

ADV. PRATIKSHA M. KAMBLE
B.A.LLB

ADVOCATE HIGH COURT.(MUMBAI)

MOB:9503605956

Flat no. 106, B-Wing, Shreeji Garden, Nr. Valivali Goan, Barvi Dam Rd Badlapur (W) Dist :Thane.

Ref. No.

Dated : 25/07/2017

TITLE CERTIFICATE

TO,

M/s Serene Infratech Co,

A Registered Partnership Firm,

Having its registered office at

Plot No. 30, Jeevandeep Apartment,

Suryodaya Co-operative Housing Society Ltd,

Ambernath (E), Dist - Thane

I am concerned on behalf of My Client M/s Serene Infratech Co, a Registered Partnership Firm, through its Partners Shri. Amit Dinesh Agarwal, Shri. Navin Rameshchand Bansal, & Shri. Ankit Bechar Patel, having its registered office at Plot No. 30, Jeevandeep Apartment, Suryodaya Co-operative Housing Society Ltd, Ambernath (E), Dist - Thane, for issuing this Title Certificate in respect of following land Properties bearing 1). Survey No 49, Hissa No. 2-C, Area approximately admeasuring about 3307.05 Sq. (as per 7/12 area admeasuring about Meters 0-33-0 H-R-P) (Out of Total Area of 4000 Sq. Meters), Revenue Assessment Rs. 0-75 Paisa, hereinafter for the sake of brevity called and referred to as "Said Plot no. 1", 2). Survey No. 58, Hissa no. 4/1, area admeasuring about 0-58-20 H-R-P + 0-03-80 H-R-P Pot Kharaba equivalent to 6200 sq Meters, Revenue Assessment Rs. 0-56 Paisa, hereinafter for the sake of brevity called and referred to as "Said Plot no. 2"& 3). Survey No. 57, Hissa no. 2, area admeasuring about 0-09-80 H-R-P equivalent to 980 Sq Meters (out of Total Area 9940 Sq. Meters), Revenue Assessment Rs. 4-50 Paisa, hereinafter for the sake of brevity called and referred to as "Said Plot no. 3" all the said three plots lying and situated at Village-Pale, Taluka- Ambernath, Hereinafter for the sake of brevity the said Plot No. 1 to 3 jointly and together called and referred to as "The Said Property". Prior to issuing this Title



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certificate, I have gone through following documents and received necessary instruction from My Client:

1. 7/12 extract of the Said Property.
2. Copies of Relevant Mutation Entries of the Said Property.
3. Copy of Sale Deed dated 15/04/2015 executed between Smt. Budhibai Sitaram Patil & three others through its Constituted Attorney M/s Pride Buildcon Infrastructure and Pvt. Ltd as "Vendors" and M/s Serene Infratech Co as "Purchaser" duly registered under Sr.No. 3242/2015 with Sub -Registrar of Assurance, Ulhasnagar-3.
4. Copy of Registered Sale Deed dated 06/07/2015 for an area admeasuring about 692.95 Sq. Meters (out of total area admeasuring about 4000 Sq. Meters) executed between M/s Serene Infratech Co as "Vendor" & M/s K.B.P. Corporation as "Purchaser" duly registered under Sr. No. 5924/2015 with Sub -Registrar of Assurance, Ulhasnagar-3.
5. Copy of Vinisheti order bearing no. MAH/K-1/ T-14/ VINISHETI/ SR 157/ 2015 dated 12/09/2016 issued by Collector, Thane of Said Plot no. 1.
6. Copy of Sale Deed dated 23/06/2015 executed between Shri. Sunil Waman Chaudhary & three others as "Vendors" and M/s Serene Infratech Co as "Purchaser" duly registered under Sr.No. 5546/2015 dated 26/06/2015 with Sub -Registrar of Assurance, Ulhasnagar-3.
7. Copy of Vinisheti order bearing no. MAH/K-1/ T-14/ VINISHETI/ SR 158/ 2015 dated 02/02/2017 issued by Collector, Thane of an area admeasuring about 4000 Sq. Meters out of the total area of Said Plot no. 2.
8. Copy of Sale Deed dated 13/04/2015 executed between Shri. Ketan Kumar Purshottambhai Patel & three others as "Vendors" and M/s Serene Infratech Co as "Purchaser" duly registered under Sr.No. 3249/2015 with Sub -Registrar of Assurance, Ulhasnagar-3.
9. Copy of Vinisheti order bearing no. MAH/K-1/ T-14/ VINISHETI/ SR 87/2015 dated 02/02/2017 issued by Collector, Thane of an area



