

KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

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

Ref.

Date:- 12/10/2016

TITLE CERTIFICATE

TO WHOM IT MAY CONCERN

DESCRIPTION OF PROPERTY :-

Land bearing Survey No. 34, Hissa No. 12, Admeasuring Area 0H-59R-0P, P.K. 0H-01R-0P Total Admeasuring Area 0H-60R-0P Asst. 1 Rs.-00 Paise Situated at Village KATRAP, Tal – Ambernath, Dist-Thane within local limit of Kulgaon Badlapur Municipal Council and Sub-registrar Ulhasnagar-2 at Badlapur.

TRACING OF TITLE :-

A DOCUMENTS PERSUED :-

1) 7/12 extract of Survey No. 34, Hissa No. 12, Admeasuring Area 0H-59R-0P, P.K. 0H-01R-0P Total Admeasuring Area 0H-60R-0P Asst. 1 Rs.-00 Paise Situated at Village **KATRAP**, Tal – Ambernath, Dist-Thane issued by Talathi Saja Ambernath Tal-Ambernath in favour of Shri. Yashwant Appa Patil, Shri. Balaram Krishna Patil, Shri. Bharat Krishna Patil, Shri. Narhari Krishna Patil, Shri. Sharad Krishna Patil, Radhadbai Krishna Patil, Smt. Sumitra Jaywant Patil, Shri. Nandkumar Jaywant Patil, Sau. Mai Gurunath Gaikwad, Sau. Alka Manohar Vayle, Sau. Surekha Ashok Patil, Smt. Asha Tukaram Chorge.

- 3) Read Mutation Entry No. 731
- 4) Read Mutation Entry No. 2221
- 5) Read Mutation Entry No. 2262
- 6) Read Mutation Entry No. 2386
- 7) Read Mutation Entry No. 2389

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- 8) Read Mutation Entry No. 2603
- 9) Read Death Certificate issued Kulgaon Badlapur Municipal Council for death of Smt. Radhabai Krishna Patil bearing registration no. 395.
- 10) Read Development Agreement dated 27/08/2010 duly registered at the Office of Sub-Registrar Ulhasanagar-2 under Serial No.7877/2010. Between Smt. Sumitra Jaywant Patil, Shri. Nandkumar Jaywant Patil, Smt. Mai Gurunath Gaikwad, Smt. Alka Manohar Vayle, Smt. Surekha Ashok Patil, Smt. Asha Tukaram Chorge, SSmt.urekha Nandkumar Patil (As Owners) & M/s. Vinayak Enterprises Through Partners 1) Mr. Bharat Narayan Patel, 2) Mr. Chandrakant Narayan Patel (As Developers) for land bearing Survey No. 34, Hissa No. 12, Only Area Admeasuring 0H-20R-0P i.e. 2000 Sq.mtrs. out of Total Admeasuring Area 0H-60R-0P.
- 11) Read Irrevocable Power of Attorney dated 27/08/2010 duly registered at the Office of Sub-Registrar Ulhasanagar-2 under Serial No.7878/2010 Between Smt. Sumitra Jaywant Patil, Shri. Nandkumar Jaywant Patil, Sau. Mai Gurunath Gaikwad, Sua. Alka Manohar Vayle, Sua. Surekha Ashok Patil, Sau. Asha Tukaram Chorge, Surekha Nandkumar Patil (As Principals) & M/s. Vinayak Enterprises Through Partners 1) Mr. Bharat Narayan Petel, 2) Mr. Chandrakant Narayan Patil (As Power of Attorney Holder) for land bearing Survey No. 34, Hissa No. 12, Admeasuring Area 0H-20R-0P i.e. 2000 Sq.mtrs. out of Total Admeasuring Area 0H-60R-0P.
- 12) Read Development Agreement dated 17/01/2013 duly registered at the Office of Sub-Registrar Ulhasanagar-2 under Serial No.784/2013 Between Shri. Yashwant Appa Patil, & Shri. Datta Yashwant Patil (As Owners) & M/s. Vinayak Enterprises Through Partners 1) Mr. Bharat Narayan Patel, 2) Mr. Ishwar Narayan Patel (As Developers) for land bearing Survey No. 34, Hissa No. 12, Admeasuring Area 0H-20R-0P i.e. 2000 Sq.mtrs. out of Total Admeasuring Area 0H-60R-0P.
- 13) Read Irrevocable Power of Attorney dated 17/01/2013 duly registered at the Office of Sub-Registrar Ulhasanagar-2 under Serial No.785/2010 Between Shri. Yashwant Appa Patil & Shri. Datta Yashwant Patil (As Principals) & M/s. Vinayak Enterprises Through Partners 1) Mr. Bharat Narayan Patel, 2) Mr. Ishwar Narayan Patel (As Power of Attorney Holder) for land bearing Survey No. 34,

