

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 :-19/07/2017

TITLE CERTIFICATE

To,

M/s. BALAJI CONSTRUCTION**Through Partner****MR. SANTOSHKUMAR PREMSUKH GATTANI**

Having address at:- 202, Manav Mandir Apartment,

Opp.Minatai Thakre Garden, Kulgaon,Badlapur (East),

Tal.-Ambernath, Dist.-Thane.

AND WHEREAS 7/12 extract of 1) SurveyNo.24, Hissa No.1, Admeasuring Area 0H-09R-00P, P.K. 0H-00R-40P Total Area admeasuring 0H-09R-40P Asst.0Rs.-14Paise, 2) Survey No.25, Hissa No.5, Admeasuring Area 0H-41R-0P, P.K. 0H-01R-0P Total Area admeasuring 0H-42R-0P out of Owner's Share 0H-21R-0P, Asst.3Rs.-69Paise, (3) Survey No.25, Hissa No.6, Admeasuring Area 0H-09R-0P, P.K. 0H-00R-9P Total Area admeasuring 0H-09R-9P, Asst.0Rs.-12Paise Situated at Village Badlapur, Tal.- Ambernath, Dist. - Thane, issued by Tahsildar Ambernath, Tal.-Ambernath, Within local limits of Kulgaon Badlapur Municipal Council and Sub-Registrar Ulhasnagar 3, Dist.-Thane.

A DOCUMENTS PERSUED :-

A) 7/12 extract of Land bering 1) SurveyNo.24, Hissa No.1, Admeasuring Area 0H-09R-00P, P.K. 0H-00R-40P Total Area admeasuring 0H-09R-40P Asst.0Rs.-14Paise, Situated at Village Badlapur, Tal.- Ambernath, Dist. - Thane

1) Mutation Entry No. 3731

2) Sale Deed dated 22/08/2013, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No.9845/2013 (1) Mr. Santoshkumar Premasukh Gattani, as purchaser and Rashid Ajiz Mulla as Seller.

3) Mutation Entry No. 6053

B) 7/12 extract of Survey No.25, Hissa No.5, Admeasuring Area 0H-41R-0P, P.K. 0H-01R-0P Total Area admeasuring 0H-42R-0P out of Owner's Share 0H-21R-0P, Asst.3Rs.-69Paise Situated at Village Badlapur, Tal.-Ambernath, Dist.- Thane in favour of (1) Mr. Santoshkumar Premasukh Gattani & (2) Smt. Kamladevi Premasukh Gattani.

1) Mutation Entry No. 3389

2) Mutation Entry No. 4113

3) Mutation Entry No. 5006

4) Sale Deed dated 22/09/2011, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No.9748/2011 between (1) Mr. Shamim Ambia Jawne, (2) Mr. Malik Mustaq Dolare, (3) Mr. Salim Rafuddin Mirsinge (As Owners) & (1) Mr. Santoshkumar Premasukh Gattani, (2) Smt. Kamladevi Premasukh Gattani

5) Mutation Entry No. 5690

C) 7/12 extract of Survey No.25, Hissa No.6, Admeasuring Area 0H-09R-0P, P.K. 0H-00R-9P Total Area admeasuring 0H-09R-9P, Asst.0Rs.-12Paise Situated at Village Badlapur, Tal.- Ambernath, Dist.- Thane in favour of Mr. Santoshkumar Premasukh Gattani.

