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Ref. No.

Date : 07/05/2013

**TITLE CERTIFICATE**

Ref. : ALL THAT pieces & parcel of land bearing  
**Survey No.128, Hissa No.3, area admeasuring**  
**0H-45R-0P, situate laying and being at Village**  
**Chikhloli, Talathi Saja Ambernath, Taluka**  
**Ambernath & District Thane, in the**  
**Registration District, Thane and Sub-District of**  
**Ulhasnagar, (hereinafter referred to as the**  
**"Said Property")**

**THIS IS TO CERTIFY THAT** I have investigated the title of the  
said property by perusing the following Documents.

1. 7/12 Extract in respect of the said property.
2. Mutation Entries in respect of the said property.
3. Conveyance Deed dated 16.04.2012 registered with  
Sub-Registrar of Assurance, Ulhasnagar – 3 vide  
Document No.UHN-3-2009/2012 dated 17.04.2012.

4. Conveyance Deed dated 11.10.2012 registered with Sub-Registrar of Assurance, Ulhasnagar – 3 vide Document No.UHN-3-5257/2012 dated 11.10.2012.
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- a) This is to certified that, I have investigated the title of the said property from the abovesaid document produce before by Mr. Sachin Chandu Mirani and Mr. Mansukh Velji Shah, having their office at Satyam Niwas, Second Floor, Opp. Naupada Telephone Exchange, Naupada, Thane (West).
- b) At the relevant time 1) Mrs. Pramila Raghunath Hadape, 2) Mrs. Jeejabai Vitthal Suradkar and 3) Mr. Eknath Shambhu Bhoir, were the Original Owners and were seized and possessed of or otherwise well and sufficiently entitled to the said property i.e. ALL THAT pieces & parcel of land bearing Survey No.128, Hissa No.3, area admeasuring OH-45R-OP, situate laying and being at Village Chikhloli, Talathi Saja Ambernath, Taluka Ambernath & District Thane, in the Registration District, Thane and Sub-District of Ulhasnagar.
- c) Said Mrs. Pramila Raghunath Hadape and others have sold area admeasuring OH-39R-OP out of the said property to Mr. Sachin Chandu Mirani and Mr. Mansukh Velji Shah, vide Conveyance Deed dated 16.04.2012 registered with Sub-Registrar of Assurance,

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Ulhasnagar vide document No.UHN-3-2009/2012 dated 17.04.2012. Thereafter, Said Mrs.Pramila Raghunath Hadape and others have sold area admeasuring OH-39R-OP out of the said property to Mr. Sachin Chandu Mirani and Mr. Mansukh Velji Shah, vide Conveyance Deed dated 11.10.2012 registered with Sub-Registrar of Assurance, Ulhasnagar vide document No. UHN-3-5257/2012 dated 11.10.2012. Thereafter, Mrs. Pramila Raghunath Hadape and others handed over peaceful, vacant and physical possession of the said property to Mr. Sachin Chandu Mirani and Mr. Mansukh Velji Shah, vide Mutation Entry No.1407 the name of Mr. Sachin Chandu Mirani and Mr. Mansukh Velji Shah has been put on revenue record in respect of said property.

- d) I have also released public notice in Apla Mahanagar dated 26.03.2013 and also in local news paper "Lokmat" dated 26.03.2013 inviting objection if any. But, I have not revived any objection till date in respect of the said property.

On scrutiny of the above referred documents submitted before me and on taking search of the said property in the office of the concerned Sub-Registrar at Ulhasnagar by Advocate S.D. Kulkarni vide search report dated 3/4/2013, I hereby state that, in my opinion the said Mr. Sachin Chandu Mirani and Mr. Mansukh Velji Shah are the owner of the said property and the said property is free from all

encumbrances and the title of the said property belonging to Mr. Sachin Chandu Mirani and Mr. Mansukh Velji Shah is clear and marketable.

Thane.



