



M-10, 1st Floor, Nandi Commercial Complex, Near Shivdham Gate, Shivdham, Ambarnath (E)
Tel.: (O) 2609936 (M) 9326080686 • Email: chalwadi_mallesh@rediffmail.com

DATED : 21/06/2019

To,

M/s Ameya Developers,

Through its Partner Mr. Vijay Ramchandra Panvelkar,

Panvelkar Group Constructions,

Nandi Commercial Complex,

1st Floor Shiv Dham Complex,

Ambarnath (East).

District-Thane.

Title Certificate.

I am concern on behalf of my client M/s Ameya Developers for issuing this Title Certificate in respect of following land properties 1) Plot No.24, Gut No. 32 .Hissa No.2 (P) C.T.S. No.9572 ,Area Admeasuring about 334.50 Sq. Meters (as per 7/12 extract area adm about 459.81 Sq. Meters), lying and situated at village Morivali Taluka- Ambarnath, District – Thane , herein after for the sake of brevity called and referred to as “The Said Plot No. 1”.

2) Plot No.25 Gut No. 32 .Hissa No.2 (P) C.T.S. No.9572 ,Area Admeasuring about 334.50 Sq. Meters, lying and situated at village Morivali Taluka- Ambarnath, District – Thane , herein after for the sake of brevity called and referred to as “The Said Plot No.2”.

3)) Plot No.27 Gut No. 32 .Hissa No.2 (P) C.T.S. No.9572 ,Area Admeasuring about 334.50 Sq. Meters, lying and situated at village Morivali Taluka- Ambarnath, District – Thane , herein after for the sake of brevity called and referred to as “The Said Plot No.3”.



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Herein after for the sake of brevity and convenience The Said Plot No. 1 to 3 jointly together called and referred to as "The Said Property", prior to issuing this Title Certificate I have gone through the following documents of the said property:-

- i. 7/12 Extract of the said property.
- ii. Relevant Mutation Entries of the said property.
- iii. Registered Development Agreement dated 21/2/2008, duly registered with Sub-Registrar of Assurance Ulhasnagar-3 under Serial No.982/2008 dated 21/02/2008 executed by and between Shri.Subhash Rangnath Dharmadhikari therein referred to as "The Owner" and Shri. Sumit Prakash Katariya as "The Developer" with regard to The Said Plot No.1.
- iv. Registered Power Of Attorney dated 21/02/2008 duly registered with Sub-Registrar of Assurance Ulhasnagar-3 under Serial No.983/2008 dated 21/02/2008 executed by and between Shri.Subhash Rangnath Dharmadhikari in favor of Shri.Sumit Prakash Katariya.
- v. Registered Sub Development Agreement dated 09/03/2018 of The Said Plot No.1 executed by and between Shri.Sumit Prakash Katariya therein referred to as "The Developer" and M/s Ameya Developers as "The Sub Developers" duly registered with Sub-Registrar of Assurance Ulhasnagar-3 under Serial No.1914 /2018.
- vi. Registered Substituted Irrevocable Power Of Attorney dated 09/03/2018 of The Said Plot No.1 executed by and between Shri.Sumit Prakash Katariya in favor of Partner of M/s Ameya Developers, duly registered with Sub-Registrar of Assurance Ulhasnagar-3 under Serial No.1915 /2018.
- vii. Registered Development Agreement dated 16/04/2008 of The Said Plot No.2 executed by and between Shri.Mangesh Pralad Joshi and 3 others therein referred to as "The Owners" and Shri. Amit Prakash Katariya therein referred to as "The Developers" duly

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- registered with Sub-Registrar of Assurance Ulhasnagar-3 under Serial No.1990 /2008 dated 16/04/2008.
- viii. Registered Power Of Attorney dated 16/04/2008 of The Said Plot No.2 executed by Shri. Mangesh Pralhad Joshi and 3 others in favor of Shri.Amit Prakash Katariya, duly registered with Sub-Registrar of Assurance Ulhasnagar-3 under Serial No.1991/2008 dated 16/04/2008.
- ix. Registered Sub Development Agreement dated 09/03/2018 of The Said Plot No.2 executed by and between Shri.Amit Prakash Katariya therein referred to as "The Developer" and M/s Ameya Developers as "The Sub Developers" duly registered with Sub-Registrar of Assurance Ulhasnagar-3 under Serial No.1924 /2018.
- x. Registered Substituted Irrevocable Power Of Attorney dated 09/03/2018 of The Said Plot No.2 executed by and between Shri.Amit Prakash Katariya in favor of Partner of M/s Ameya Developers, duly registered with Sub-Registrar of Assurance Ulhasnagar-3 under Serial No.1925 /2018 dated 09/03/2018.
- xi. Registered Development Agreement dated 25/03/2008 of The Said Plot No.3 executed by and between Smt. Asha Digambar Nirantar, therein referred to as "The Owners" and Shri. Amit Prakash Katariya therein referred to as "The Developers" duly registered with Sub-Registrar of Assurance Ulhasnagar-3 under Serial No.1555 /2008 dated 25/03/2008.
- xii. Registered Power Of Attorney dated 25/03/2018 of The Said Plot No.3 executed by Smt. Asha Digambar Nirantar in favor of Shri Amit Prakash Katariya, duly registered with Sub-Registrar of Assurance Ulhasnagar-3 under Serial No.1556 /2008 dated 25/03/2008.
- xiii. Registered Sub Development Agreement dated 09/03/2018 of The Said Plot No.3 executed by and between Shri.Amit Prakash Katariya therein referred to as "The Developer" and M/s Ameya