1) Mutation Entry No. 3184

2) Mutation Entry No. 4078

3) Mutation Entry No. 4085

4) Mutation Entry No. 4086

5) Mutation Entry No. 4087

6) Mutation Entry No. 4088

7) Mutation Entry No. 5414

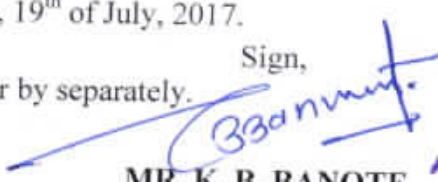
- 8) Power of Attorney dated 07/05/2012, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No.4572/2012 between Mr. Rajaram Krushna Bhoir (As Principal) & Mr. Santoshkumar Premasukh Gattani (As Power of Attorney Holder) for land bearing Survey No.25, Hissa No.6, Admeasuring Area 0H-04R-95P out of Area Admeasuring 0H-09R-0P, P.K. 0H-00R-9P Total Area admeasuring 0H-09R-9P, Asst.0Rs.-12Paise Situated at Village Badlapur, Tal.-Ambernath, Dist.- Thane.
- 9) Power of Attorney dated 14/05/2012, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No.4858/2012 between (1) Pushpa Pundalik Bhoir, (2) Meena Ashok Bhoir, (3) Chhaya Ananta Gaikwad, (4) Ujwala Ashwin Satve, (5) Nisha Jitendra Satve (As Principals) & Mr. Santoshkumar Premasukh Gattani (As Power of Attorney Holder) for land bearing Survey No.25, Hissa No.6, Admeasuring Area 0H-04R-95P out of Area Admeasuring 0H-09R-0P, P.K. 0H-00R-9P Total Area admeasuring 0H-09R-9P, Asst.0Rs.-12Paise Situated at Village Badlapur, Tal.-Ambernath, Dist.- Thane.
- 10) Sale Permission issued by the Office of Sub-Divisional Officer, Ulhasnagar, Division Ulhasnagar on dated 15/07/2015 by bearing No. Tenancy/ V.P./(Sheti)/SR/392/2015/1795.
- 11) Sale Deed dated 17/07/2015, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No.6486/2015 between (1) Mr. Rajaram Krushna Bhoir, (2) Pushpa Pundalik Bhoir, (3) Meena Ashok Bhoir, (4) Chhaya Ananta Gaikwad, (5) Ujwala Ashwin Satve, (6) Nisha Jitendra Satve through Power of Attorney Holder Mr. Santoshkumar Premasukh Gattani (As Owners)
- 12) Mutation Entry No. 6292
- 13) Search Report dated 20/10/2016 issued by Searcher Mr. Satish Anand Farad regarding land bearing (1) Survey No.25, Hissa No.5, Admeasuring Area 0H-41R-0P, P.K. 0H-01R-0P Total Area admeasuring 0H-42R-0P 2) Survey No.25, Hissa No.6, Admeasuring Area 0H-09R-0P, P.K. 0H-00R-9P Total Area admeasuring 0H-09R-9P, Asst.0Rs.-12Paise Situated at Village **BADLAPUR**, Tal -Ambernath, Dist- Thane for the period of 30 years i.e. 1987 to 2016
- 14) Certificate issued by tahsildar Ambernath on dated 27/07/2016 bearing no. Mah/K-1/T-3/Jaminbab/Kavi/80/2016 to planning authority chief officer Kulgaon Badlapur Municipal Council
- 15) Commencement Certificate dtd 21/10/2016 bearing No KBMC/NRV/BP/7678/2016-2017 issued by Kulgaon Badlapur Municipal Council to Mr. Santosh Premasukh Gattani
- 16) Building Construction Permission approved by the Kulgaon Badlapur Municipal Council Under building commencement certificate bearing No. JAVAK K/KBMC/NRV/BP/0767/2016-2017 dtd 25/01/2017
- 25) Partnership Deed dated 08/05/2017 between 1) Mr. Santoshkumar Premasukh Gattani 2) Smt. Kamaladevi Premasukh Gattani 3) Mr. Ravi Kumar Jaju all the three partners carried the said firm according to the terms and conditions mentioned in the said Partnership Deed and in the name & style of M/s. Balaji Construction.
- 26) Revised Building construction permission granted by Kulgaon Badlapur Municipal Council under order bearing No. JAVAK K/KBNP/BP/5475/2017-2018, Unique No.75 on dated 17/07/2017, Construction Permission was granted for Part Stilt + Fourth Floors for Wing A,B,C and D Ground + Four Floors for D Wing Ground, for E Wing Part Stilt , Ground Floor + Fourth Floor.

In the aforementioned circumstance I am of the Opinion that, Property bearing 1) SurveyNo.24, Hissa No.1, Admeasuring Area 0H-09R-00P, P.K. 0H-00R-40P Total Area admeasuring 0H-09R-40P Asst.0Rs.-14Paise, 2) Survey No.25, Hissa No.5, Admeasuring Area 0H-41R-0P, P.K. 0H-01R-0P Total Area admeasuring 0H-42R-0P out of Owner's Share 0H-21R-0P, Asst.3Rs.-69Paise, (3) Survey No.25, Hissa No.6, Admeasuring Area 0H-09R-0P, P.K. 0H-00R-9P Total Area admeasuring 0H-09R-9P, Asst.0Rs.-12Paise Situated at Village Badlapur, Tal.- Ambernath, Dist. - Thane, within local limits of Kulgaon Badlapur Municipal Council and within jurisdiction of Sub-Registrar Ulhasnagar has good marketable title and free from all encumbrance.

Signed, Under my hands and seal on this, 19th of July, 2017.

Note :- Detail Title Certificate issued to promoter by separately.

Sign,


MR. K. B. BANOTE
(Advocate High Court)

Adv. Kiran B. Banote
B. A. LL. B.

Trimurti Apt., Near Kamaval Chas,
Opp. Maruti Mandir, Gandhi Chowk,
Kulgaon-Badlapur (E.)