**MR. GAURISH R. KADAM**

**ADVOCATE**

**Dated: 7/4/2015**

**TITLE CERTIFICATE**

Ref: ALL THAT peace and parcel of agricultural land bearing, Survey No. 131, Hissa No. 3, admeasuring 0H-94R-0P i.e. 9400 Sq. Mts. Assessment Rs. 1.62 Ps, lying, being and situated at village- Chikhloi, Taluka - Ambarnath, District Thane, within the limits of Ambarnath Municipal Council, Registration Sub-District and District of Ulhasnagar( hereinafter referred to as "**the said land**")

**THIS IS TO CERTIFY THAT** I have investigated the title of the said land by perusing the following Documents.

1. 7/12 extract in respect of the said land.
2. Mutation entries in respect of the said land.
3. Power of Attorney dated 6/10/2008 registered on 5/2/2009 at serial No. UHN-3-00560-2009.
4. Agreement of Sale dated 6/10/2008 with M/s. Rathi & Associate, registered on 5/2/2009 at serial no. UHN3-00558/2009.
5. Sale Deed dated 8/4/2008 in favour of the said M/s. Rathi & Associate, registered on 29/9/2010 under serial no. UHN3-3914/2010.
6. Correction Deed dated 14/8/2012 registered at serial No. UHN3-447-2012 on 27/8/2012
7. Agreement for Sale dated 30/12/2010 with the Mr. Bhavin Patel and others, registered at serial No. UHN3-505-2011 on 1/2/2011,.
8. Irrevocable Power of Attorney dated 1<sup>st</sup> February 2011, registered at serial no. 3/11, in the office of Sub-Registrar, Ulhasnagar.
9. Sale Deed dated 29/10/2012 in favour of the Mr. Bhavin Patel and others, registered at Serial NO. UHN3-5523/2012.



10. Registered Conveyance deed dated 30/9/2012 registered with the Sub-Registrar of Assurances, Ulhasnagar, serial No. UHN-3-6271/2012, dated 19/12/2012
  11. Search report obtained by Mr.S.D.Kulkarni - Advocate
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- A. This is to certify that, I have investigated the title of the said land from the above said documents produced before me by Mr.Sachin Chandu Mirani and Mr. Mansukh Velji Shah having the office at- Satyam Nivas, opp. Naupada Telephone Exchange, Thane (W).
- B. At the relevant time the said land was owned by Mr. Madhav Prabhakar Oak. At the relevant time late Ziparya Ambo and his Family members were in use occupation, possession and cultivation of the said land, as the protected tenant as per the provision of Bombay Tenancy and Agriculture Land 1947 (BTNL ACT). Accordingly by virtue of the provision in section 70(B) and section 32-G of the BTNL ACT, the said Ziparya and others were ordered and held to be protected tenant and deemed purchasers. After complying with the necessary formality a 32-M certificate vide No.IPL/27/64 and no.11 dated 15/7/2000 came to be issued in favour the said Ziparya and others. Accordingly their names came too mutated as per Mutation Entry no. 895 dated 15/7/2000 and certified on 26/7/2000 in the record of right and other revenue record of the said land. After the demise of late Ziparya Ambo and Thikarya Ziparya the names of their legal heirs and representative i.e. Balliram Ziparya and others came to be mutated as per mutation entry no.1007 dated 13/3/2008 and certified on 8/4/2008 and mutation entry no.1008 dated 13/03/2008 and certified on 8/4/2008 and mutation entry no. 1024

dated 21/08/2008 and certified on 15/09/2008 in the record of rights and other revenue record pertaining to the said land. Accordingly the said Baliram and others became absolute owners and fully seized and possessed the said land.

- C. The said Baliram and others executed an irrevocable Power of Attorney dated 6/10/2008 registered on 5/2/2009 at serial no. UHN-3-00560-2009 in the office of Sub-registrar of Assurances, Ulhasnagar, and thereby constituted Mr. Aditya Gopalda Mehta (hereinafter referred to as Aditya and the power of attorney to referred to as Power of Attorney-A) as they true and lawfully attorney to deal, develop and dispose the said land.
- D. The said Baliram and others executed Agreement of Sale dated 6/10/2008 with M/s. Rathi & Associate, a duly registered partnership firm, which is registered on 5/2/2009 at serial no. UHN3-00558/2009 in the office of Sub-Registrar of Assurances Ulhasnagar (hereinafter referred to as Agreement-A) and thereby agreed to sell the said the land to M/s. Rathi & Associates.
- E. The said Aditya as constituted attorney of said Baliram and others submitted an application dated 20/4/2010 under section 43 and 63 of the said BTNL act to the Sub-Divisional Officer, Ulhasnagar of Ulhasnagar Sub-Divisional (hereinafter referred to as SDO) seeking permission to sell and transfer the said land to the said M/s. Rathi & Associate, which application came to allowed by SDO vide order No. Tenancy/V.P./ Sheti /SR/93/010 dated 26/05/2010 (hereinafter referred to as to the Sale



