

KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

Office at :- Trimurti Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple, Gandhi Chowk
Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane. 421 503 E-mail Id :- kiranbanote12@gmail.com

Ref.

Date:- 26/09/2016

TITLE CERTIFICATE

To,

M/S. SRUSHTI DEVELOPERS

Through Its Partner

SHRI. NARSINHABHAI V. PATEL

SIIRI. MAYANK A. PATEL

Having Office at:- Building no. 2/I, Mohan Tulsi Vihar,

Phase 1, Hendrepada, Kulgaon Badlapur (West)

Tal. Ambernath Dist. Thane.

DESCRIPTION OF PROPERTY:-

Land Bearing Gat No. 18 Area Admeasuring 0H-22R-0P out of area admeasuring 0H-57R-9P P.K. 0H-04R-8P Total Area Admeasuring 0H-62R-7P Asst 3Rs. 22 Paise. Situated at Village VALIVALI Tal-Ambernath Dist-Thane. Within local limit of Kulgaon Badlapur Municipal Council and Sub-Registrar Ulhasnagar -2 at Badlapur.

TRACING OF TITLE :-

DOCUMENTS PERSUED :-

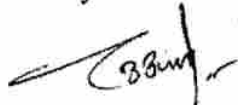
1) 7/12 extract of Gat No. 18 Area Admeasuring 0H-22R-0P out of area admeasuring 0H-57R-9P P.K. 0H-04R-8P Total Area Admeasuring 0H-62R-7P Asst 3Rs. 22 Paise. Situated at Village VALIVALI Tal-Ambernath Dist-Thane issued by Talathi Saja Manjarli Tal- Ambernath in favour of 1) Shri. Ramniklal

Virti Patel and others 3 for Area Admeasuring 2200 Sq.mtrs. 2) Shri. Sagar Sanjay Teli for Area 2100 Sq.Mtrs. and Smt. Manubai Ziprya Mhaskar and other 1 for area admeasuring 1970 Sq.Mtrs.

- 2) Read Mutation entry no. 643
- 3) Read Mutation entry no. 790
- 4) Read Mutation entry no. 1478
- 5) Read Mutation entry no. 1554
- 6) Read Mutation entry no. 1557
- 7) Read Mutation entry no. 1958

8) Read Agreement for sale dtd. 04/08/2014 at serial no. 7747/2014 for land bearing Gat No. 18 Area Admeasuring 0H-22R-0P out of area admeasuring 0H-57R-9P P.K. 0H-04R-8P Total Area Admeasuring 0H-62R-7P Asst 3Rs. 22 Paise. Situated at Village **VALIVALI** Tal -Ambernath Dist-Thane between 1) Shri. Ramniklal Virji Patel, 2) Shri. Arjun Raja Pokar 3) Shri. Sagar Sanjay Pardeshi 4) Shri. Avinash Dattatray Patkar (As a Vendor) & **M.K DEVELOPERS** a partnership firm Through Its Partner 1) Mr. Mohit V. Udasi 2) Mr. Kailash P. Jaisinghani (As a Purchaser).

9) Read Development Agreement dtd. 28/06/2016 at serial no. 6510/2016 for land bearing Gat No. 18 Area Admeasuring 0H-22R-0P out of area admeasuring 0H-57R-9P P.K. 0H-04R-8P Total Area Admeasuring 0H-62R-7P Asst 3Rs. 22 Paise. Situated at Village **VALIVALI** Tal -Ambernath Dist-Thane between **M.K DEVELOPERS** a partnership firm Through Its Partner 1) Mr. Mohit V. Udasi 2) Mr. Kailash P. Jaisinghani (As a Developer) & Srushti Developers through Partner 1) Shri. Narsinhabhai V. Patel 2) Shri. Mayank A. Patel (As a Sub-Developers).



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10) Read Irrevocable Power of Attorney dtd. 28/06/2016 at serial no. 6511/2016 for land bearing Gat No. 18 Area Admeasuring 0H-22R-0P out of area admeasuring 0H-57R-9P P.K. 0H-04R-8P Total Area Admeasuring 0H-62R-7P Asst 3Rs. 22 Paise. Situated at Village VALIVALI Tal -Ambernath Dist-Thane between M.K DEVELOPERS a partnership firm Through Its Partner 1) Mr. Mohit V. Udasi 2) Mr. Kailash P. Jaisinghani (As a Principal) & Srushti Developers through Partner 1) Shri. Narsinhbhai V. Patel 2) Shri. Mayank A. Patel (As a Power of Attorney Holder)

11) Read Search Report on dated 27/07/2016 issued by Searcher Shri. Satish A. Farad regarding Gat No. 18 Area admeasuring 0H-57R-9P P.K. 0H-04R-8P Total Area Admeasuring 0H-62R-7P Asst 3Rs. 22 Paise. Situated at Village VALIVALI Tal -Ambernath Dist-Thane.

