

**KIRAN B. BANOTE**  
**B.A., LL.B.**  
**ADVOCATE HIGH COURT**

Mobile No. 9324639187

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](mailto:kiranbanote12@gmail.com)

Ref.

Date:- 07/11/2019

**TITLE CERTIFICATE**

To,

**M/S. SRUSHTI DEVELOPERS**

Through Its Partner

**SHRI. NARSINHABHAI V. PATEL**

**SHRI. MAYANK A. PATEL**

**Having Office address at:-** Shrushti Developers, Gat No 18

Barvi Dam Road, valivali, Badlpur (W) Tal Ambernath Dist Thane.

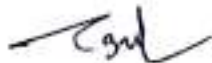
**DESCRIPTION OF PROPERTY:-**

Land bearing Gat No. 123 Area Admeasuring 0H-28R-0P P.K. 0H-01R-0P Total Area Admeasuring 0H-29R-0P Asst 0Rs. 66 Paise. Situated at Village **VALIVALI** Tal-Ambernath Dist-Thane. Within local limit of Manjarli Badlapur Municipal Council and Sub-Registrar Ulhasnagar -2 at Badlapur.

**TRACING OF TITLE :-**

**DOCUMENTS PERSUED :-**

1) 7/12 extract of Gat No. 123 Area Admeasuring 0H-28R-0P P.K. 0H-01R-0P Total Area Admeasuring 0H-29R-0P Asst 0Rs. 66 Paise. Situated at Village **VALIVALI** Tal-Ambernath Dist-Thane issued by Talathi Saja Manjarli Tal-Ambernath in favour of 1) Shri. Vishnu Vinayak Kondilkar 2) Sou. Neeta




Jairam Kondilkar 3) Shri. Dhau Sitaram Meher 4) Shri. Vilas Balkrushan Dalal 5) Shri. Chandrakant Narayan Patil.

- 2) Read Mutation entry no. 1577
- 3) Read Mutation entry no. 1670
- 4) Read Mutation entry no. 2066
- 5) Read Mutation entry no. 2071

6) Read Sale Deed dtd. 09/09/2010 between 1) Nisha Manohar Shirsat, 2) Pravin Manohar Shirsat, 3) Sujan Paul Simouas, 4) Surekha Dyanial Salavi, 5) Ujjwala Chandrakant Gaikwad, 6) Prabhakar Pandharinath Deshmane, 7) Sou. Laxmibai Bhalchandra Deshmane, 8) Shri. Subhash Bhalchandra Deshmane, 9) Dattatray Bhalchandra Deshmane, 11) Shri. Sanjay Bhalchandra Deshmane, 12) Sou. Vinanda Vinayak Zagade, 13) Sou. Seema Mahadev Shelar, 14) Shri. Vinod Madhukar Deshmane, 15) Shri. Sandip Madhukar Deshmane, 16) Sou. Suman Bhikaji Dalvi, 17) Smt. Sulochana Dattatray Kale, 18) Sou. Sulbha Suresh Karpe, (As a Vendors) & 1) Shri. Kunal Shankar Shelar, 2) Sou. Shardha Madhukar Vadikar, 3) Shri. Tukaram Sukhadev Kolekar, 4) Shri. Chandrakant Narayan Patil, & 5) Shri. Vishanu Vinayak Kondilkar ( As a Purchasers) The said Sale Deed was duly registered at the office of Sub-registered Ulhasnagar-2 at serial no. 8311/2010.

7) Read Sale Deed dt. 30/04/2014 between 1) Shri. Kunal Shankar Shelar, 2) Sou. Shardha Madhukar Vadikar, 3) Shri. Tukaram Sukhadev Kolekar, (As a Vendor) & 1) Shri. Dhau Sitaram Meher 2) Shri. Vilas Balkrushana Dalal 3) Sou. Nita Jairam Kondilkar ( As a Purchasers) & Shri. Chandrakant Narayan Patil & Shri. Vishnu Vinayak Kondilkar (As a Confirming Party) The said Sale Deed was duly registered at the office of Sub-registered Ulhasnagar-2 at serial no. 4611/2014.



