/-** (Rupees One Crore Only) out of which **Rs.10,00,000/-** have been paid by the Developers at the time of signing of this Agreement and the remaining amount of **Rs.90,00,000/-** (Rupees Ninety Thousand Only) will be paid as mentioned in the said Agreement for Development dated 29th October 2014.



Rs.40,00,000/- (Rupees Forty Lac Only) would be paid **within 08 days** from the date of receipt of N.A. permission from the Competent Authority.

Rs.50,00,000/- (Rupees Fifty Lac Only) would be paid **within 08 days** from the date of receipt of Commencement Certificate from Thane Municipal Corporation, Thane.

In short, the entire work of development has to be carried out as per Registered Agreement for Development dated 29th October 2014 executed between Mr. Anant Narayan Patil and Mr. Satish Suresh Thakur, Proprietor of M/s. Shree Mahalaxmi Developers & Partner Shree Vaishnavi Gold Homes.

iii) Whether the property is ancestral and/or under Joint Ownership – N. A.

iv) Minors Interest – N.A.

v) Document pending for registration – N.A.

5. Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in the State where the property is located - **Yes, Necessary permissions have been obtained.**

6. Whether the property is acquired under Land Acquisition Act, 1894

Ans

and applicability of State Legislations – N.A.

7. Leasehold immovable Property – N.A.
8. Investigation under Income Tax Act, 1961 - N.A.
9. Investigation in regard to agricultural land - It is **Non-Agricultural Plot. From revenue record, I do not see that the subject property is covered under Forest Zone.**
10. The details of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor - N.A.
11. Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title - N.A.
12. If it is a property owned by the Company, the additional safeguards like search before the Registrar of Companies to be obtained be stated - N.A.

CERTIFICATE BY ADVOCATE

I hereby certify that I have searched and verified the information furnished in this report and have compared the Title Deeds given to me with the copies of the same in the office of the Sub Registrar and have found both tallying with each other and further confirm that the Title Deeds are genuine. The statement and other information given in the report are correct and true. I certify that **MR. ANANT NARAYAN PATIL** has got a **valid, clear, absolute, marketable and free from all encumbrances title** over the flat shown above. If **MR. ANANT NARAYAN PATIL** presents and deposits the following deeds in **original** with intention to create equitable mortgage, it will satisfy the requirements of creation of equitable mortgage. The following person should be present personally to deposit the original title deeds with your Branch for creation of equitable mortgage:-

MR. ANANT NARAYAN PATIL



The following documents in **original** have to be obtained from the Owner of the Property by the Buyer:-

1. Original Registered Agreement for Development dated 29th October 2014 executed between Mr. Anant Narayan Patil and Mr. Satish Suresh Thakur, Proprietor of M/s. Shree Mahalaxmi Developers & Partner Shree Vaishnavi Gold Homes
2. Original Registration Receipt dated 29th October 2014 bearing No. TNN2 - 8685 - 2014.
3. 7/12 Extract.

Yours truly,


(N. R. PRABHUSALGAONKAR) 27/07
ADVOCATE

Encl: Search Report

Mrs. N. R. PRABHUSALGAONKAR
CABIN No. 4 & 5 OF 6
D N S TOWERS
COURT NAKA, THANE (W)
PIN CODE No. 400 601

MRS. N. R. PRABHUSALGAONKAR **MOB: 9323119122**
B. A. (Spl.), LL.M., C.A.LL.B. **RES: 25430631**

ADVOCATE, HIGH COURT

OFF: 6, DNS Towers, Kelkar Compound, Court Naka, Thane (W) 400 601.

RES: F-3/501 & 504, Rutu Park, Nr. Vrindavan Soc., Thane (W) 400 601.

Shri Anant Narayan Patil,
Ovale, Ghodbunder Road,
Thane (West)

Date: 27/07/2017

SEARCH REPORT

Dear Sir,

Ref. : Title Report of the property being Plot of Land situate at **Village**
Ovale bearing Old Survey No. 158, Hissa No. 1/1 (Paiki), New
Survey No. 52, Hissa No. 1/1 (Paiki), Area – 0H-10R-9 Prati Open
Plot, lying, being and situate at Village **Ovale**, Thane (West) within
the limits of Thane Municipal Corporation and within the
Registration District and Sub-District Thane in the name of **MR.**
ANANT NARAYAN PATIL.

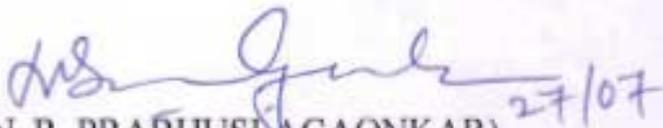
I have taken search in respect of the above mentioned property and I
have gone through the available Index II Registers kept in the Office
of Sub-Registrar, Thane Office/s. My observations are as under:-

1985 – 1994	There is no Transaction
1995 – 2004	There is no Transaction
2005 – 2013	There is no Transaction
Year 2014	Registered Agreement for Development dated 29 th October 2014 executed between Mr. Anant Narayan Patil and Mr. Satish Suresh Thakur, Proprietor of M/s. Shree Mahalaxmi Developers & Partner Shree Vaishnavi Gold Homes. Registration Receipt dated 29 th October 2014 bearing No. TNN2 – 8685 – 2014

	2015 – 2017 There is no Transaction
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The search taken in respect of the above Plot does not disclose any defect in the title of the said Original Assignor with respect to the said Plot.

Date: 27/07/2017


(N. R. PRABHUSALGAONKAR)
ADVOCATE

Mrs. N. R. PRABHUSALGAONKAR
CABIN No. 4 & 5 OF 6
D N S TOWERS
COURT NAKA, THANE (W)
PIN CODE No. 400 601