WHEREAS According to 7/12 extract issued by Talathi Saja Manjarli the land bearing Gat No. 18 Area Admeasuring 0H-22R-0P out of area admeasuring 0H-57R-9P P.K. 0H-04R-8P Total Area Admeasuring 0H-62R-7P Asst 3Rs. 22 Paise. Situated at Village VALIVALI Tal -Ambernath Dist-Thane is mutated in name of 1) Shri. Ramniklal Virti Patel, 2) Shri. Arjun Raju Pokar, 3) Shri. Sagar Sanjay Pardeshi, 4) Shir. Avinash Dattatray Patkar.

AND WHEREAS according to Mutation Entry No. 643 certified by Circle Officer Ambernath the said land was purchased by Shri. Ziprya Krishna



Mhaskar from land lord Shri. Vasudev Govind Khadakban for valuable Consideration of Rs. 399 Under the provisions of Bombay tenancy and agricultural land act. 1948 & the name of Shri. Ziprya Krishna Mhaskar was mutated upon the 7/12 extract of the said land as owner and the charge of Rs. 399 was kept on other column of 7/12 extract of the said land.

AND WHEREAS according to Mutation Entry No. 790 certified by Circle Officer Ambernath The land owner Shri. Ziprya Krishna Mhaskar had expired leaving behind following legal heirs :-

- 1) Shri. Rama Krishna Mhaskar (Brother)
- 2) Smt. Kashibai Ziprya Mhaskar (Wife)
- 3) Smt. Venubai Ziprya Mhaskar (Daughter)
- 4) Smt. manubai Ziprya Mhaskar (Daughter)

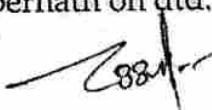
And therefore the abovenamed legal heirs was carried out on 7/12 extract of said land.

AND WHEREAS according to Mutation Entry No. 1478 certified by Circle Officer Ambernath on dtd. 19/12/2008 the land owner Shri. Rama (Raman) Krishna Mhaskar has expired on dtd. 14/01/2008 leaving behind following legal heirs.

- 1) Smt. Leelabai Rama Mhaskar (Wife)
- 2) Shri. Waman Rama Mhaskar (Son)
- 3) Smt. Anita Anant Kondilkar (Daughter)

And therefore the abovenamed legal heirs was carried out on 7/12 extract of said land.

AND WHEREAS according to Mutation Entry No. 1554 certified by Circle Officer Ambernath on dtd. 19/09/2009 by virtue of 32M certificate



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.. 5 ..

issued in the name of Shri. Ziprya Krishna Mhaskar had paid the charge of Rs. 399 to landlord Shri. Vasudev Govind Khadakban with interest., Thus, charge Kept on the other Column of the 7/12 extract of the said land had came to be deleted.

AND WHEREAS according to Mutation Entry No. 1557 certified by Circle Officer Ambernath on dtd. 23/11/2009 the land owner Smt. Bhagibai Krishna Mhaskar has expired leaving behind following legal heirs.

1) Shri. Ziprya Krishna Mhaskar (Son) died

1/A) Smt. Kashibai Ziprya Mhaskar (Wife) died

1/B) Smt. Manubai Ziprya Mhaskar Alias Ranjana Shantaram Dalvi (Daughter)

1/c) Smt. Venubai Ziprya Mhaskar Alias Malati Maruti Tare (Daughter)

2) Shri. Rama Alias Raman Krishna Mhaskar (Son) died

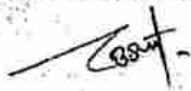
2/A) Smt. Leelabai Rama Alias Raman Mhaskar (Wife)

2/B) Shri. Waman Rama Alias Raman Mhaskar (Son)

2/C) Smt. Anita Aanant Kondilkar (Daughter)

And therefore the abovenamed legal heirs was carried out on 7/12 extract of said land.

AND WHEREAS according to Mutation Entry No. 1958 certified by Circle Officer Ambernath on dtd. 30/09/2013 the land owner 1) Smt. Lilabai Rama Mhaskar, 2) Shri. Waman Rama Mhaskar, 3) Smt. Anita



Anant Kondilkar herself & 4) Smt. Manubai Ziprya Mhaskar Alias Ranjana Shantaram Dalvi, 5) Smt. Venubai Ziprya Mhaskar Alias Malati Maruti Tare, 6) Smt. Venubai Motiram Agivale, 7) Shri. Kaluram Maruti Agivale, 8) Shri. Balaram Maruti Agivale, 9) Shri. Vinayak Maruti Agivale through power of attorney holder Shri. Avinash Dattatray Patkar had sold the said land to 1) Shri. Ramniklal Virji Patel, 2) Shri. Arjun Raja Pokar 3) Shri. Sagar Sanjay Pardeshi through power of attorney holder Shri. Navnit Rameshal Pardeshi 4) Shri. Avinash Dattatray Patkar by sale deed dtd. 06/10/2012 duly registered at the office of sub-registrar Ulhasnagar-2 bearing serial no. 10519/2012 for valuable consideration of Rs. 1,00,00,000/- (Rs. One Crore Only).