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8) Read Development Agreement dtd. 20/09/2016 at serial no. 9363/2016 for land bearing Gut No. 123 Admeasuring area 0H-28R-0P P.K. 0H-01R-0P Total Area Admeasuring 0H-29R-0P Asst. 0Rs-66 Paise Situated at Village VALIVALI Tal -Ambernath Dist-Thane between 1) Shri. Chandrakant Narayan Patil 2) Shri. Vishanu Vinayak Kondilkar 3) Sou. Neeta Jairam Kondilkar 4) Shri. Dhau Sitaram Meher 5) Shri. Vilas Balkrushan Dalal (As a Land Owner) & Srushti Developers through Partner 1) Shri. Narsinhabhai V. Patel 2) Shri. Mayank A. Patel ( As a Developers)

9) Read Irrevocable Power of Attorney dtd. 20/09/2016 at serial no. 9364/2016 for land bearing Gut No. 123 Admeasuring area 0H-28R-0P P.K. 0H-01R-0P Total Area Admeasuring 0H-29R-0P Asst. 0Rs-66 Paise. Situated at Village VALIVALI Tal -Ambernath Dist-Thane between 1) Shri. Chandrakant Narayan Patil 2) Shri. Vishanu Vinayak Kondilkar 3) Sou. Neeta Jairam Kondilkar 4) Shri. Dhau Sitaram Meher 5) Shri. Vilas Balkrushan Dalal (As a Principal) & Srushti Developers through Partner 1) Shri. Narsinhabhai V. Patel 2) Shri. Mayank A. Patel ( As a Power of Attorney Holder)



10) Read according to Search Report on dated 22/09/2016 issued by Searcher Shri. S. A. Farad of land bearing Gut No. 123 Admeasuring area 0H-28R-0P P.K. 0H-01R-0P Total Area Admeasuring 0H-29R-0P Asst. 0Rs-66 Paise. Situated at Village **VALIVALI** Tal -Ambernath Dist-Thane.

11) Read Building Construction Permission given by Kulgaon Badlapur Municipal Council under order on dtd. 30/01/2018 bearing no JAVAK/KBMC/NRV/BP/750/2017-2018 Unique No 214.

12) Read Search Report on dated 06/02/2018 issued by Searcher Shri. Satish Anand Farad regarding Gut No. 123 Admeasuring area 0H-28R-0P P.K. 0H-01R-0P Total Area Admeasuring 0H-29R-0P Asst. 0Rs-66 Paise Situated at Village **VALIVALI** Tal -Ambernath Dist-Thane.

13) Read Search Report on dated 07/11/2019 issued by Searcher Shri. Satish Anand Farad regarding Gut No. 123 Admeasuring area 0H-28R-0P P.K. 0H-01R-0P Total Area Admeasuring 0H-29R-0P Asst. 0Rs-66 Paise Situated at Village **VALIVALI** Tal -Ambernath Dist-Thane.

**WHEREAS** According to 7/12 extract issued by Talathi Saja Manjarli the land bearing Gut No. 123 Admeasuring area 0H-28R-0P P.K. 0H-01R-0P Total Area Admeasuring 0H-29R-0P Asst. 0Rs-66 Paise, Situated at Village **VALIVALI** Tal -Ambernath Dist-Thane is mutated in name of 1) Shri. Vishnu Vinayak Kondilkar 2) Sou. Neeta Jairam Kondilkar 3) Shri. Dhau Sitaram Meher 4) Shri. Vilas Balkrushan Dalal 5) Shri. Chandrakant Narayan Patil.





