

अॅड. सुरेश वामन पटवर्धन

बी.कॉम.एल.एल.बी.

भ्रमणध्वनी : ९८२९९०६७४



अॅड. सदाशिव सुरेश पटवर्धन

बी.कॉम.एल.एल.बी.

भ्रमणध्वनी : ९३२३७९२३३९

निवास : १६, औंदुबर प्रासाद, सिद्धेश्वर आळी, पारनाका, कल्याण (प.)

कार्यालय : आनंदी गोपाळ सोसायटी, मागील बाजू, तळ मजला, पारनाका, कल्याण (प.)

फोन : ऑफीस : ०२५१-२२०१२१४

दिनांक :

Date: 09-12-2016

TITLE CERTIFICATE

TO: WHOM SO EVER IT MAY CONCERN

Read:

1. Extract of Village form No.7/12 of the land bearing Survey No.6 Hissa No.2 (Old Survey No.6 Hissa No. 0 pt.) area admeasuring 4330 Sq. Meter of Village Titwala, Taluka-Kalyan, Dist. Thane issued by Talathi Saja Titwala.
2. Copy of Conveyance Deed dated 24-11-2009 between Smt. Parvatibai Bhau Tare & Others as Vendors and Mr. Rajkumar Dattatray Patkar as Purchaser.
3. Copy of Development Agreement dated 30-12-2009 between Mr. Rajkumar Dattatray Patkar and M/s. Shankheshwar Kreamers as Developers.
4. Search Report dated 18-01-2013 from the year 1984 to 2012 with a receipt No.5448531 issued by the Sub-Registrar, Kalyan-1 taken by Shri. G.H. Jagtap Searcher Kalyan.
5. Search Report dated 03-07-2015 from the year 2013 to 2015 of the search taken by Shri. G.H. Jagtap Searcher Kalyan.

Brief history of the landed property:

It appears that Raghunath Tukaram Tare, Pandurang Tukaram Tare & Bhau Tukaram Tare were owner of the piece and parcel of Agricultural land bearing Survey No.6, Hissa No.2 (Old Survey No.6 Hissa No.0 pt.) of Village Titwala, Tal. Kalyan.

It further appears that, partition took place between Tare family and entire property divided between them and as per said partition Bhau Tukaram Tare mutated his name for abovementioned land on 7/12 extracts by mutation entry No.805.

It further appears that, Bhau Tukaram Tare expired on 08-03-1995 leaving behind him his wife Parvatibai Bhau Tare, his sons Sadashiv Bhau Tare, Khandu Bhau Tare, Balaram Bhau Tare, Kisan Bhau Tare and his married daughters Shantabai Ramchandra Patil, Mandabai Ganpat Shelar, Ushabai Prakash Partole as his only legal heirs. Accordingly the names of these heirs were brought on the revenue records vide Mutation entry No.1631.

It further appears that, Usha Prakash Partole expired on 23-02-2006 and as she has no issue her name from 7/12 extract deleted by mutation entry No.1624.

It further appears that Khandu bhau tare expired on 07-02-2003 and leaving behind him his wife shobha khandu tare & manisha khandu tare as his only legal heirs. Accordingly the names of these heirs were brought on the revenue records vide Mutation entry No.1820.

It further appears that, Parvatibai Bhau Tare, Sadashiv Bhau Tare, Balaram Bhau Tare, Kisan Bhau Tare, Shantabai Ramchandra Patil, Mandabai Ganpat Shelar, Shobha Khandu Tare, Dinesh Khandu Tare, Shandra Khandu Tare, Manisha Khandu Tare sold said land by Deed of

Adv. S. W. Patwardhan

Adv. Sadashiv Suresh Patwardhan

ADVOCATE

Continuation Sheet

Conveyance dated 24-11-2009 to Mr. Rajkumar Dattatray Patkar and said Deed of Conveyance is registered at the Office of the Sub-Registrar, Kalyan on Sr. No.7976 dated 24-11-2009. Accordingly, the Rajkumar Dattatray Patkar was brought on the revenue records vide mutation entry No.2043.

It further appears that, by Development Agreement dated 30-12-2009 executed between M/s. Shankheshwar Kreators as the Developer of the First Part, Mr. Rajkumar Dattatray Patkar as the Owner of the Second Part, the Second Part have sold, transferred and assigned the development rights in respect of the 4330 sq. meter land out of survey No.6, Hissa No.2 (Old Survey No.6, Hissa No.0 pt.) to M/s. Shankheshwar Kreators. The said Development Agreement has been registered under registration No.KLN-1-2752 dated 05-04-2010 and subsequently a General Power of Attorney dated 05-04-2010 was also executed by said owner in favour of M/s. Shankheshwar Kreators.

It further appears that, Mr. Rajkumar Dattatray Patkar as owner has executed additional agreement (Puravanikarar) in Favour of developers on 17-4-2015 registered at serial no. KLN-3427-2015 in the office of sub registrar Kalyan I on 17-4-2015 in favour of developer M/s Shankheshwar Kreators confirming the allotment of flats and consideration receipt in terms of executed development agreement dated 30-12-2009.

Certificate of Title

In view of the above observation and on perusal of the abovementioned documents, extracts, search report of G.H. Jagtap I am of the Opinion that Mr. Rajkumar Dattatray Patkar is owner of the Agricultural land described hereunder and M/s Shankheshwar Kreators are entitled to develop said land and carry out the construction of the proposed building at their own costs and expenses as per the sanctioned plans and permission and to dispose of the constructed area in the building on ownership basis and to enter into agreements with the purchasers.

