

PRAMOD G. PATIL

(B.A.L.L.B)

Advocate

Mobile : 9892410787

Office : Mandar Mala Co-operative Housing Society, Room No. 4, Ground Floor,
Shashtri Nagar, Kalwa, Thane (W)

Date:- 30.03.2019

TITLE CERTIFICATE

DESCRIPTION OF THE PROPERTY

All that Piece or parcels of land lying and being in the Revenue **Village Kalwa, Revenue Taluka and District Thane** Registration District and Sub-District Thane within the limits of Thane Municipal Corporation bearing **Survey No. 380, City Survey No. 1332 total admsg. 2380 Sq. Mtrs.** out of which this **Indrayani Co-operative Housing Society Ltd.**, having the **Building i.e. 'B' & 'C' Wings, the area is 1780.70 Sq. Mtrs** situated at- **Old Belapur Road, Near TMT Bus Depot, Kalwa (W), Thane- 400605.**

I have been furnished the copies of the 7/12 search report, conveyance deed and mutation entries of above property and Society Papers relating above property by M/s. Vedant Chetna Enterprises NX through their partner Shri Mandar Keni request to give title certificate.

OBSERVATION

On going through various property and Revenue records of the said property and the "**SAID PREMISES**" it is revealed that the said property was originally owned & possessed by Mr.Nathu Hari Patil, Smt. Savitribai Nathu Patil & 7 others, by an agreement for the Development dt. 05/10/1981. The original Owners and Builder M/s. Rapid Construction Company, A Company incorporated under the Companies Act 1956 having its registered office at- Kalwa, Thane, after execution of the aforesaid.

Development Agreement dt. 05/10/1981 the said M/s. Rapid Construction Company prepared a lay-out and buildings plan and got sanctioned by Kalwa Gram Panchayat as per letter No. 263 dt.11/03/1980 and constructed buildings "A" "B" & "C". As per the

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Development Agreement Building 'A' shall remain in absolute ownership of the original Land Owners /Vendors, and "B" "C" Building on ownership basis of prospective customers and formed a Co-operative Society Ltd., named as Indrayani.

I have been furnished the copies of 7/12 and Mutation entries of the above mantation property and search report of searcher Mr. Mangesh Naik, by M/s. Vedant Chetna Enterprises NX through their partner Shri Mandar Keni with all documents relating the property and true copies of From No.6 / mutation entries which are flowing:-

Sr. No.	Mutation Entry No.	Date
1.	869	11 March 2019
2.	1988	11 March 2019
3.	2188	11 March 2019
4.	2657	11 March 2019
5.	2820	11 March 2019
6.	3092	11 March 2019
7.	3135	11 March 2019
8.	3208	11 March 2019

AND WHEREAS in the year 1988-89 all the purchasers of the said Indrayani Co-operative Housing Society Ltd., under the Co-operative Societies Act 1960 by name **Indrayani Co-operative Housing Society Ltd.**, under registration **No.TNA/(TNA)/ HSG/ (TC)/ 2038/ 1988-89. Dt. 08/09/1988** 'the said premises'.

AND WHEREAS the said society applied for Deemed Conveyance at DDR office. The said Authorized Office issued a notice to the Land

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owner and builder for hearing and issued ex-party Certificate u/no.24/2012 dt.22/10/2012 in favour of the said Indrayani Co-operative Housing Society Ltd., the said society paid the Stamp duty with Collector of stamps according to their order u/no. 24/2013 dt. 18/05/2013. The said Conveyance Deed registered u/No. TNN-5-8254 dt.12/08/2013 at Sub-Registrar Office Thane-5.


I have also taken a Search for the said property' from the Sub-registrar Office Thane for last Forty Years and also have gone through the 'Title Certificate' issued by Deshmukh &, Nigalye Advocate & interior Designers of Thane for the 'the said property'.

OPINION

Upon the perusal of the documents referred above in respect of the said property and subject to the observation made therein it is certified that in my opinion the title for the said property has been absolutely passed on it to Indrayani Co-operative Housing Society Ltd., without any encumbrances The 'Indrayani Co-operative Housing Society Ltd.' will be holding absolute possession of the said property i.e. area 1780. 70 Sq. Mtrs., without any charges and encumbrances. And the above property is clear marketable and free from all encumbrances whatsoever.

Place: Thane

Date: 30/03/2019


(Pramod G. Patil)
Advocate