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**AND WHEREAS** according to **Mutation Entry No. 1577** certified by Circle Officer Ambernath on dt. 02/03/2010 The Co -owner of said land Smt. Shevantabai Pandharinath Deshamane had expired on dt. 02/07/2006 leaving behind following legal heirs :-

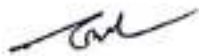
- 1) Shri. Prabhakar Pandharinath Deshmane (Son)
- 2) Shri. Chandrakant Pandharinath Deshmane (Son)
- 3) Smt. Laxmibai Bhalchandra Deshmane (Daughter in law)
- 4) Shri. Subhash Bhalchandra Deshmane (Grand-son)
- 5) Shri. Dattatray Bhalchandra Deshmane (Grand-son)
- 6) Shri. Sanjay Bhalchandra Deshmane (Grand-son)
- 7) Sou. Vinanda Vinayak Zagade (Grand-Daughter)
- 8) Sou. Seema Mahadev Shelar (Grand-Daughter)
- 9) Shri. Vinod Madhukar Deshmane (Grand-son)
- 10) Shri. Sandip Madhukar Deshmane (Grand-son)
- 11) Sou. Suman Bhikaji Dalavi (Daughter)
- 12) Sou. Sulochana Dattatray Kale (Daughter)
- 13) Sou. Sulabha Suresh Karape (Daughter)

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



**AND WHEREAS** according to **Mutation Entry No. 1670** certified by Circle Officer Ambernath on dt. 26/10/2010 The land owner 1) Sou. Nisha Manohar Shirsat 2) Shri. Pravin Manohar Shirsat 3) Sou. Sujan Paul Simous 4) Sou. Rekha Daniel Salvi Through Power of Attorney holder 1) Shri. Kunal Shankar Shelar & Shri. Chandrakant Pandharinath Deshmane for Himself and through power of attorney holder of 1) Shri. Prabhakar Pandharinath Deshmane 2) Smt. Laxmibai Bhalchandra Deshmane 3) Shri. Subhash Bhalchandra Deshmane 4) Shri. Dattatray Bhalchandra Deshmane 5) Shri. Sanjay Bhalchandra Deshmane 6) Sou. Vinanda Vinayak Zagade 7) Sou. Seema Mahadev Shelar 8) Shri. Vinod Madhukar Deshmane 9) Shri. Sandip Madhukar Deshmane 10) Sou. Suman Bhikaji Dalavi 11) Sou. Sulochana Dattatray Kale 12) Sou. Sulabha Suresh Karpe have sold the said land to 1) Shri. Kunal Shankar Shelar, 2) Sou. Shardha Madhukar Vadikar, 3) Shri. Tukaram Sukhadev Kolekar, 4) Shri. Chandrakant Narayan Patil 5) Shri. Vishnu Vinayak Kondilkar by sale deed dtd. 09/09/2010 duly registered at the office of sub-registrar Ulhanagar-2 bearing serial no. 8311/2010 & by virtue of sale deed dtd. 09/09/2010 the names of 1) Shri. Kunal Shankar Shelar, 2) Sou. Shardha Madhukar Vadikar, 3) Shri. Tukaram Sukhadev Kolekar, 4) Shri. Chandrakant Narayan Patil 5) Shri. Vishnu Vinayak Kondilkar were mutated upon the 7/12 extract of the said land.

**AND WHEREAS** according to **Mutation Entry No. 2066** certified by Circle Officer Ambernath on dt. 11/04/2014 mutation entry no. 1670 was recorded at revenue record of said land & the Individual share proportionate of purchaser had been determined as under :-



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Sr. No.	Name	Share (%)
1)	Shri. Kunal Shankar Shelar,	35%
2)	Sou. Shardha Madhukar Vadikar,	
3)	Shri. Tukaram Sukhdev Kolekar,	
4)	Shri. Chandrakant Narayan Patil	25%
5)	Shri. Vishnu Vinayak Kondilkar	40%

The above said proportionate share has been determined by virtue of page no. 9/78 mentioned in sale deed dtd. 09/09/2010

**AND WHEREAS** according to Mutation Entry No. 2071 certified by Circle Officer Ambernath. The land owner 1) Shri. Kunal Shankar Shelar, 2) Sou. Shardha Madhukar Vadikar, 3) Shri. Tukaram Sukhdev Kolekar, have sold their share i.e 1015 Sq.Mtrs. in the said land to 1) Shri. Dhau Sitaram