Description of Property

The piece and parcel of agricultural land bearing survey No.6, Hissa No. 2 (Old Survey No.6, Hissa No.0 pt.) area admeasuring 4330 sq. meter of Village Titwala, Tal. Kalyan and bounded as under:

East: Land of Mr. Padwal

West: Property of M.T.D.C.

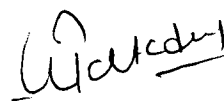
South: Land of Mrs. Rakhi Patkar

North: Land of Tare family

On perusal of the above referred papers/ documents and on the basis of searches I hereby certify that the Title of the owners to the property described in the description of the property is clear, marketable, free from reasonable doubts and encumbrances.

Kalyan

Dated: 09-12-2016



Shri. S. W. Patwardhan

Advocate

ॐड. सुरेश वलन ढवर्धन

बी.कॉम.एल.एल.बी.

भ्रमणध्वनी : ९ॢ२१११०६७४

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ॐड. सदाशिव सुरेश ढवर्धन

बी.कॉम.एल.एल.बी.

भ्रमणध्वनी : ९३२३७१२३३१

निवास : १६, ऑदुबर ढासाद, सिद्धेश्वर आळी, ढारनाका, कल्याण (ढ.)

कार्यालय : आनंदी गोढाल सोसायटी, मागील बाजू, तळ मजला, ढारनाका, कल्याण (ढ.)

ढोन : ऑफीस : ०२५१-२२०१२१४

दिनांक :

Date: 09-12-2016

TITLE CERTIFICATE

TO: WHOM SO EVER IT MAY CONCERN

Read:

1. Extract of Village form No.7/12 of the land bearing Survey No.73, Hissa No.5/2/1 (Old Survey No.73, Hissa No.5/2 pt.) area admeasuring 10900 sq. meter of Village Titwala, Taluka-Kalyan, Dist. Thane issued by Talathi Saja Titwala.
2. Copy of Development Agreement dated 30-12-2009 between Mr. Rajkumar Dattatray Patkar and M/s. Shankheshwar Kreaterers as Developments.
3. Search Report dated 18-01-2013 from year 1984 to 2012 with receipt No.5448531 issued by the Sub-Registrar Kalyan-1 taken by Shri. G.H. Jagtap Searcher Kalyan.
4. Search Report dated 03-07-2015 from the year 2013-15 of the search taken by Shri. G.H. Jagtap Searcher Kalyan.

Brief history of the landed property:

It appears that Raghunath Tukaram Tare as HUF of Tare family holding the piece and parcel of Agricultural land bearing Survey No.73, Hissa No. 5/2/1 (Old Survey No.73, Hissa No.5/2 Part) of Village Titwala, Tal. Kalyan.

It further appears that, as per mutation entry No.1146, Raghunath Tukaram Tare transferred said land on the name of Bhau Tukaram Tare in 7/12 Extract.

It further appears that, Bhau Tukaram Tare as Vendor and Sadashiv Bhau Tare, Khandu Bhau Tare, Kisan Bhau Tare, Balaram Bhau Tare, Shakuntala Shankar Gaikwad, Bapu Pandurang Jadhav, Janu Laxman Tambe, Jaywant Gangaram Tambe as Confirming Party sold said land by deed of Conveyance dated 10-02-1993 to Mr. Shridhar Krishna Padwal and said deed of Conveyance is registered at the office of the Sub-Registrar, Kalyan on Sr. No.187 dated 10-02-1993. Accordingly, the name of Shridhar Krishna Padwal was brought on the revenue records vide mutation entry No.1523.

It further appears that, by Development Agreement dated 30-12-2009 executed between M/s Shankheshwar Kreaterers as the Developer of the First Part, Mr. Rajkumar Dattatray Patkar & Mr. Shridhar Krishna Padwal as the Owner of the Second & Third Part respectively, the Second Part, the Second Part & Third Party have sold, transferred and assigned the development rights in respect of the 10900 sq. meter land our of S.No. 73/5/2/1 (Old Survey No.73 Hissa No. 5/2 pt.) to M/S. Shankheshwar Kreaterers. The said Development agreement has been registered under registration No.KLN-1-2753 dated 05-04-2010 was also executed by said owner in favour of M/s. Shankheshwar Kreaterers.

It further appears that, Mr. Rajkumar Dattatray Patkar as owner has executed additional agreement (Puravanikarar) in Favour of developers on 17-4-2015 registered at serial no. KLNI-3427-2015 in the office of sub registrar Kalyan I on 17-4-2015 in favour of developer M/s Shankheshwar Kreamers confirming the allotment of flats and consideration receipt in terms of executed development agreement dated 30-12-2009.

Certificate of Title

In view of the above observation and on perusal of the abovementioned documents, extracts, search report of G.H. Jagtap I am of the Opinion that Mr. Shridhar Krishna Padwal is owner of the Agricultural land described hereunder and M/s Shankheshwar Kreamers are entitled to develop said land and carry out the construction of the proposed building at their own costs and expenses as per the sanctioned plans and permission and to dispose of the constructed area in the building on ownership basis and to enter into agreements with the purchasers.

Description of Property

The piece and parcel of agricultural land bearing Survey No.73, Hissa No.5/2/1 (Old Survey No.73, Hissa No.5/2 pt.) area admeasuring 10900 sq. meter of Village Titwala, Tal. Kalyan and bounded as under:

East: Land of Mr. Madhukar Tare

West: Land of Rajkumar Patkar

South: Land of Mr. Tambe

North: Land of Tare family

On perusal of the above referred papers/ documents and on the basis of searches I hereby certify that the Title of the owners to the property described in the description of the property is clear, marketable, free from reasonable doubts and encumbrances.

Kalyan

Dated: 09-12-2016



Shri. S. W. Patwardhan

Advocate