

**SURESH S. MULUK**

B. A.(HON.)LL.B.

**ADVOCATE HIGH COURT**

Off:- B-7 & 8, Ashoka Commercial Complex, 1<sup>st</sup> Floor, Above Vaishali Hotel, Sec.-18,  
Turbhe, Navi Mumbai -400 703. Tel.No..022-27 888726

Ref.No.Pingale/2/2018

Date:- 03/11/2018

**TITLE CERTIFICATE**  
**TO WHOMSOEVER IT MAY CONCERN**

**THIS IS TO CERTIFY** that a plots of land bearing i.e. (1) **Open plot of land** at Survey No.88, Hissa No.2, admeasuring **2000 sq.mtrs.** and (2) **Open plot of land** at Survey No.88, Hissa No.2, admeasuring **380 sq.mtrs.** both lying being and situated at Village Mauje Dayghar, Tal. & Dist. Thane, Registration District and Sub-District Thane, within the local limits of Thane Municipal Corporation at Thane (hereinafter referred to as the **SAID PLOTS OF LAND**) standing in the name of **Owners** therein in respect of plot of land mentioned above as detailed under the documents herein, bears good, clear, marketable title, in view of following documents, title deeds produced and placed before me i.e.

1. **Deed of Conveyance**, dated 13.6.1994 duly registered on 5.12.1994 at Sl.No.774/1994 in the Office of Sub-Registrar, Thane-2, in respect of said plots in between Shri Tukaram Gautya Patil, first part Vendor therein and Mr. Vitthal Yashwant Kunte, the second part and Purchaser therein and in view of execution and registration of conveyance, M. E.No.742 came to be recorded and accordingly transfer of said plots of land taken place in the name of Mr. Vitthal Yashwant Kunte, the Purchaser therein and that the 7 x 12 extract in respect of said plots of land came to be issued in the name of Purchaser therein.
2. **By Deed of Conveyance**, said Mr. Vitthal Y. Kunte, then sold, assigned and conveyed the plot of land at Survey No.88, Hissa No.2, admeasuring **2000 sq.mtrs** mentioned under Schedule hereunder to Mr. Sanjay Laxman Pingle and 3 Ors. under Conveyance dated 3.6.2008 which is registered on 3.7.2008 under Sl.No.TNN-1-03899/2008, vide receipt No.4059 of even date and handed over actual and physical possession of the said plot of land mentioned under Schedule to the Purchaser therein.

3. **In view of** execution of Deed of Conveyance dated 3.7.2008, the M. E. No. 843, came to be certified on 11.9.2008 and came to be recorded in the name and in favour of Mr. Sanjay L. Pingle and 3 Ors. and accordingly 7 x 12 extract came to be issued in the name of Mr. Sanjay L. Pingle and 3 Ors. as a lawful owners thereof.
4. **By Deed of Conveyance** said Mr. Vitthal Y. Kunte, sold, assigned and conveyed the remaining plot of land at Survey No.88, Hissa No.2, admeasuring **380 sq.mtrs.** mentioned under Schedule hereunder to Mr. Balu Mallinath Chendake under Conveyance dated 11.6.2012 which is registered on 12.6.2012 under Sl.No.TNN-5-05143/2012, vide receipt No.5191 of even date and handed over actual and physical possession of the said plot of land mentioned under Schedule to the Purchaser therein.
5. **In view of** execution of Deed of Conveyance dated 11.6.2012, the M. E. No. 1044, came to be certified on 3.7.2012 and came to be recorded in the name and in favour of Mr. Balu Mallinath Chendake and accordingly 7 x 12 extract came to be issued in the name of Mr. Balu Mallinath Chendake as a lawful owner thereof and also M. E. No.1032 came to be certified on 18.5.2012 as well as issued Survey plan dated 12.9.2012.
6. **M/s. Ram Laxman Developers**, the partnership firm established under Deed of Partnership dated 7.9.2007 among the Partners named therein and same is registered on 20.9.2007 with the Registrar of firms at Bandra, Mumbai and carrying on Development work in the vicinity of Navi Mumbai, Mumbai and in Raigad District.
7. **The owners of** the plots of land mentioned under Schedule hereunder have entered into and executed Development Agreement dated 25.9.2014 executed and registered by and between the Land Owners and **M/s. Ram Laxman Developers**, a partnership firm under Sl. No. TNN-3-6509/2014 in respect of the Said Property and the owners herein have become entitled to develop the said property in terms of the Development Agreement and accordingly entrusted and assigned the work of development to the Developers by the Owners of the Said Open Plots of land and put them in actual and physical possession of the Said



Property for the purposes of development in accordance with Rules and Regulations of the said Corporation and all other concerned authorities.