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Hissa No. 12, Admeasuring Area only 0H-20R-0P i.e. 2000 Sq.mtrs. out of Total Admeasuring Area 0H-60R-0P.

8) Read Building construction permission granted by Kulgaon Badlapur Municipal Council under order bearing No. KBNP/BP/ 2834-195 Unique No.195 on dated 01/11/2013 For Admeasuring Area 1014.19 Sq. Mtrs only.

14) Read Development Agreement dated 22/07/2013 duly registered at the Office of Sub-Registrar Ulhasanagar-2 under Serial No.8778/2013 Between Shri. Balaram Krishna Patil, Shri. Bharat Krishna Patil, Shri. Narahari Krishna Patil, Shri. Sharad Krishna Patil, Shri. Pravin Balaram Patil, Shri. Jagdish Balaram Patil, Shri. Mayur Narahari Patil, Smt. Vanita Laxman Longle (As Owners) & M/s. Vinayak Enterprises Through Partners 1) Mr. Bharat Narayan Patel, 2) Mr. Sudhir C. Wadnere (As Developers) for land bearing Survey No. 34, Hissa No. 12, Admeasuring Area Only 0H-20R-0P i.e. 2000 Sq.mtrs. out of Total Admeasuring Area 0H-60R-0P.

15) Read Irrevocable Power of Attorney dated 22/07/2013 duly registered at the Office of Sub-Registrar Ulhasanagar-2 under Serial No.8779/2013 Between Shri. Balaram Krishna Patil, Shri. Bharat Krishna Patil, Shri. Narahari Krishna Patil, Shri. Sharad Krishna Patil, Shri. Pravin Balaram Patil, Shri. Jagdish Balaram Patil, Shri. Mayur Narahari Patil, Smt. Vanita Laxman Longle (As Principals) & M/s. Vinayak Enterprises Through Partners 1) Mr. Bharat Narayan Patel, 2) Mr. Sudhir C. Wadnere (As Power of Attorney Holder) for land bearing Survey No. 34, Hissa No. 12, Admeasuring Area Only 0H-20R-0P i.e. 2000 Sq.mtrs. out of Total Admeasuring Area 0H-60R-0P.

16) Read Non -Agricultural permission issued by District Collector Thane on dtd. 14/03/2014 order bearing no. Mahasul/K-1/T-14/N.A.P/S.R/230/2013.



8) Read Building construction permission granted by Kulgaon Badlapur Municipal Council under order bearing No. KBNP/BP/2834-195 / 2013-14& Unique No.195 on dated 1/11/2014 For Admeasuring Area 1034.19 Sq. Mtrs only.

8) Read Revised Building construction permission granted by Kulgaon Badlapur Municipal Council under order bearing No. KBNP/BP/696-56/ 2014-15& Unique No.56 on dated 16/04/2014. For Admeasuring Area 2386.39 Sq. Mtrs only.

17) AND WHEREAS according to Search Report dated 09/10/2014 issued by Searcher Shri. Satish Anand Farad regarding land bearing Survey No. 34, Hissa No. 12, Admeasuring Area 0H-20R-0P i.e. 2000 Sq.mtrs. out of Total Admeasuring Area 0H-60R-0P Asst. 1 Rs.-00 Paise Situated at Village **KATRAP**, Tal – Ambernath, Dist-Thane

WHEREAS Survey No. 34, Hissa No. 12, Admeasuring Area 0H-59R-0P, P.K. 0H-01R-0P Total Admeasuring Area 0H-60R-0P Asst. 1 Rs.-00 Paise Situated at Village KATRAP, Tal – Ambernath, Dist-Thane is owned by Shri. Yashwant Appa Patil, Shri. Balaram Krishna Patil, Shri. Bharat Krishna Patil, Shri. Narhari Krishna Patil, Shri. Sharad Krishna Patil, Rahdbai Krishna Patil (Expired), Smt. Sumitra Jaywant Patil, Shri. Nandkumar Jaywant Patil, Sau. Mai Gurunath Gaikwad, Sau. Alka Manohar Vayle, Sau. Surekha Ashok Patil, Sau. Asha Tukaram Ghorge.