Meher 2) Shri. Vilas Balkrushna Dalal 3) Sou. Neeta Jairam Kondilkar and Shri. Chandrakant Narayan Patil & Shri. Vishnu Vinayak Kondilkar Confirmed the said sale deed dtd. 30/04/2014 duly registered at the office of sub-registrar Ulhanagar-2 bearing serial no. 4618/2014 and by virtue of sale deed dtd. 30/04/2014 the names of 1) Shri. Dhau Sitaram Meher 2) Shri. Vilas Balkrushna Dalal 3) Sou. Neeta Jairam Kondilkar were mutated upon the 7/12 extract of the said land.





**AND WHEREAS** according to sale deed on dt. 09/09/2010 duly registered at the office of Sub-registrar Ulhasnagar-2 at serial no. 8311/2010 between 1) Sou. Nisha Manohar Shirsat 2) Shri. Pravin Manohar Shirsat 3) Sou. Sujan Paul Simous 4) Sou. Rekha Daniel Salvi Through Power of Attorney holder 1) Shri. Kunal Shankar Shelar & Shri. Chandrakant Pandharinath Deshmane for Himself and through power of attorney holder of 1) Shri. Prabhakar Pandharinath Deshmane 2) Smt. Laxmibai Bhalchandra Deshmane 3) Shri. Subhash Bhalchandra Deshmane 4) Shri. Dattatray Bhalchandra Deshmane 5) Shri. Sanjay Bhalchandra Deshmane 6) Sou. Vinanda Vinayak Zagade 7) Sou. Seema Mahadev Shelar 8) Shri. Vinod Madhukar Deshmane 9) Shri. Sandip Madhukar Deshmane 10) Sou. Suman Bhikaji Dalavi 11) Sou. Sulochana Dattatray Kale 12) Sou. Sulabha Suresh Karpe (As a Vendor) & 1) Shri. Kunal Shankar Shelar, 2) Sou. Shardha Madhukar Vadikar, 3) Shri. Tukaram Sukhadev Kolekar, 4) Shri. Chandrakant Narayan Patil 5) Shri. Vishnu Vinayak Kondilkar ( As a Purchasers). The purchaser have purchase the said land from vendor for lumpsum consideration of **Rs. 31,00,000/- (Rupees Thirty One Lacs Only)** And simultaneously the names of purchasers i.e. 1) Shri. Kunal Shankar Shelar, 2) Sou. Shardha Madhukar Vadikar, 3) Shri. Tukaram Sukhadev Kolekar, 4) Shri. Chandrakant Narayan Patil, & 5) Shri. Vishanu Vinayak Kondilkar are mutated in the name of 7/12 extract as owner of the said land by mutation entry no. 3135 on dt. 22/12/2010.

**AND WHEREAS** according to sale deed on dt. 30/04/2014 duly registered at the office of Sub-registrar Ulhasnagar-2 at serial no. 4618/2014 between 1) Shri. Kunal Shankar Shelar, 2) Sou. Shardha Madhukar Vadikar, 3) Shri. Tukaram Sukhadev Kolekar, (As a Vendor) & 1) Shri. Dhau Sitaram Meher 2) Shri. Vilas Balkrushna Dalal 3) Sou. Neeta Jairam Kondilkar ( As a Purchasers) & 1) Shri. Chandrakant Narayan Patil & Shri. Vishnu Vinayak





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Kondilkar. (As a Confirming party) The purchaser have purchase the area admeasuring 1015 Sq.Mtrs. Out of the Total Land from vendor for lumpsum consideration of Rs. 50,75,000/- (Rupees Fifty Lacs Seventy Five Thousand Only) And simultaneously the names of purchasers i.e. 1) Shri. Dhau Sitaram Meher 2) Shri. Vilas Balkrushna Dalal 3) Sou. Neeta Jairam Kondilkar are mutated in the name of 7/12 extract as owner of the said land by mutation entry no. 2071.