AND WHEREAS according to Agreement for sale dtd. 04/08/2014 duly registered at the office of Sub-registrar Ulhasnagar-2 at serial no. 7747/2014 between 1) Shri. Ramniklal Virji Patel, 2) Shri. Arjun Raja Pokar 3) Shri. Sagar Sanjay Pardeshi 4) Shri. Avinash Dattatray Patkar (As a Vendor) & **M.K DEVELOPERS** a partnership firm Through Its Partner 1) Mr. Mohit V. Udasi 2) Mr. Kailash P. Jaisinghani (As a Purchaser). The said land owners agreed to sale the said land to Purchasers. for valuable consideration and said owner also granted the power of attorney dated 04/08/2014 bearing no. 7748/2014.

AND WHEREAS according to Development Agreement dtd. 28/06/2016 duly registered at the office of Sub-registrar Ulhasnagar-2 at serial no. 6510/2016 between **M.K DEVELOPERS** a partnership firm Through Its Partner 1) Mr. Mohit V. Udasi 2) Mr. Kailash P. Jaisinghani (As a Developer) & Srushti Developers through Partner 1) Shri. Narsinhabhai V. Patel 2) Shri.



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.. 7 ..

Mayank A. Patel (As a Sub-Developers) the said developers have granted development rights of the said land in favour of the Sub-Developer for valuable consideration of Rs. 55,00,000/- (Rs. Fifty five Lacs Only) and 40% salable area of construction out of total construction area as a kind consideration.

AND WHEREAS according to Irrevocable Power of Attorney 28/06/2016 duly registered at the office of Sub-registrar Ulhasnagar-2 at serial no. 6511/2016 between M.K DEVELOPERS a partnership firm Through Its Partner 1) Mr. Mohit V. Udasi 2) Mr. Kailash P. Jaisinghani (As a Principal) & Srushti Developers through Partner 1) Shri. Narsinhabhai V. Patel 2) Shri. Mayank A. Patel (As a Power of Attorney Holder) By the said power of attorney the said Developers have granted full rights for development and also other rights mentioned therein in the said power of attorney in favour of Sub-Developers.

AND WHEREAS according to Read Search Report on dated 27/07/2016 issued by Searcher Shri. Satish A. Farad regarding Gat No. 18 Area admeasuring 0H-57R-9P P.K. 0H-04R-8P Total Area Admeasuring 0H-62R-7P Asst 3Rs. 22 Paise. Situated at Village VALIVALI Tal -Ambernath Dist-Thane. from year 1987 to 2016 i.e. 30 years & there is no adverse entry on the Index-II of said land except mentioned above.



AND WHEREAS as per the agreement for sale dtd. 04/08/2014 the M.K DEVELOPERS shall necessary enter the conveyance deed in favour of us i.e M.K DEVELOPERS.

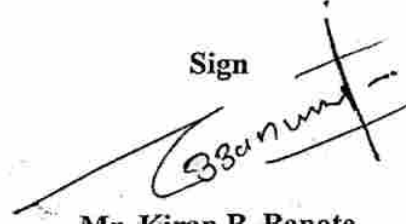
It is further observed from the document submitted before me that in pursuant of the above Development Agreement in favour of M/s. Srushti Developers through partner 1) Shri. Narsinghbhai V. Patel 2) Shri. Mayank A. Patel. (Promoter/Builder) the said builders have rights & title to develop land mentioned above Subject to obtaining Non-agricultural permission or vinishchiti certificate from Tahasildar Ambernath & construction permission from kulgaon Badlapur Municipal Corporation and other necessary permissions from concerned authorities.

VERIFICATION OF TITLE :-

Thus in the aforesaid circumstances on the perusal of 7/12 extract mutation entries, development agreement & power of attorney, I am of the opinion that land bearing Gut no. 18 Gat No. 18 Area Admeasuring 0H-22R-0P out of area admeasuring 0H-57R-9P P.K. 0H-04R-8P Total Area Admeasuring 0H-62R-7P Asst 3Rs. 22 Paise. Situated at Village VALIVALI Tal -Ambernath Dist-Thane. is clear and marketable and free from all encumbrance.

Signed Under my hands and seal on this, 26th September 2016.

Sign



Mr. Kiran B. Banote
(Advocate High Court)

Adv. Kiran B. Banote
B. A. LL. B.
Trimurti Apt., Near Kamavat Class,
Opp. Maruti Mandir, Gandhi Chowk,
Kulgaon-Badlapur (E.)
Tal. Ambarnath, Dist. Thane