AND WHEREAS according to **Mutation Entry No. 731** Certified by Circle Officer Ambernath, the said land is previously owned by Shri. Jaitu Namaji Patil. & Jaitu Namaji Patil expired on dated 15/09/1971 and his legal heirs son Appa Jaitu Patil have also expired and leaving behind following legal heirs :-

- 1) Shri. Krishna Appa Patil
- 2) Shri. Yashwant Appa Patil
- 3) Shri. Jaywant Appa Patil

AND WHEREAS according to **Mutation entry No.2221**, Certified by Talathi Saja Kulgaon on dated 17/11/2012, Shri. Yashwant Appa Patil had filed an Appeal against order ULC/ULN/6(1) SR-10 dt. 01/03/1983 bearing no. ULC/Appeal No.123/1982, before Additional Collector , as the said land was declared excess, and thus according to Order bearing no ULC Appeal No. 123/1982 dt. 01/03/1983, the name of the Maharashtra Government was muted in other rights column for area admeasuring 1307.68 Sq.Mtrs of said land.

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AND WHEREAS according to **Mutation Entry No. 2262** Certified by Circle Officer Ambernath, the co-owner Shri. Krishna Appa Patil expired on dated 27/02/1986 leaving behind following legal heirs:-

- 1) Shri. Balaram Krishna Patil - Son
- 2) Shri. Bharat Krishna Patil - Son
- 3) Shri. Narhari Krishna Patil - Son
- 4) Shri. Sharad Krishna Patil - Son
- 5) Smt. Radhabai Krishna Patil - Wife

AND WHEREAS according to **Mutation Entry No. 2386** Certified by Circle Officer Ambernath, According to the said order dt. 05/04/2007 bearing Taluka Hukum Hakknond/ T-4/Vashi- 209/2007 the said land mentioned above was declare surplus and according to order of ULC/ULN/681/CHAPTER 24 dated. 25/03/2007 the name of State of Maharashtra was mutated in the owner's column on 7/12 extract of the said land.

AND WHEREAS according to **Mutation Entry No. 2389** Certified by Circle Officer Ambernath, the co-owner of said land Shri. Jaywant Appa Patil have expired on dated 06/01/2006 leaving behind following legal heirs :-

- 1) Smt. Sumitra Jaywant Patil – Wife
- 2) Shri. Nandkumar Jaywant Patil – Son
- 3) Sau. Mai Gurunath Gaikwad – Daughter
- 4) Sau. Alka Manohar Vayle – Daughter
- 5) Sau. Surekha Ashok Patil – Daughter
- 6) Shri. Ashok Tukaram Chroge – Daughter

AND WHEREAS according to **Mutation Entry No. 2603** by order of Additional District Collector and Competent Authority Ulhasnagar Agglomeration Thane on dated 03/06/2010 bearing No. C/ ULN/ 6(1)/ SR-10/ KATRAP/ KV 612/2010. On the application of original land owner for declaring the said land free hold as the possession of the said land was not taken by Government of Maharashtra and as



per the ruling laid down by Hon'ble Apex Court in Voltas Ltd. bearing Writ Petition No. 8356/2006. It was declared that when the possession of the land was not taken by Government of Maharashtra the said land have to be retained to original land owner. And therefore the name of the Government of Maharashtra was deleted from 7/12 extract of the said land and the name of land owner was muted upon 7/12 extract of the said land.

AND WHEREAS according to Death Certificate issued by Kulgaon Badlapur Municipal Council on dt. 23/07/2013 bearing registration no. 395 the co-owner of said land Smt. Radhabai Krishna Patil have expired on dt. 07/10/2006 And thus the said Death Certificate is issued under her name.