**AND WHEREAS** according to Development Agreement dtd. 20/09/2016 duly registered at the office of Sub-registrar Ulhasnagar-2 at serial no. 9363/2016 between 1) Shri. Chandrakant Narayan Patil 2) Shri. Vishanu Vinayak Kondilkar 3) Sou. Neeta Jairam Kondilkar 4) Shri. Dhau Sitaram Meher 5) Shri. Vilas Balkrushan Dalal (As a Land Owner) & Srushti Developers through Partner 1) Shri. Narsinhabhai V. Patel 2) Shri. Mayank A. Patel ( As a Developers) The said land owners have granted development rights of the said land in favour of the developer for valuable consideration of Rs. 50,00,000/- (Rs. Fifty Lacs Only) and 37% of construction area out of total construction area as a kind consideration.

**AND WHEREAS** according to Irrevocable Power of Attorney dtd. 20/09/2016 duly registered at the office of Sub-registrar Ulhasnagar-2 at



serial no. 9364/2016 between 1) Shri. Chandrakant Narayan Patil 2) Shri. Vishanu Vinayak Kondilkar 3) Sou. Neeta Jairam Kondilkar 4) Shri. Dhau Sitaram Meher 5) Shri. Vilas Balkrushan Dalal (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 land owner have granted full rights for development and also other rights mentioned therein in the said power of attorney in favour of developer.

**AND WHEREAS** according to Search Report on dated 22/09/2016 issued by Searcher Shri. S. A. Farad of land bearing Gut No. 123 Admeasuring area 0H-28R-0P P.K. 0H-01R-0P Total Area Admeasuring 0H-29R-0P Asst. 0Rs-66 Paise. Situated at Village **VALIVALI** Tal -Ambarnath 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** Building Construction Permission given by Kulgaon Badlapur Municipal Council under order on dtd. 30/01/2018 bearing no JAVAK/KBMC/NRV/BP/750/2017-2018 Unique No 214 Construction Permission was granted for Type C & D i.e. Part Stilt, Ground + Eight Floor as per plan.

**AND WHEREAS** Search Report on dated 06/02/2018 issued by Searcher Mr. Satish Anand Farad regarding Land Bearing Gut No. 123 Admeasuring area 0H-28R-0P P.K. 0H-01R-0P Total Area Admeasuring 0H-29R-0P Asst. 0Rs-66 Paise. Situated at Village **VALIVALI** Tal -Ambarnath Dist-Thane from year 2016 to 2018 i.e. 3 years & there is no adverse entry on the Index-II of said land except mentioned above.



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AND WHEREAS Search Report on dated 07/11/2019 issued by Searcher Mr. Satish Anand Farad regarding Land Bearing Gut No. 123 Admeasuring area 0H-28R-0P P.K. 0H-01R-0P Total Area Admeasuring 0H-29R-0P Asst. 0Rs-66 Paise. Situated at Village **VALIVALI** Tal -Ambernath Dist-Thane from year 2018 to 2019 i.e. 1 years & there is no adverse entry on the Index-II of said land except mentioned above.

It is further observed from the document submitted before me that in pursuant of the above Development Agreement in favour of M/s. Shrushti Developers through partner 1) Shri. Narsinghbhai V. Patel 2) Shri. Mayank A. Patel. (Promoter/Builder) the said builders have rights & title to develop the said land mention above and constructed buildings, flats, tenements of galas etc. and sale on ownership basis.

**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 M/s. Shrushti Developers through partner 1) Shri. Narsinghbhai V. Patel 2) Shri. Mayank A. Patel, is having clear marketable title for land



bearing Gut No. 123 Admeasuring area 0H-28R-0P P.K. 0H-01R-0P Total Area Admeasuring 0H-29R-0P Asst. 0Rs-66 Paise. Situated at Village **VALIVALI** Tal -Ambernath Dist-Thane. Subject to terms & conditions mention above.

Signed Under my hands and seal on this, 07<sup>th</sup> November 2019.

Sign/-



**Mr. Kiran B. Banote**  
(Advocate High Court)

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High Court, Mumbai  
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