8. **The Architect M/s. Moloy S. Bakshi & Associates** has submitted the proposal to obtain sanction of development/Commencement Certificate by an application dated 28.11.2013, under No.8149 for grant of development/commencement certificate bearing No. 001812 and same has been granted vide V.P. No. SO11/0062/2013/TMC/TDD/1069/14 dated 22.1.2014 in respect of Said Property to construct building No. "A", "B" consist of 7 floors and the said buildings are constructed as per the plan sanctioned and approved by TMC.
9. **In pursuance** of submitted proposal by Said Architect, Thane Municipal Corporation has also granted, sanctioned and approved development work up to the plinth in respect of buildings No. "A" & "B" consisting of 7 floors vide VP No. SO11/0062/2013/TMC/TDD/PCC/0424/15 dated 30.1.2015 with reference to the intimation No. 8704 dated 29.11.2014 in the names of the Owners of the Said Property and same is completed by all ways.
10. **The Deed of Conveyance** mentioned hereinbefore and the 7 x 12 extract as well as Mutation Entries indicate the ownership in respect of said plots of land as mentioned under Schedule in the name of Owners as mentioned hereinbefore and as such the owners are competent enough to assign and entrust the work of development of the said Plots of land to the Developer named herein in terms of Development Agreement.
11. **After going** through the 7 x 12 extract and Mutation Entries of the property shown under **Schedule**, it is found that the property shown under Schedule bears good, clear and marketable title and further it is found that in pursuance of registration of the Development Agreement and execution of General Power of Attorney by the Owners of the land in favour of M/s. Ram Laxman Developers to carry on and construct the Development work, the Developer herein has become competent enough to develop the Said Property and further competent enough to deal with and dispose off the units in terms of the Development Agreement and as such the Developers herein also posses/bears good clear and marketable title in respect of said properties.

12. **The Development** of the Said Property is being carried out in accordance with the permissions, Plans, sanctions and approvals sanctioned and granted by the Thane Municipal Corporation and all other concerned authorities and as such nothing is objectionable in development of the Said Property.
13. **The Thane Municipal Corporation**, Thane has issued Commencement Certificate bearing Certificate No. 106 under V.P. No. S11/00/62/2013, TMC/TDD/OCC/0300/16 dated 28.10.2016 in respect of Building No. "A" consisting of Ground (PT) + stilt (PT) + seven floors only and Building No. "B", Stilt + seven floors only lying and situated at S.No.88/2 at Village Dayghar, Taluka & Dist. Thane.
14. **The Architect M/s. Moloy S. Bakshi & Associates** has submitted the proposal to obtain sanction of development/Commencement Certificate by an application dated 18.4.2017, under No.899 for grant of development/commencement certificate bearing No. 003821 before The Thane Municipal Corporation, Thane and **The Thane Municipal Corporation**, Thane has been granted under V.P. No. S11/0062/2013, TMC/TDD/2615/18 dated 15.5.2018 in respect of Building No. "C" consisting of Stilt + seven floors only lying and situated at S.No.88/2 at Village Dayghar, Taluka & Dist. Thane and the said building is construction as per the plan sanctioned and approved by TMC, Thane.

**SCHEDULE OF THE PROPERTIES ABOVE REFERRED TO**

ALL those piece or parcels of Immovable Properties bearing of Village Mauje Dayghar, Tal. & Dist. Thane, Registration District and Sub-District Thane, within the local limits of Thane Municipal Corporation, Thane and according revenue record bounded as follows:-

| Sl.No. | Survey No. | Hissa No. | Area Sq.mtrs. |
|--------|------------|-----------|---------------|
| 1.     | 88         | 2         | 2000          |
| 2.     | 88         | 2         | 380           |
|        |            |           | 2380          |

On or towards the East -

On or towards the West -

On or towards the North-

On or towards the South-

As per revenue record

I have gone through all the documents in title and revenue extracts, Mutation entries from the Revenue record in respect of Said Property under Schedule hereto above along with the Agreements, Deed of Conveyances and development agreement and further gone through the sanctions, permissions and approvals of the Thane Municipal Corporation for development of the Said Property and other authorities in respect of the Said Property and therefore in my opinion the Property under Schedule bears good, clear and marketable title and also free from all the encumbrances, liens, charges, suits, claims and any orders from competent Court of law of any nature whatsoever and the owners of the said property under Schedule and developers named above are competent enough to develop the said plots of land in accordance with Development Control Rules as well as M.R.T.P. Act and Rules and Regulations of Thane Municipal Corporation as applicable.

Therefore in my opinion nothing is objectionable in respect of the said property under Schedule hereinbefore.

Navi Mumbai

Dated:- 01/11/2018

  
**S.S. MULUK**  
B.A.L.L.B.  
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B-7&8, Ashoka Commercial Complex,  
Sector-18, Turbhe,  
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