AND WHEREAS according to Development Agreement dated 27/08/2010 duly registered at the Office of Sub-Registrar Ulhasanagar-2 under Serial No.7877/2010. Between Smt. Sumitra Jaywant Patil, Shri. Nandkumar Jaywant Patil, Sau. Mai Gurunath Gaikwad, Sua. Alka Manohar Vayle, Sua Surekha Ashok Patil, Sau. Asha Tukaram Chorge, Surekha Nandkumar Patil (As Owners) & M/s. Vinayak Enterprises Through Partners 1) Mr. Bharat Narayan Petel, 2) Mr. Chandrakant Narayan Patil (As Developers). According to the said Development Agreement the Land owners granted Development right in favour of Developers regarding land bearing Survey No. 34, Hissa No. 12, Admeasuring Area Only 0H-20R-0P i.e. 2000 Sq.mtrs. out of Total Admeasuring Area 0H-60R-0P. for cash consideration of Rs. 5,00,000/- (Rupees Five Lacs Only) & kind consideration of area admeasuring 4600 Sq.ft carpet constructed area out of total area, free of cost as ownership basis & simultaneously Power of Attorney also granted by land owner mentioned above in favour of Developers i.e. 1) Mr. Bharat Narayan Patel , 2) Mr. Chandrakant Narayan Patil on dated 27/08/2010 duly registered at the Office of Sub-Registrar Ulhasanagar-2 under Serial No.7878/2010 for enabling the developers for the Development of the said land & also granted all rights & powers regarding said land.

AND WHEREAS according to Development Agreement dated 17/01/2013 duly registered at the Office of Sub-Registrar Ulhasanagar-2 under Serial No.784/2013 Between Shri. Yashwant Appa Patil, & Shri. Datta Yashwant Patil (As Owners) & M/s. Vinayak Enterprises Through Partners 1) Mr. Bharat Narayan Patel, 2) Mr. Ishwar Narayan Patil (As Developers) According to the said Development Agreement the Land owners granted Development right in favour of Developers regarding land bearing Survey No. 34, Hissa No. 12, Admeasuring Area Only 0H-20R-0P i.e. 2000 Sq.mtrs. out of Total Admeasuring Area 0H-60R-0P. for Security Deposit of Rs.50,00,000/- (Rupees Fifty Lacs only) & kind consideration



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of area admeasuring 9850 Sq.ft carpet out of total area free of cost as ownership basis & simultaneously Power of Attorney also granted by land owner mentioned above in favour of Developers i.e. M/s. Vinayak Enterprises Through Partners 1) Mr. Bharat Narayan Patel, 2) Mr. Ishwar Narayan Patel on dated 17/01/2013 duly registered at the Office of Sub-Registrar Ulhasanagar-2 under Serial No.785/2013 for enabling the developers for the Development of the said land & also granted all rights & powers regarding said land.

AND WHEREAS according to Development Agreement dated 22/07/2013 duly registered at the Office of Sub-Registrar Ulhasanagar-2 under Serial No.8778/2013 Between Shri. Balaram Krishna Patil, Shri. Bharat Krishna Patil, Shri. Narahari Krishna Patil, Shri. Sharad Krishna Patil, Shri. Pravin Balaram Patil, Shri. Jagdish Balaram Patil, Shri. Mayur Narahari Patil, Smt. Vanita Laxman Longle (As Owners) & M/s. Vinayak Enterprises Through Partners 1) Mr. Bharat Narayan Patel, 2) Mr. Sudhir C. Wadnere (As Developers) According to the said Development Agreement the Land owners granted Development right in favour of Developers regarding land bearing Survey No. 34, Hissa No. 12, Admeasuring Area Only 0H-20R-0P i.e. 2000 Sq. mtrs. out of Total Admeasuring Area 0H-60R-0P. for cash consideration of Rs.1,00,00,000/- (Rupees One Crore only) & kind consideration of constructed area admeasuring 10,000 Sq.ft. Built-up out of total area free of cost as ownership basis, the co-owner of the said land Smt Radhabai Krishna Patil have expired on dated 07/10/2006 and her death certificated is also annexed with the present Development Agreement and therefore the legal heirs of Smt Radhabai Krishna Patil i.e. the Co- owner of said land have granted development rights of the said land in favour of Developer & simultaneously Power of Attorney is also granted by land owner mentioned above in favour of Developers i.e. M/s. Vinayak Enterprises Through Partners 1) Mr. Bharat Narayan Patel, 2) Mr. Sudhir C. Wadnere on dated, 22/07/2013 duly registered at the Office of Sub-Registrar Ulhasanagar-2 under Serial No.8779/2013 for enabling the developers for the



Development of the said land & also granted all rights & powers regarding said land.