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- admeasuring about 2200 Sq. Meters out of the total area of Said Plot no. 2.
10. Copy of Sale Deed dated 13/04/2015 executed between Shri. Dundha Narayan Cholekar & Smt. Nagubai Dundha Cholekar through their Constituted Attorney M/s J. P. Developers as "Vendors" and M/s Serene Infratech Co as "Purchaser" duly registered under Sr.No. 3245/2015 with Sub -Registrar of Assurance, Ulhasnagar-3.
 11. Copy of Sale Deed dated 13/04/2015 executed between Shri. Pandhari Ladku Cholekar & two others through their Constituted Attorney M/s J. P. Developers as "Vendors" and M/s Serene Infratech Co as "Purchaser" duly registered under Sr.No. 3247/2015 with Sub -Registrar of Assurance, Ulhasnagar-3.
 12. Copy of Vinisheti order bearing no. MAH/K-1/ T-14/ VINISHETI/ SR 88/ 2015 dated 30/03/2016 issued by Collector, Thane of Said Plot no. 3.
 13. Building Construction permission and plan bearing no. A.N.P/NRV/B.P/17-18/140/8724/08, Dated 28/04/2017 issued by Ambernath Municipal Council of Said Property.
 14. Copies of three Search Reports issued by Searcher Shri. G. H. Jagtap dated 24/08/2015 of said plot no. 1 to 3 and three Search Reports issued by Advocate Shri. Prashant D. Deshpande dated 20/07/2017 & dated 25/07/2017 of said plot no. 1 to 3 respectively.

TRACING OF TITLE OF SAID PLOT NO. 1

It appears at present from 7/12 Extract of the Said Plot no. 1 that the Total Area of the said Survey No. 49, Hissa No. 2-C Admeasures about 4000 Sq. Meters & K.B.P. Corporation owns and possess 692.958 Sq. Meters out of the same and M/s Serene Infratech Co Owns and Possess approximately area admeasuring about 3307.05 Sq. Meters & 7/12 Extract of the Said Survey & Hissa No. jointly held by them as Owner & Possessor with regard to their respective areas.

It appears from Mutation Entry No. 137 that the entire area of the Said Survey & Hissa No of Said Plot no. 1 was originally owned by Shri.



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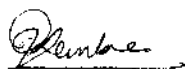
Vishnu Laxman Fadke & out of which he sold an area admeasuring about one Acre for valuable consideration Rs. 400/- (Rupees Four Hundred) unto Shri. Valku Mahadu Patil on 17/12/1951.

It appears from Mutation Entry No. 1350 that in the other column of the Said Plot no. 1, it was wrongly mentioned that the said Survey & Hissa Number being acquired by M.I.D.C. and the same being allowed to be deleted there from by an Order of SDO bearing No. UPVIBHAGIY/BHUSAMPADAK/K.V./72/1949/08 dated 13/04/2008.

It further appears from Mutation Entry No. 1513 that the said Owner Shri. Valku Mahadu Patil (Bhopi) expired some 30 to 35 years back leaving behind him following legal heirs: 1) Shri. Sitaram Valku Patil (Bhopi)-Son 2) Shri. Motiram Valku Patil (Bhopi)-Son 3) Smt. Hendribai Krushna Musale -Daughter 4) Smt. Anandibai Ananta Murkute-Daughter 5) Smt. Gulab Laxman Patil (Bhopi)-W/o Late Laxman Valku Patil (Bhopi) 6) Shri. Jaidas Laxman Patil (Bhopi)-Son 7) Smt. Kanta Laxman Patil (Bhopi)-Daughter 8) Smt. Yashwadabai Ramesh Desaiakar-Daughter 9) Smt. Asha Laxman Patil (Bhopi)-Daughter 10) Smt. Sangeeta Laxman Patil (Bhopi)-Daughter 11) Smt. Sumitra Laxman Patil (Bhopi)-Daughter 12) Smt. Sunita Laxman Patil (Bhopi)-Daughter, and their names being duly mutated into Records of Rights.

