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ADVOCATE

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Ref. : DAP/2017/103

Date : 29 JUL 2017

TITLE REPORT

Promoters - M/s. Vedant Construction

Project Name - Shree Gopinath Sublime

Re.:- Project Land as per Revenue Records of 'Class I Tenure' adm. 5130.28 Sq. Mtrs., bearing C.T.S. No.195/A/2 of Village Parsik, Talathi Saja Kalwa, Thane, Taluka and District Thane ("The Project Land").

Sir

We have taken search of the title of the Owners abovenamed and your authority and scope of development of the Project Land by the Promoters. On the basis of perusal of Revenue Records, Public Advertisement, search taken with the Office of the Sub-Registrar of Assurances, perusal of various permissions, no objections, orders and sanctions and declarations made and clarifications given by the Promoters, we have observed as under-

1. At the relevant point of time, the predecessors of the present Owners abovenamed, owned the Project Land as their ancestral property. Over the period, as per law of inheritance applicable to the Owners and partitions and release in the family members, the present Owners have become entitled to the Project Land as full owners thereof.

2. The said Owners are holding the Project Land as 'Class I occupant'. As per sanctioned development plan in force, the Project Land is in Residential Zone. The Said Promoters by and under Receipt No.2466141, dated 4th January, 2016, have paid the Conversion Tax and Non-Agricultural assessment under Section (42B) (1) proviso, of the Maharashtra Land Revenue Code, 1966 ("the Code") and therefore by and under Sanad dated 24th April, 2017, issued under section 42-A of the Code, the District Collector, Thane, has declared that the Said Land has 'deemed to have been converted' to the Non-Agricultural user for residential purpose.

3. The Project Land has not been acquired under the provisions of Section 10(5) of Urban Land (Ceiling and Regulations) Act, 1976 ("ULC ACT") - since repealed and no order under Section 20 or 21 of the Said ULC Act is in