

# *Aruna H. Ghadge*

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Date: 21<sup>st</sup> August 2013

## **TITLE CERTIFICATE**

**Re: Piece or parcel of vacant land bearing Survey no. 29, equivalent to Non-agricultural land situated at Village- Boriwade, Talathi-Saja, Owale, District: Thane of Shree Construction Co.**

In order to investigate the Title of the abovementioned property of Shree Construction Co., I have perused the following documents:

### **Documents Perused:-**

1. Search Report dated 17.09.2010 for the 30 years i.e. from 1981 to 2010.
2. Search Report dated 20.12.2010 for 2 years i.e. from 2010 to 2011.
3. Search Report dated 17.08.2013 for 3 years i.e. from the year 2011 to year 2013.
4. 7/12 Extract issued by Talathi: Saja Owale, Dist: Thane in respect of said Survey No. 29, at Boriwade, Thane (w) dated 17.08.2013.
5. Ferfar showing mutation entry issued by Talathi: Saja Owale dated 17.08.2013.



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6. Perused Conveyance dated 26.08.2011 executed in between Raja Realtors and Shree Construction Co. *in respect of above referred property*
7. Title Certificate dated 23.09.2010 and 08.02.2012 issued by me in respect of the abovementioned property.

## REPORT:

While going through search Report dated 17.09.2010 for 30 years i.e. from 1981 to 2010 it appears that from 1981 to 86 record is torn, years 1987 to 1991 No Transaction traced, year 1992 record is torn, from the year 1993 to 2007 No Transaction, in the year 2008 transaction in the nature of Deed of Conveyance dated 17.01.2008 took place in between Gurudayal Singh Dhanotra & Raja Realtors through its proprietor Shri. Raja Waman Mhatre.

In the year 2010 there is transaction of Development Agreement dated 14.07.2010 while going through search report dated 20.12.2011.

While going through Search Report dated 17.08.2013 it appears that in the year 2011 there is transaction in the nature of Deed of Conveyance dated 26.08.2011 between Shri. Raja Waman Mhatre & M/s. Shree Construction Co.

While going through Search Report dated 17.08.2013 it appear that in the year 2011 there is Declaration dated 21.10.2011 between M/s. Shree Construction Co. & Thane Municipal Corporation.

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While going through Search Report dated 17.08.2013 it appears that in the year 2012 no transaction traced and in the year 2013 available \_\_\_\_\_ index checked no transaction traced.

While going through 7/12 Extract issued by Talathi, Saja Owale dated 17.08.2013, shows the name of Shree Construction Company through its Partner M/s. Kavya Buildcon Pvt Ltd. through its director Shri. Nimish M. Vora & Jignesh M. Vora vide Mutation Entry no. 542 which is certified on 15.09.2011.

I have given Title Certificate in 23.09.2010 & 08.02.2012 in respect of the abovesaid property. I say that I refer, reiterate, and rely upon my said Title Certificate and I annex hereto a copy of said Title Certificate dated 23.09.2010 & 08.02.2012.

Under these circumstances, I am of the opinion that the title of the abovesaid land being Survey No. 29, Village-Boriwade, and Dist: Thane is clear, and marketable.

**Yours Faithfully,**



**Advocate**