It further appears from Mutation Entry No. 1526 that one of the aforesaid legal heir Shri. Sitaram Valku Patil (Bhopi) expired on 10/05/2004 leaving behind him 1)Smt. Budhibai Sitaram Patil (Bhopi)-Wife 2)Shri. Eknath Sitaram Patil (Bhopi)-Son 3) Shri. Shivnath Sitaram Patil (Bhopi)-Son 4) Shri. Devidas Sitaram Patil (Bhopi)-Son as his legal heirs and Successors and their names being duly mutated in Records of Rights.

It further appears from Mutation Entry No. 1639 that some of the aforesaid legal heirs namely 1) Shri. Motiram Valku Patil 2) Smt. Gulab Laxman Patil 3) Smt. Asha Laxman Patil 4) Smt. Sangeeta Laxman Patil 5) Smt. Sumitra Laxman Patil 6) Smt. Sunita Laxman Patil 7) Smt.



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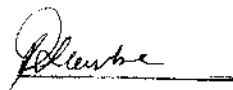
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Surekha Jaydas Bhopi 8) Smt. Anandibai Ananta Murkute 9) Smt. Kanta Laxman Patil 10) Smt. Yashodabai Ramesh Desai 11) Shri. Balaram Krushna Musale (Bhandari) 12) Shri. Nana Krushna Musale had released all their right, title and interest in the Said Property unto Smt. Budhibai Sitaram Patil, Shri. Eknath Sitaram Patil, Shri. Shivnath Sitaram Patil and Shri. Devidas Sitaram Patil by way of Registered Release Deed dated 23/08/2011 duly Registered with Sub-Registrar of Assurance Ulhasnagar-3 under Sr. No. 4303/2011, pursuant thereto their names being removed and deleted from Records of Rights and the name of Releasee being confirmed as absolute Owners and Possessors of the Said Plot NO. 1.

It further appears from the Recital of the aforesaid Sale Deed dated 15/04/2015 as well as Mutation Entry No. 1965 that, initially the said Owners Smt. Budhibai Sitaram Patil & 3 Others had agreed to sell the entire area of the Said Survey and Hissa number unto M/s Pride Buildcon & Infrastructure Pvt Ltd, A Co duly Registered and Incorporated under Companies Act, 1956, through its one of Director & Authorized Signatory Shri. Sanjay Bhagirathmal Agrawal, having its Registered Office at Plot No. 14, Survodaya Co. Op. HSG. Khetan Bhavan, Station Road, Ambarnath (East), Taluka-Ambarnath, Dist-Thane, by way of Registered Agreement for Sale dated 21/09/2011 duly Registered with Sub-Registrar of Assurance Ulhasnagar-3 under Sr. No. 4748/2011 for valuable consideration on the terms and conditions more particularly mentioned therein, pursuant to the Said Agreement for Sale the Owners also executed An Irrevocable Power of Attorney dated 21/09/2011 duly Registered with Sub-Registrar of Assurance Ulhasnagar-3 under Sr. No. 4749/2011 in their favour in order to look after, administer as well as to execute Sale Deed of the Said Survey & Hissa Number in their favour or in favour of any third person and on the strength and authority of the same M/s Pride Buildcon & Infrastructure Pvt. Ltd sold the entire area of the said Survey and Hissa No. in favour of M/s Serene Infratech Co as a Constituted Attorney for the said land owner Smt. Budhibai Sitaram Patil & 3 Others, furthermore joined



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themselves as Confirming Party to the said deed, the said Sale Deed was duly Registered with Sub-Registrar of Assurance Ulhasnagar-3 under Sr. No. 3242/2015, pursuant thereto the name of M/s Serene Infratech Co duly mutated into Records of Rights by way of Mutation Entry No. 1965.

