

DATTARAM DINDIKAR

Advocate & legal Consultant

"Shree" Niwas, Shree Atul CHS, Nr. Hanuman Temple, Tadvadi, Ambernath.

0251 – 3233220, 09320486913.

DATE: 04/02/2016

TITLE DEED

To,

M/s Rohra Constructions,

office at:- LG Blossom Bldg.,

Shiv ShrishtiCHS, Sai Section,

Ambarnath (E)

&

TO WHOMSOEVER IT MAY CONCERN

In the reference of the property for my view on title I perused relevant documents and various other aspects and come to following conclusion regarding title of the property :-

DESCRIPTION OF PROPERTY

ALL THAT piece or parcel of plot of land at Shiv Mandir Road, Barkupada Marg, Ambarnath (E), Dist. Thane with the building known as "PARIJAT CO-OPERATIVE SOCIETY LIMITED" thereon admeasuring about 1287.79 sq.mtrs. bearing CTS No. 8869/8945 of Village Ambarnath, Taluka Ambarnath, in registration District of Thane City lying and bearing Final plot No. 8869/8945 within limits of Ambarnath Municipal Council.: (detailed description of property is given schedule herein under and herein after unless the context otherwise requires the same is referred as "the said property").

TRACING OF TITLE

PERUSED THE FOLLOWING DOCUMENTS.

- 1 Mirror copy of property card bearing City Survey No. 8869 & 8945.
- 2 Mirror copy of 7/12 extract bearing survey no. 74 Hissa No. 3.
- 3 Mutation entry No. 156, 222, 374, 813, 830, 1107.
- 4 Seen and perused N.A. order bearing No. NAP/SR/174/89 dated 11/12/1989.
- 5 Deed of Conveyance dated 26/02/1985 & 29/10/1988 between 1) Shri. Pundlik Berrtya Bhoir 2) Smt. Sunanda Kashinath Bhoir 3) Smt. Asha Sagar Thanage (Original Owner) on the one part, And Shri Vishal Bhikaji Ohol as promoter for proposed Parijat

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- Cooperative Housing Society Limited bearing registration no. 422-1985 & 512/16-3-1988 respectively.
- 6 Notice for Special General Body Meeting for redevelopment dated 11/07/2015 circulated by Parijat CHS among its members & Minutes of Special General Body meeting held on 27/07/2015.
 - 7 Paper publication of Notice dated 20/08/2015 in daily newspaper "Lokmat Thane Edition" & "Punya Nagari Thane edition" dated 06/08/2015, demanding claim from general public regarding the title about the property.
(Till date nobody has raised any objection or any claim with me)
 - 8 Seen and perused N.A. tax paid Receipt No. 0546364 dated 28/07/2001 & 0275147 dated 07/10/2015.
 - 9 Registered Redevelopment agreement and irrevocable power of attorney executed between M/s Rohra Construction and Authorised office bearers of Parijat CHS in respect of Schedule Property bearing registration no. 8027/15 dated 09/09/2015 & 8028/15 dated 09/09/2015 respectively.
 - 10 Search Report dated 02/02/2016 issued by Kishor Dighe
 - 11 Personally visited the site

I. **VERIFICATION OF TITLE.**

I certify that we have taken search in respect of the property all that piece or parcel of plot of land at Shiv Mandir Road, Barkupada Marg, Ambernath (E), Dist. Thane with the building knows as "Parijat Co-Operative Society Limited" thereon admeasuring about 1287.79 sq.mtrs. bearing CTS No. 8869/8945 of Village Ambernath, Taluka Ambernath, in registration District of Thane City lying and bearing Final plot No. 8869/8945 within limits of Ambernath Municipal Council (detailed description of property is given schedule herein under and herein after unless the context otherwise requires the same is referred as "the said property").

Till the year 1985, the said property owned and occupied by 1) Shri. Pundlik Bemtya Bhoir 2) Smt. Sunanda Kashinath Bhoir 3) Smt. Asha Sagar Thanage.

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Said 1) Shri. Pundlik Bemtya Bhoir 2) Smt. Sunanda Kashinath Bhoir 3) Smt. Asha Sagar Thanage sold the above referred property to Proposed Parijat Cooperative Housing Society through Chief Promoter Shri Vishal Bhikaji Ohol by Sale deed dated 26/02/1985 & 29/10/1988 between 1) Shri. Pundlik Bemtya Bhoir 2) Smt. Sunanda Kashinath Bhoir 3) Smt. Asha Sagar Thanage as vendor and Shri Vishal Bhikaji Ohol as chief promoter of Parijat CHS PVT LTD., bearing registration no. 422-1985 & 512/16-3-1988 respectively.

And thereafter Chief Promoter Shri Vishal Bhikaji Ohol registered Society with registrar of Society namely Parijat Cooperative Housing Society by order no. TNA/ULR/HSG/TC/742/88-89 dated 20/05/1988.

I have perused search report of Kishor Dighe dated 02/02/2016 bearing application no. 414/16 dated 01/02/2016 having Government Receipt No. 1944.

I have found various entries of flat transaction between buyers and sellers but none of the entry has been found hampering or defecting the title of the Parijat Cooperative Housing Society from 1987 to 2016.

I have seen notice for Special General Body Meeting for redevelopment dated 11/07/2015 circulated by Parijat CHS among its members & Minutes of Special General Body meeting held on 27/07/2015 and found that all the members of Society present and voting unanimously passed resolution and thereby granted the rights of redevelopment of old structure of building to M/s Rohra Construction.

That necessary public notice was published through me in the daily Marathi News Paper namely in both Lokmat & Punynagari Thane Edition dated 06/08/2015, calling for objection from public at large against redevelopment of property by M/s Rohra Construction, however, till date no one took any objection of whatsoever nature and manner towards the same.

I also perused and seen registered deed of development agreement coupled with irrevocable power of attorney bearing registration no. 8027/15 dated 09/09/2015 & 8028/15 dated 09/09/2015 respectively, for the redevelopment of the old structure of



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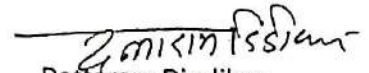
Parijat Co-operative Housing Society Ltd. executed by Authorised office bearers of Parijat CHS.

After perusing all the documents made available to me I come to the conclusion that at present title of the plot is vested with Parijat Co-operative Housing Society Ltd. which is free, clear AND M/s Rohra Construction is vested with the development rights thereof.

The document sent to me for scrutiny are returned herewith.

SCHEDULE OF THE PROPERTY.

ALL THAT piece or parcel of plot of land at Shiv Mandir Road, Barkupada Marg, Ambernath (E), Dist. Thane with the building known as "Parijat Co-Operative Society Limited" thereon admeasuring about 1287.79 sq. mtrs. bearing CTS No. 8869/8945 of Village Ambernath, Taluka Ambernath, in registration District of Thane City lying and bearing Final plot No. 8869/8945 within limits of Ambernath Municipal Council.


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