SONALI U. MEHENDALE

(B. Sc, LL.B)

ADVOCATE, HIGH COURT

Address: 101, Harmony CHS Ltd., Near KNS Bank, Court Naka, Thane (W) 400601 Mobile: +91 98208 23872

TO WHOMSOEVER IT MAY CONCERN

Date: 13/1/2020

1	Name of the applicant	M/s Magnum Enterprises through
	The parties of the second 2.	partner Anwar Shamsuddin Kasam
2	Address of the applicant	1/2 Radha Niwas, Opp. Ghantali Devi
	est and a second second	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
	elemen resembles and to some	lying & being situated at Kolbad,
	The Mary Transport of the state of	Revenue Village Panchpakhadi, Thane
	ment in an elevent a party	within the limits of Thane Municipal
	a feetings with 2105 C.C.	Corporation & Registration District
	the true of the same of	Thane, Tal. & Dist. Thane (hereinafter
	Contract properties done	referred to as said property)
4	List of documents	1) Copy of property card extract of said
	furnished for scrutiny in	property
	report of the property	2) Copy of title certificate dtd
	or manifests about more and	29/9/2015 given by Adv. Tushar S.
	Spriklink ganiet modilio	Shilotri
	in the second	3) Copy of registered development
		agreement & power of attorney both
		dtd 5/9/2015
	Table of Manney le States and	4) Copy of rectification deed dtd
	TEN NO PART HAR SENTENCE	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
	A STATE OF THE PROPERTY OF THE PARTY OF THE	dtd 1/10/2019

Sumahondala Advacata Sanali II Mahandala

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	very series of the series of t	D'Souga is the owner of
	Course of title	1. Mrs. Vivienne D'Souza is the owner of
5	Course of title	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 &
	AND STATE OF THE S	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
		Ruilding" situated at Kolbad,
	single of the property of the same	Revenue Village Panchpakhadi,
	A CONTRACTOR OF THE PARTY OF TH	Thane.
	in the same and the	2. Out of the total area mentioned
	Bacottentent's spoit of	above Mrs. Vivienne D'Souza has
	and the second of the second of the	executed a development agreement
	The Resemble of the San	dtd 5/9/2015 duly registered under
	was a self water to be In T.	sr. no. TNN-9-6153/2015 with M/s
	Contraction fallow by all the	Magnum Enterprises for an area
		admeasuring 471.34 sq. mtrs which
		is now separately bearing City
		Grand No. 166 P. on which ground
0.17	the state of the s	Survey No. 166 B on which ground

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.

standing.

plus 2 upper floors structure named

"St. Anthony Bakery Building" was

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.

Advocate Sonali U. Mehendalo

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.

Advocate Sonali U. Mehendale B.Sc., LL.B.

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