It further appears from aforesaid Sale Deed dated 06/07/2015 as well as Mutation Entry No. 1986 that out of the total area of 4000 Sq. Meters M/s Serene Infratech Co had sold an area admeasuring about 692.958 Sq. Meters unto M/s K.B.P. Corporation for valuable consideration on the terms and consideration more particularly mentioned therein pursuant thereto the names of M/s K.B.P. Corporation was mutated in Revenue Records with regard to said Survey No. 49, Hissa No. 2-C to the extent of area admeasuring about 692.958 Sq. Meters and the remaining area being shown to be owned and possessed by M/s Serene Infratech Co.

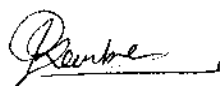
It appears from Mutation Entry No. 2062 that correction in computerized 7/12 extract being carried out by Tehsildar Ambernath, and holding of both the owner and occupants therein i.e. M/s Serene Infratech Co and M/s K.B.P Corporation being clarified.

It further appears from the aforesaid vinishiti order bearing no. MAH/K-1/ T-2/ ZAMINBAB/ VINISHETI/ SR 157/ 2015 dated 12/09/2016 issued by Collector, Thane of Said Plot no. 1 that said plot falls under the occupant class I, occupied by M/s Serene Infratech Co and there is no any encumbrance over the same.

TRACING OF TITLE OF SAID PLOT NO. 2

It Appears from Mutation Entry no. 77 Certified on 26/11/1953, that one Shri. Ziprya Ambo was cultivating the said plot no. 2 of landlord Shri. Vishnu Laxman Fadke, hence his name being inserted as protected tenant u/s 3A of tenancy Act.

That Mutation Entry no.153 Pertains to fixation of Standard Area of the land within the vicinity of Kalyan Taluka.



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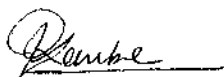
It appears from mutation entry no. 158, that Shri. Ziprya Ambo had purchased the said plot from landlord Vishnu Laxman Fadke, further more it discloses that since last 4 to 5 years he himself was an possession of the said plot and the name of person appearing as protected tenant was dead and there legal heir also confirms the possession of Ziprya Ambo Patil, hence the name of said protected tenant came to be removed/deleted by Virtue of Taluka Hukum no. T.N.C/W.S. 3057 dated 15/04/1953.

That Mutation entry no. 434 pertains to Enforcement Act 1958 and Indian Coinage Act 1967. It appears from Mutation Entry no. 726, that Shri. Ziprya Ambo Patil has expired on 05/07/1979 and names of his legal heirs namely 1). Shri. Shantaram Dunda Patil (Grandson), 2). Smt. Sukhubai Chander, 3). Smt. Kalubai Pundlik Patil, 4). Smt. Ragubai Maruti Madvi (daughter) and 5). Smt Simgubai Dunda Patil (daughter in law) was recorded and mutated into record of right.

It appears from Mutation Entry no. 743 that out of the aforesaid legal heirs names of 1). Smt. Sakhubai Chandar, 2). Smt. Kalubai Pundalik Patil 3). Smt. Ragubai Maruti Madvi, (4). Smt. Simgubai Dunda Patil had released all their right in the said plot by way of their own statement before revenue authorities, hence their names be deleted/removed from revenue records.

That Mutation entry no.1480 is not concerning with the said plot. It appears from Mutation entry no. 1490 as well as aforesaid Registered Sale deed dated 17/04/2009 that Shri. Sunil Waman Chaudhary and three others had purchased an area admeasuring about 0-40-0 H-R-P equivalent to 4000 Sq.mtr from Shri. Shantaram Dunda Patil for valuable consideration, pursuant thereto their names being duly recorded as owner with regard to the said area in revenue records.

It appears from Mutation entry no. 1552 as well as aforesaid registered Sale deed dated 28/09/2010 that Shri. Ketankumar Purshotambhai Patel and three others had purchased the remaining area out of the said plot admeasuring about 0-22-0 H-R-P equivalent to 2200



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Sq Meters from the land owner Shri. Shantaram Dunda Patil and 6 others for valuable consideration, pursuant thereto their names being mutated into record of rights.

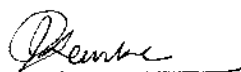
It appears from Mutation entry no. 1968, as well as aforesaid Registered Sale Deed dated 13/04/2015, that Shri. Ketankumar Purshotambhai Patel and three others had sold the said area of 0-22-0 H-R-P equivalent to 2200 Sq Meter unto M/s. Serene Infratech Co for valuable consideration, pursuant thereto their names being mutated into records of right.