AND WHEREAS according Non Agricultural permission issued by District Collector Thane on dtd. 14/03/2014 by order bearing no. Mahsul/K-1/T-14/N.A.P/S.R/230/2013 in favour of Shri. Yashwant Appa Patil through Power of attorney holder Shri. Bharat Narayan Patel have applied to convert the said land Non Agricultural use. & thus according to the said order the above mentioned land area admeasuring 5818.54 S.Mtrs. for residential and 181.46 Sq.Mtrs. Commercial is converted into Non-Agricultural use.

AND WHEREAS, according to construction permission granted by Kulgaon Badlapur Municipal Council under order bearing No. KBNP/BP/2834-195 / 2013-14& Unique No.195 on dated 1/11/2014 construction permission is granted to Shri Yashwant Appa Patil through .P.O.A holder M/s Vinayak Enterprises For Admeasuring Area 1034.19 Sq. Mtrs only for construction of wing A1 and A2 having Stilt Plus Three Upper floors.

AND WHEREAS according to Revised Building construction permission is also granted by Kulgaon Badlapur Municipal Council under order bearing No. KBNP/BP/696-56/ 2014-15& Unique No.56 on dated 16/04/2014, Shri. Yashwant Appa Patil Through Power of Attorney Holder M/s. Vinayak Enterprises Through Its Partner Shri. Bharat Narayan Patel land admeasuring area 6000 Sq. Mtrs. out of Proposed area 2383.39 Sq. Mtrs And thus, The said authority have granted construction permission of Stilt + Seventh Floors (Wing A & B Stilt, Ground + Seven floors) for Residential & Commercial use for construction of Building upon said land.

AND WHEREAS according to Search Report given by Searcher Shri. Satish Anand Farad on dated 09/10/2014 for year 1985-2014 i.e. 30 years regarding land bearing Survey No. 34, Hissa No. 12, Admeasuring Area 0H-59R-0P, P.K. 0H-01R-0P Total Admeasuring Area 0H-60R-0P Asst. 1 Rs.-00 Paise Situated at Village KATRAP, Tal – Ambernath, Dist-Thane & there is no adverse entry on the Index II of said land except mentioned above.

According to the aforesaid Development Agreements & Construction Permission granted Kulgaon Badlapur Municipal Council & N.A. Permission in favour of M/s. Vinayak Enterprises is well and sufficiently entitled to carry out construction upon said land, on the strength of Revised Construction Permission, and according to specific rules and regulation laid down by Kulgaon Badlapur Municipal Council, and as per the specification of the sanctioned plan on land bearing Survey No. 34, Hissa No. 12, Admeasuring Area 0H-59R-0P, P.K. 0H-01R-0P Total Admeasuring Area 0H-



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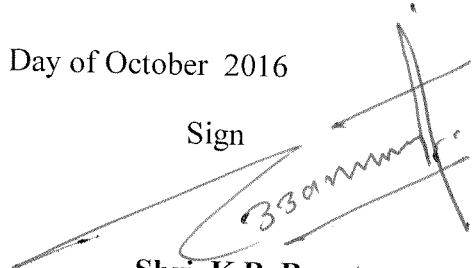
60R-0P Asst. 1 Rs.-00 Paise Situated at Village KATRAP, Tal – Ambernath, Dist-Thane & is entitled to sale the said flats on ownership basis to prospective purchasers excluding the share as flats of owners as mentioned in Development Agreement

VERIFICATION OF TITLE :-

In the aforementioned circumstance I am of the Opinion that Land bearing Survey No.34, Hissa. No. 12 Admeasuring Area 0H-59R-0P, P.K. 0H-01R-0P Total Admeasuring Area 0H-60R-0P Asst. 1 Rs.-00 Paise Situated at Village KATRAP, Tal – Ambernath, Dist-Thane has good marketable title and free from all encumbrance.

Signed, Under my hands and seal on 12th Day of October 2016

Sign



Shri. K.B. Banote
(Advocate High Court)

Adv. Kiran B. Banote
B.A.LL.B.
Trimurti Apt., Near Karnavat Class,
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Tal. Ambernath, Dist. Thane

