

HARSHAD J. BHOSLE

B.Com., LL.B., G.D.C.A., CAIIB(I)

ADVOCATE, HIGH COURT, MUMBAI.

Office:- 2, Rama Niwas, 1st Floor, Patwardhan Compound, Near Shivdham Complex, Ch. Shivaji Road, Ambarnath (E). Tel. 2609824, Cell -9970093450.

Ref :

Date:

TITLE CERTIFICATE

1. Name of the Owners : **M/S. APACE REALTY**, a Partnership Firm,
Having office at Plot No. 30, Jeevandeep Building,
Suryodaya CHS. Ltd., Ambarnath-(E), Dist.- Thane,

2. Description of the Property : All that piece and parcel of agricultural land bearing
1) Survey No. 58, Hissa No. 4/2, admeasuring 16000
sq. mtrs., (2) Survey No. 58, Hissa No. 6/B,
admeasuring 2300 sq. mtrs + Pot Kharaba 300 sq.
mtrs. totally admeasuring 2600 sq. mtrs. (3) Survey
No. 58, Hissa No. 4/3, admeasuring 7120 sq. mtrs.,
out of total land admeasuring 11820 sq. mtrs., in all
total land admeasuring 25720 sq. mtrs., lying, being
and situated at Village Pale, Tal. & Reg. Sub-Dist.
Ambarnath & Dist. & Reg. Dist. Thane, within the
local limit of Ambarnath Municipal Council and
hereinafter referred to as "The Said Property".

3. Perused documents (Photostat copies):

- 1) Copy of Sale Deed dated 03/06/2008 between the original owners namely Shri Kalidas Laxman Patil & 36 Others and M/s. Govardhan Developers, though it's partners Shri Sunil Waman Chaudhari, Shri Gunwant Sohanlal Kherodiya, Shri Pritesh Vilas Patil, & Shri Rajendra Kisan Wankhede, as the Purchasers", duly stamped & registered in the office of the Sub-Registrar, Ulhasnagar-3 under Serial No. 02939/2008 dated 07/07/2008.
- 2) Copy of Sale Deed dated 15th April 2014 between M/s. Govardhan Developers, though it's partners Shri Sunil Waman Chaudhari, Shri Gunwant Sohanlal Kherodiya, Shri Pritesh Vilas Patil, & Shri Rajendra Kisan Wankhede as "the Vendor" AND M/s. Apace Realty, though it's Partners Shri Bechar Raghavaji Patel, Shri Nishit Bechar Patel, Shri Dinesh Natwarlal Agarwal, Shri Pankaj R. Patel, & Shri Sanjay B. Agarwal, as "the Purchasers" duly stamped & registered in the office of the Sub-Registrar, Ulhasnagar-3 under Serial No. 2741/2014 dated 25/04/2014.
- 3) Copy of Power of Attorney dated 15th April 2014 executed by M/s. Govardhan Developers in favour of Shri Bechar Raghavji Patel, the partner of M/s. Apace Realty.
- 4) Copy of Extract 7/12.
- 5) Mutation Entry No. 1889 dated 27/05/2014.

DISCUSSION:

On perusal of the document at Sr. No. 1 It appears that originally the said property was owned by Shri Kalidas Laxman Patil & 36 others who had sold the same alongwith other properties to M/s. Govardhan Developers by and under a Sale dated 03/06/2008, duly stamped & registered in the office of Sub-Registrar Ulhasnagar at Sr. No. 02939/2008 dated 07/07/2008 and on intimation to the revenue authorities, the name of M/s. Govardhan Developers was recorded in the Revenue Record by making necessary mutation entry and a Fresh 7/12 Extract in the name of M/s. Govardhan Developers was issued accordingly.

It further appears from the document at Sr. No. 2 that M/s. Govardhan Developers have sold the said property to M/s. Apace Realty by and under a Sale Deed dated 15/04/2014 duly stamped & registered in the office of Sub-Registrar Ulhasnagar at Sr. No. 02741/2014 dated 25/04/2014 for the consideration and the terms and conditions mentioned therein the said Sale Deed.

It further appears from the document at Sr. No. 3 that M/s. Govardhan Developers have also executed a power of attorney in favour of Shri Bechar Raghavji Patel, the partner of M/s. Apace Realty, to entitle them to process and carry on the required formalities at the various concern government & semi-government departments to do the further activities on the said property.

It further appears from the document at Sr. No. 4 & 5 that on intimation by M/s. Apace Realty to the Revenue Authorities necessary changes were made in the revenue record by making mutation entry at Sr. No 1889 on 27/05/2104 and accordingly fresh 7/12 extracts were issued in the name of M/s. Apace Realty for the above said property.

CONCLUSION :

In the premises and in view of the above discussion and declaration made by the Owners, I am of the opinion that M/s. Apace Realty are having clear and marketable title to the said property free from all encumbrances and doubts.

I hereby further certify that M/s. Apace Realty are entitled to develop the said property by constructing buildings thereon on getting the plans approved and required permissions from Ambernath Municipal Council and other concern Authorities.

Hence this *Title Certificate* is issued on this 1st day of July 2014 at Ambernath.



(Harshad J. Bhosle)
Advocate High Court, Mumbai.