It appears from Mutation entry no.1984, as well as aforesaid registered sale deed dated 23/07/2015, that said Shri. Sunil Waman Chaudhary and three others, further sold the said area admeasuring about 0-40-0 H-R-P equivalent to 4000 Sq.mtr unto M/s Serene Infratech Co For valuable consideration, pursuant thereto their names being mutated into records of right and at the present the 7/12 extract of the said plot no. 2 discloses the name of M/s Serene Infratech Co as owners and possessors.

It further appears from the aforesaid vinishiti order bearing no. MAH/K-1/ T-14/ VINISHETI/ SR 158/ 2015 dated 02/02/2017 issued by Collector, Thane for an area admeasuring about 4000 Sq. Meters out of Said Plot no. 2 that said plot falls under the occupant class I, occupied by M/s Serene Infratech Co and there is no any encumbrance over the same.

It further appears from the aforesaid vinishiti order bearing no. MAH/K-1/ T-14/ VINISHETI/ SR 87/ 2015 dated 02/02/2017 issued by Collector, Thane for an area admeasuring about 2200 Sq. Meters out of Said Plot no. 2 that said plot falls under the occupant class I, occupied by M/s Serene Infratech Co and there is no any encumbrance over the same.

TRACING OF TITLE OF SAID PLOT NO. 3



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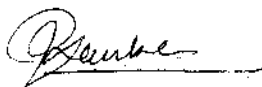
It appears from Mutation entry no. 70 certified on 26/11/1953 that one Shri. Poshha Rama was cultivating the said survey no. 57 (Part) belonging to landlord Shri. Vishnu Laxman Fadke and his name being mutated in revenue recorded as protected tenant U/s 3A of Tenancy Act .

It appears from Mutation entry no. 146 that Shri. Likrya Poshha Bhoir had purchased the said survey no. 57 (Part) from Shri. Vishnu Laxman Fadke for valuable consideration by virtue of registered Sale Deed dated 19/06/1952.

It appears from Mutation entry no.163, that one Shri. Sadu Krishna Cholekar had purchased an area measuring about 2 Acer and 18 gunthas of land out of the said survey and hissa number from Shri. Likrya and Shri. Pandu Poshha Bhoir for valuable consideration .

It appears from Mutation entry no.202, that the said survey no. was cultivated by Shri. Ziprya Ambo in the year 1955/56 and the name of protected tenant Shri. Poshha Rama since deceased through legal heir Shri. likrya Poshha was appearing in record, hence their name being jointly recorded in revenue records .

It appears from Mutation Entry no.1272, that Shri. Sadu Krishna Cholekar expired on 11/10/1994 leaving behind him (1) Smt. Shantabai Ramdas Cholekar (daughter in law) (2) Mrs. Lalitabai Arjun Gadge (grand Daughter),(3) Smt. Gulabbai Kamlakar Cholekar (daughter in law), (4) Shri. Gurunath Kamlakar Cholekar, (grandson), (5) Shri. Subhash Kamlakar Cholekar (grandson), (6) Smt. Rekha Ramdas Bhoir (grand Daughter),(7) Mrs. Kishori Bharat Tare (granddaughter),(8) Smt. Barkubai Gajanan Cholekar (daughter in law), (9) Shri. Bhagwan Gajanan Cholekar (grandson), (10) Shri. Raju Gajanan Cholekar (grandson), (11) Shri. Sanjay Gajanan Cholekar (grandson), (12) Mrs. Jaibai Kacharu Bhoir (daughter), (13) Shri. Valaku Sadu Cholekar (son), as his legal heirs and their names being mutated in record of rights.



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It appears from Mutation Entry no. 1508, that Shri. Likrya Posha Bhoir expired on 07/01/2014, Leaving behind him (1) Shri. Sudham Pandu Bhoir (brother's son) and Smt. Mayura @ Surekha Balaram Shelar (brother's daughter) and their names being duly mutated into record of rights.

