ADV. DATTATRAYA B. WADKAR

Mob. No. 9270164654

ADV. PRAJAKTA S. WADKAR
Mob. : 9270628800
Reg. No. Mah/2692/07

ADV. SHRIRAM D. WADKAR
Mob. : 9028093283 / 9225649998
Reg. No. Mah/261/08

MAHAD : 'Niyati', Bunglow No. 4, Rajanigandha Complex, Tal. Mahad - 402 301.
Dist - Raigad. Ph.: 02145 - 223117. Email - wadkarps@rediffmail.com.
MANGAON : Toll Plaza, Near Bridge, Court Road, Second Floor,
A/p. Tal - Mangaon, Dist - Raigad.

Ref. No. :

Date : 27/7/2017

TO WHOM SO EVER IT MAY CONCERN

Ref : - Title Opinion on the property situated at Village Lonere, Tal – Mangaon, Dist –Raigad.

S. No.	Plot No.	Area H. R.	"Anand Nagar"
51	1 to 74	3 – 09 – 3	

Dear Sir,

With reference to your instruction and on the basis of original survey extracts and sale deed, Revenue Record forwarded to me pertaining to the said immovable property and other information submitted by you, I have conducted a detailed search and investigation and submit my report as under : -

1) Name of Holder : M/s. Anand Jagadish Prasad Gupta & Managing director, AYG Reality Pvt. Ltd.
   1, Rajkamal Opp. University campus CST Road Kalina Mumbai – 400098.

2) Title Deed in Original seen by me :
   A) 7/12 Extract
   B) Sale Deed Dated
   C) Permission from Collector for N.A. Dated 21/12/2010
   D) Development Agreement Dated
   E) Order from Dept. Superintendent Land Record Mangaon Dated 28/11/2011.

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4) Description of Property:

S. No.	Plot No.	Area H. R.	"Anant Nagar"
51	1 to 74	3 – 09 – A/5,	

Boundaries of the Properties:
On East Side : Mumbai Goa Highway No. 17
On West Side : Boundary of Survey No. 52/4,5,9,11,12,S. No. 147
On South Side : Boundary Of S. No. 147/8/5/49
On North Side: Boundary Of S.No. 52,170,51 and Hissa No. 2A

5) I Have gone through the record kept & maintained by Sub Registrar Office Mangaon and I took search since 1984 to July 2017 and I found that:

1) The land herein mentioned is Non-Agrocultural land had consistd of old 11 Survey Number as follows.

S.No.	H.No.	Area	Name of the Owner
50	4B	0-37-0	Anand Gupta
51	0	0-53-6	Anand Gupta
52	1	0-60-7	Anand Gupta
52	2B	0-30-0	Anand Gupta
147	8/1	0-28-0	Anand Gupta
147	8/2	0-13-0	Anand Gupta
147	8/3	0-12-0	Anand Gupta
147	8/4	0-12-0	Anand Gupta
147	9A	0-29-0	Anand Gupta
147	9/B	0-28-0	Anand Gupta
147	10	0-06-0	Anand Gupta

I) S.No. 50, H.No. 4B consist of 8 Mutation Entries in revenue Record.

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XVII) It is also admitted by the covenant that builder shall complete the project as per clause 4.

XVIII) It is also admitted by Developer that Developer shall get project approved by recognized bank to enable to interested clients/buyers to get loans for purchaser of residential and commercial premises in the said development.

XIX) It is also admitted by the covenant that any dispute arise party hereto shall refer, it to arbitration under provisions of Arbitration and reconciliation Act 1996, provided that Development Agreement shall be Registered.

XX) It is also found that M/s. Adhikari & Associates has surrender of their rights which were received through contract to Mr. Anand Jagadish Prasad Gupta by letter dated 21/12/2015 for three building B1, B2 & commercial building.

XXI) It is also found that Anand Jagadish Prasad Gupta & M/S. Gandhi Engineers & builders had executed & agreement for construction of building No. B1, B2 & commercial building.

XXII) It is also found that Mr. Anand J. Gupta has issued Notice of breach of contract executed between M/s. Adhikari & Associates & Anand Jagadish Prasad Gupta dated 7/01/2013 due to failure to complete construction of building within stipulated time by letter dated 07/05/2015 & 21/05/2016.

XXIII) It is also found that managing director AYG Reality Pvt. Ltd. has issued notice of termination to terminate contract executed between M/s. Adhikari & Associate & Anand Jagadish Prasad Gupat executed on 17/10/2016.

XXIV) It is also found that now project will be completed by AYG reality Pvt. Ltd. as landlard Mr. Anand Gupta Land owern is also managing director of company AYG realty Pvt. Ltd.

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XXVI) From the above search and documents forwarded to me and investigation and I found that the properties herein mentioned are cleared and marketable for completion of balance work therefore title and ownership of the above properties of Anand Jogadish Prasad Gupta are clear & Marketable.

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