

admeasuring 588 square meters from and out of Eighth Property as excess land. Pursuant to the application for sanction of scheme, Additional Collector and Competent Authority, Thane has sanctioned scheme by order bearing no. ULC/TA/WSHS 20/SR 1804 dated July 02, 2007.

III Development Permission and Commencement Certificate:

Thane Municipal Corporation has granted Development Permission/Commencement Certificate under VP No. 2004/36 TMC/TDD/1184 on June 25, 2004 and subsequently Thane Municipal Corporation granted revised permission and commencement certificates from time to time in the following manner:

Date	Certificate No.	Details of Permissions
June 25, 2004	V.P.No.2004/36/TMC /TDD/1184	For proposed residential complex
September 06, 2004	V.P.No.2004/36/TMC /TDD/2286	For proposed residential complex: Ground + First Floor only.
June 24, 2005	V.P.No.2004/36/TMC /TDD/1234	For proposed residential complex: Ground + First Floor only.
June 07, 2010	V.P.No.2004/36/TMC /TDD/147	Building nos. S1, S2 and S3 consisting of stilt + 19 th floors along with R.G. at podium level with parking below. Twin Bungalows viz. 16 Nos. of A1 Type, 12 Nos. of A2 Type and 10 Nos. of B1 Type, Single Bungalows viz. 2 Nos. of C1 Type consisting of Ground + 1 st Floor.
December 05, 2013	V.P.No.2004/36/TMC /TDD/213	Building nos. S1 and S2 consisting of stilt + 30 th floors along with Club House on

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		podium + Ground + 1st Floor. Twin Bungalows viz. A2 Type (81 & 82) consisting of Ground + 1st Floor, A3 Type (48, 49, 86 & 87) consisting of Ground + 4th Floor Single Bungalows viz. C1 Type (43 & 44) and C2 type (45) consisting of Ground + 1st Floor.
October 09, 2014	V.P.No.2004/36/TMC /TDD/142	Building nos. S3 and S4 consisting of stilt + 21 floors + 22 nd floor (part).
July 02, 2015	V.P.No.2004/36/TMC /TDD/56	Building nos. S1 & S2 consisting of stilt + 30th floors, building nos. S3 & S4 consisting of stilt + 18th floors + 19th Floor (part) along with Club House on podium + Ground + 1st Floor. Twin Bungalows viz. A2 Type (41 & 42) consisting of Ground + 1st Floor, A3 Type (46, 47, 48 & 49) consisting of Ground + 4th Floor Single Bungalows viz. C1 Type (43 & 44) and C2 type (45) consisting of Ground + 1st Floor.

7. IN RESPECT OF LITIGATION:

a. **Tenancy Revision Application No. L-565/2016**

- Laxman Hasha Thakur filed Tenancy case No. 32 G/Owale/309-88 in the Court of Additional Tahsildar and Agricultural Land Tribunal, Thane against Namdev Ambo Bhoir.
- In pursuance of the said Application, Agricultural Land Tribunal set aside earlier order u/s 32 G of MTAL Act and declared Laxman

Hasha Thakur as tenant with respect to fifth property and thereby Mutation Entry no. 2041 was certified in the record of rights thereof. Thereafter the Sub-Divisional officer, Thane suo-moto conducted Revision appeal in the Tenancy Revision No. 28/91. In the said revision the Sub-divisional officer, Thane set aside the order dated October 30, 1988 passed by Additional Tahasildar and Agricultural Land Tribunal.

- Being aggrieved with the order of Sub-Divisional Officer, Thane, and Mr. Laxman Hasha Thakur filed Revision Application no. 565/2016. The matter is subjudice in the Maharashtra Revenue Tribunal.

b. R.T.S Appeal no. 149/2016

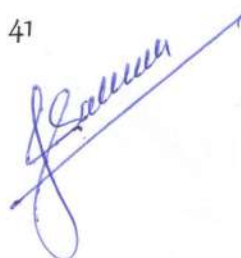
- Laxman Hasha Thakur has filed R.T.S. Appeal No. 151/2016 against the order passed by Additional Tahasildar and Agricultural Land Tribunal, Thane in complaint case no. 79/2015 dated 06/05/2015 and the said Appeal has been rejected by Sub-Divisional Officer Thane dated 10/10/2016.
- Being aggrieved with the order of Sub-Divisional Officer, Thane, Mr. Laxman Hasha Thakur filed RTS appeal no. 149/2016 in which the Additional Collector, Thane has passed "stay order" maintaining status-quo with respect to record of rights of Fifth Property.

c. Writ Petition No. 4320/2017

Sahadev Gopal Bhoir and others filed Writ Petition against the Additional Collector and others.

d. Writ Petition No. 4320/2017

Sahadev Gopal Bhoir and others filed Writ Petition against the Thane Municipal Corporation and others.



e. Special Civil Suit No. 641/2017

Naresh Trimbak Thakur filed civil suit against the Developers and others. In the said matter the application under Exh. 5 is allowed.

f. Order of Thane Municipal Corporation

The Thane Municipal Corporation by its order dated August 02, 2016 reduced the permission to construct 31st floor to 27th floor with respect to building no. S1 and S2.

g. Complaint to Maharashtra Real Estate Regulatory Authority

Application no. RE A51800023515

Sahadev Gopal Bhoir and anr filed complaint to maharera which is pending in the said court.

8. PAPER NOTICE:

As a part of due diligence Adv. Y. S. Duduskar had caused to be published Paper Notice inviting claims on July 02, 2014 in respect of Said Entire Property in local Marathi newspaper namely Thane Vaibhav and no objection is received in respect of above mentioned public notice.

9. Conclusion

- 9.1** On behalf of the Developer, we have verified the title of the Developers and rights of development of the Developers to develop the Said Entire Property on request of the Developers to ascertain the status of the Said Entire property.
- 9.2** We have perused the certified copies and plain copies of documents of title relating to the Said Entire property which are known to us to be relevant for the purpose of this report.
- 9.3** We have been provided search report with the Sub Registrar of Assurances for the period of 1985 to May 12, 2017. Therefore opinions



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and observations shall be qualified and restricted for the said period and also to the extent of availability of record only, as it appears that in some of the cases records are mutilated or unavailable.

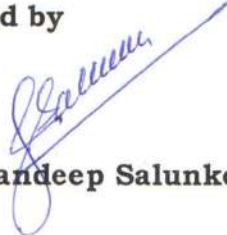
- 9.4 The Developers have solemnly affirmed that their development rights in respect of the Said Entire Property and agreements and Power of Attorneys with the respective land owners and erstwhile Developers are valid and subsisting.
- 9.5 The details of the litigation mentioned in clause no. 7 hereinabove are pending in the respective courts.
- 9.6 The information given in this report arises from the examination of the searches and inquiries to the extent of documents provided by Developers for perusal which are attached herewith.
- 9.7 Prima facie it appears that title of the respective Owners of Said Entire Property shall be clear and marketable and the Developers shall be entitled to Develop Said Entire Property subject to
- Compliance of various terms and conditions of sanctions and permissions granted by various authorities,
 - Fulfillment of contractual obligation with the respective land owners and TMC
 - Defending and/or securing legal rights in all the impending court matters

Date: 16.10.2017

Place: Thane



Issued by


Adv. Sandeep Salunke