Permission) granting permission to sell and transfer the said land to the said M/s. Rath & Associate.

- F. In pursuance of the said Agreement -A the said Baliram and others made and executed Sale Deed dated 8/4/2008 in favour of the said M/s. Rath & Associate, which is registered on 29/9/2010 under serial no. UHN3-3914/2010 in the office of Sub-Registrar Ulhasnagar, (hereinafter referred to as Sale Deed-A) and thereby transferred and sold the said land to M/s. Rath & Associate and also put them in vacant, peaceful, physical, absolute and legal possession thereof. Inadvertently while executing the said Sale Deed-A, the copy of the said sale permission came to annexed thereto. In the circumstances, a Correction Deed dated 14/8/2012 came to be executed between the said M/s. Rath & Associates and the said Baliram & others through the said Aditya, their Constituted Attorney, inter-alia correcting the said sale deed-A only to the effect that the same came to be executed and registered on the basis of the said extended sale permission and further recording that for all legal purposes and intents, the said Sale Deed-A shall be deemed to have been executed and registered on the basis of the said extended sale permission.
- G. The said M/s. Rath & Associates executed Agreement for Sale dated 30/12/2010 with Mr. Bhavin Patel and others, registered at serial no. UHN3-505-2011 on 1/2/2011, in the office of Sub-Registrar Ulhasnagar (hereinafter refer to as Agreement -B) and thereby agreed to sell and transfer the said land to the Mr. Bhavin Patel and others. In pursuance of the Agreement -B the said M/s. Rath & Associate also executed an Irrevocable Power of Attorney dated 1<sup>st</sup>

February 2011, registered at serial no. 3/11, in the office of Sub-Registrar, Ulhasnagar (hereinafter referred to as Power of Attorney-B).

- H. In pursuance of the said Agreement-B, the said M/s. Rathi & Associate have made and executed a Sale Deed dated 29/10/2012 in favour of Mr. Bhavin Patel and others, which is registered at Serial NO. UHN3-5523/2012 in the office of Sub-Registrar, Ulhasnagar (hereinafter referred to as Sale Deed-B) whereby the said M/s. Rathi & associates have sold and transferred the said land absolutely to the Mr. Bhavin Patel and others and thus the Mr. Bhavin Patel and others have become the absolute owners thereof of the said land.
- I. That By virtue of Registered Conveyance deed dated 30/9/2012 said Mr. Bhavin Patel and others sold, conveyed and transferred the said land to and in favour Mr. Sachin Chandru Mirani and Mr. Mansukh Velji Shah. The above said Conveyance deed is registered with the Sub-Registrar of Assurance, Ulhasnagar, under serial No. UHN-3-6271/2012, dated 19/12/2012. Accordingly mutation entry No. 1424 was made and certified and thereby mutating the name of Mr. Sachin Chandu Mirani and Mr. Mansukh Velji Shah in the 7/12 extract of the said land.
- J. I have also released public notice in local newspaper Lokmat dated 29/03/2015 inviting objection if any, but I have not received any objection till date in respect of the said land.
- K. On scrutiny of the above referred documents submitted before me and on taking search of the said land in the office of the concerned Sub-Registrar office at Ulhasnagar, Thane



by Mr.S.D.Kulkarni - Advocate, I hereby state that in my opinion, the said Mr. Sachin Chandu Mirani and Mr. Mansukh Velji Shah, are the absolute and lawful owners of the said land and said land is free from all encumbrances and title of the said land, is clear and marketable.

Thane



**Gaurish R. Kadam**  
**(Advocate)**