That Mutation Entry No.1581 is not concerning the said plot no. 3. It appears from Mutation Entry no. 1584, that the name of protected tenant Shri. Sudam Pandu Bhoir and Smt. Mayura @ Surekha Balaram Shelar being removed from other column in lieu of order passed by Tehsildar Ambernath in Case no. Kulvahivat/70B/Dava/SR-03/11 dated 25/03/2011 under the provisions of B.T.A.L Act 1958.

It appears from Mutation Entry No. 1651 that out of the said survey and hissa number an area admeasuring above 4000 Sq Meters being sold by Smt. Shantabai Ramdas Cholekar and twelve others by way of registered sale deed dated 25/05/2011 unto Shri. Sunil Waman Chaudhary and Shri. Gunwant Sohanlal Kherodiya for valuable consideration, pursuant thereto their names being mutated into recorded of rights.

It further appears from Mutation Entry No.1702, that the aforesaid joint owners 1) Smt. Shantabai Ramdas Cholekar (2) Mrs. Lalitabai Arjun Gadge, (3) Smt. Gulabbai Kamlakar Cholekar (4), Smt. Rekha Ramdas Bhoir, (5), Mrs. Kishori Bharat Tare, (6), Smt. Barkubai Gajanan Cholekar (7), Shri. Bhagwan Gajanan Cholekar, (8) Shri. Sanjay Gajanan Cholekar, (9) Mrs. Jaibai Kacharu Bhoir, had released all their right, title and interest in the entire area of Survey No.57 Hissa No.2 by way of registered release deed Dated 26/05/2011, duly registered with Sub-Registrar of Assurance, Ulh-3 Under Serial No. 2807/2011 in favour of 1). Shri. Gurunath Kamlakar Cholekar, 2). Shri. Raju Gajanan Cholekar, 3) Shri. Subhash Kamlakar Cholekar & 4). Shri. Valku Sadu Cholekar, pursuant there to their names of the said releasor being deleted from records of right.



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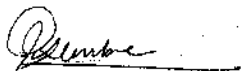
It further appears from mutation entry no.1775, that one Shri. Prakash Budhaji Cholekar had purchased an area admeasuring about 1990 Sq. Meters from 1). Shri. Gurunath Kamlakar Cholekar, 2). Shri. Raju Gajanan Cholekar, 3) Shri. Subhash Kamlakar Cholekar & 4). Shri. Valku Sadu Cholekar for valuable consideration by way of sale deed dated 02/11/2012 registered under Serial No. 5697/2012.

It further appears from mutation entry no.1776, that one Shri. Dunda Narayan Cholekar had purchased an area admeasuring about 490 Sq. Meters from 1). Shri. Gurunath Kamalakar Cholekar, 2). Shri. Raju Gajanan Cholekar, 3) Shri. Subhash Kamlakar Cholekar & 4). Shri. Valku Sadu Cholekar for valuable consideration by way of sale deed dated 02/11/2012 registered under Serial No. 5696/2012.

It further appears from mutation entry no.1777, that one Shri. Pandhari Ladku Cholekar had purchased an area admeasuring about 1490 Sq. Meters from 1). Shri. Gurunath Kamlakar Cholekar, 2). Shri. Raju Gajanan Cholekar, 3) Shri. Subhash Kamlakar Cholekar & 4). Shri. Valku Sadu Cholekar for valuable consideration by way of sale deed dated 02/11/2012 registered under Serial No. 5695/2012.

It further appears from Mutation Entry no. 1919, that). Shri. Gurunath Kamlakar Cholekar, 2). Shri. Raju Gajanan Cholekar, 3) Shri. Subhash Kamlakar Cholekar & 4). Shri. Valku Sadu Cholekar had partition between themselves an area admeasuring about 1970 Sq. Meters.

It further appears from mutation entry no.1966, as well as aforesaid sale deed dated 13/04/2015 registered under Serial No. 3245/2015, that M/s Serene Infratech Co had purchased an area admeasuring about 490 Sq. Meters from Shri. Dunda Narayan Cholekar and others through their Constituted Attorney & Confirming party M/s J. P. Developers for valuable consideration on the facts more particularly mentioned therein.



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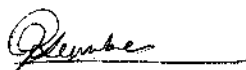
It further appears from mutation entry no.1967, as well as aforesaid sale deed dated 13/04/2015 registered under Serial No. 3247/2015, that M/s Serene Infratech Co had purchased an area admeasuring about 490 Sq. Meters from Shri. Pandhari Ladku Cholekar and others through their Constituted Attorney & Confirming party M/s J. P. Developers for valuable consideration on the facts more particularly mentioned therein.

It further appears from mutation entry no.1973, that M/s Manas Enterprises had purchased an area admeasuring about 250 Sq. Meters from Shri. Valku Sadu Cholekar for valuable consideration by way of sale deed dated 17/04/2015 registered under Serial No. 3381/2015.

It further appears from mutation entry no.2010, that M/s D. A. Construction had purchased an area admeasuring about 1990 Sq. Meters from Shri. Prakash Budhaji Cholekar for valuable consideration by way of sale deed dated 21/10/2015 registered under Serial No. 1071/2015.

It further appears from Mutation Entry no. 2021 that M/s J. P. Developers had purchased an area admeasuring about 350 Sq. Meters from Shri. Sunil Waman Chaudhary and Shri. Gunwant Sohanlal Kherodiya for valuable consideration out of their total area 4000 Sq. Meters by way of sale deed dated 22/02/2016 registered under Serial No. 1059/2016.

Pursuant to the aforesaid facts and transactions, it appears that the total area of said Survey No. 57 Hissa No. 2 admeasures about 0-94-10 H-R-P + 0-05-30 H-R-P equivalent to 9940 sq.mtr and 7/12 extract of the said Survey number discloses following Owners and possessors (1) Shri. Gurunath Kamlakar Cholekar and Shri. Subhash Kamlakar Cholekar is holding an admeasuring above 0-09-40-H-R-P + 0-05-30 H-R-P Pot Kharaba, (2) Shri. Gunwant Sohanlal Kherodiya and Shri. Sunil Waman Chaudhary holds 0-36-50-H-R-P, (3) Shri. Raju Gajanan Cholekar is holding 0-02-5 H-R-P, (4) M/s Manas Enterprises is holding 0-02-50 H-R-P (5) Shri. Pandhari Ladku Cholekar is holding an area admeasuring above 0-10-0-H-R-P, (6) M/s Serene Infratech Co is holding an area



ADV. PRATIKSHA M. KAMBLE
B.A.LLB

ADVOCATE HIGH COURT.(MUMBAI)

MOB:9503605956

Flat no. 106, B-Wing, Shreeji Garden, Nr. Valivali Goan, Barvi Dam Rd Badlapur (W) Dist :Thane.

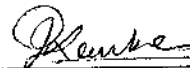
admeasuring above 0-09-80-H-R-P, (7) Shri. Lalitkumar Ranchodbhai Patel of M/s. J.P. Developers is holding 0-03-50 H-R-P and M/s D. A. contraction is holding 0-19-90 H-R-P of land and names of all the aforesaid owners of the respective area is appearing in 7/12 extract of said Survey and Hissa number jointly together as owners and possessors thereof.

It appears from aforesaid document of joint Building Construction permission and Plan of said property bearing no. A.N.P/NRV/B.P/17-18/140/8724/08, Dated 28/04/2017, that necessary joint permission to develop the said property being granted by Ambernath Municipal Council on the terms and conditions more mentioned therein.

That the aforesaid three Search Reports issued by Searcher Shri. G. H. Jagtap dated 24/08/2015 of said plot no. 1 to 3 and three Search Reports issued by Advocate Shri. Prashant D. Deshpande dated 20/07/2017 & dated 25/07/2017 of said plot no. 1 to 3 respectively does not disclose any adverse remark or entries which prohibit the undersigned from issuing this Title Certificate.

From the careful perusal and consideration of the aforesaid documents, I have come to the conclusion that subject to due adherence with all the terms, conditions, rules and regulation imposed by concern departments while sanctioning aforesaid permissions, the Title of M/s Serene Infratech Co to the said Property is Clear & Marketable and they are entitle to develop the said property as per aforesaid building permission and commencement certificate.

Hence this Title Certificate issued to M/s Serene Infratech Co.



Adv. Pratiksha M. Kamble