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- Developers as “The Sub Developers” duly registered with Sub-Registrar of Assurance Ulhasnagar-3 under Serial No.1922 /2018 dated 09/03/2018.
- xiv. Registered Substituted Irrevocable Power Of Attorney dated 09/03/2018 of The Said Plot No.3 executed by and between Shri.Amit Prakash Katariya in favor of Partner of M/s Ameya Developers, duly registered with Sub-Registrar of Assurance Ulhasnagar-3 under Serial No.1923 /2018 dated 09/03/2018.
- xv. Copy of Building Construction Plan and Permission, Sanctioned and Approved by Ambernath Municipal Council Bearing 1). Outward No. A.N.P/NRV/BP/13-14/348/2268/40 dated 17/06/2013, revised Building Construction Plan and Permission of the said property Bearing 2). Outward No. A.N.P/NRV/BP/18-19/1046/8882/53 dated 29/11/2018 & Revised Building Construction Plan and Permission of the said property bearing 3). Outward No. A.N.P/NRV/BP/19-20/137/8915/4 dated 21/05/2019 respectively.
- xvi. Copy of Public Notice published by Advocate.Mallesh Chalwadi in Marathi Newspaper “PunyaNagri” dated 09/12/2015 with regards to said plot/property.
- xvii. Copy of Non Agricultural Tax Assessment/Conversion order passed by Tehsildar Ambernath of the said Plot No. (1),(2) and (3) Bearing no.1) MAH/K-1/T-3/Jameen Bag/RK/SR-25/2017 dated 13/04/2017 ,2) MAH/K-1/T-3/Jameen Bag/RK/SR-28/2017 dated 13/04/2017, 3) MAH/K-1/T-3/Jameen Bag/RK/SR-30/2017 dated 13/04/2017.
- xviii. Copy of Search Reports dated 04/10/2008 issued by Searcher Mr. G. H. Jagtap and Adv. Pratiksha M Kamble Dated 18/06/2019.

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TRACING OF TITLE OF SAID PLOT NO. 1

It appears from 7/12 extract dated 17/06/2019 of said Plot no. 1, that it is owned by Shri. Subhash Rangnath Dharmadhikari and it further appears from Mutation Entry no. 445 that the same was originally purchased by Smt. Ramabai Mahadev Dharmadhikari from its previous owner Shri. Ganpat Kanu Katkari on 19/10/1970 for valuable consideration and it further appears from Mutation Entry no. 1022, that said Smt. Ramabai Mahadev Dharmadhikari expired on 31/05/1994 leaving behind her nephew Shri. Subhash Rangnath Dharmadhikari as her Successor and accordingly his name was mutated in revenue record.

It further appear from Mutation Entry No. 884, that in lieu of sanctioning of lay out plan of the said Gut No. 32/2 (P) by Assistant Director of Town Planning bearing No. DP/Amb/4371 dated 31/12/1974, which was duly approved by Ambarnath Nagar Parishad vide its letter dated MUN-TWD-74-75 P 217 dated 30/12/1974, the area of the plots lying in Gut No 32/2(P) was minimized and effect of the same was directed to be given in 7/12 extract, however it appear that the minimization of area of the said plot no. 1 as per lay out plan is not carried out in 7/12 extract and the same discloses area adm about 459.81 Sq. Meter instead of 334.50 Sq. Meter.

It further appear from aforesaid Registered Development Agreement and Power Of Attorney dated 21/02/2008 mentioned at (Serial No III & IV above) that the said Shri. Subhash Rangnath Dharmadhikari had assigned the Development Right of the Said Plot No. 1 unto Shri. Sumit Prakash Katariya on the terms and conditions more particularly mentioned therein.

It further appears from aforesaid Registered Sub - Development Agreement and Substituted Irrevocable Power Of Attorney dated 09/03/2018, mentioned at (Serial no. V& VI above) that said Shri. Sumit

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Prakash Katariya had assigned the Sub Development Right of The Said Plot No. 1 unto M/s Ameya Developers on the terms and conditions more particularly mentioned therein.

TRACING OF TITLE OF SAID PLOT NO. 2

It appears from 7/12 extract dated 17/06/2019 of the said Plot No. 2 that the same was owned by 1) Shri. Mangesh Pralhad Joshi, 2) Shri. Mahesh Pralhad Joshi, 3) Smt. Surekha Nagesh Durvas and 4) Smt. Seema Ramesh Pankhedkar, and it further appear from Mutation Entry no. 441 that Smt. Shakuntala Pralhad Joshi had purchased the said Plot No. 2 from its previous owner Shri. Ganpat Kanu Katkari on 12/06/1968 for valuable consideration, it further appears from Mutation Entry No. 1195, that the said Smt. Shakuntala Pralhad Joshi expired on 11/02/2010, leaving behind her aforesaid 1) Shri. Mangesh Pralhad Joshi 2) Shri. Mahesh Pralhad Joshi 3) Smt. Surekha Nagesh Durvas and 4) Smt. Seema Ramesh Pankhedkar as her legal heirs and successors and their names being duly mutated into revenue record of rights.

Its further appears from Mutation Entry No. 884 and as discussed above that the area of said Plot No. 2 being minimized to the extent 334.50 Sq. Meter lieu of sanctioning and approval of lay out Plan.

It further appear from aforesaid Registered Development Agreement and Power of Attorney dated 16/04/2008, mention at (Sr. No VII & VIII above) that the said Shri. Mangesh Pralhad Joshi and 3 others have assigned the Development Right of the Said Plot No. 2 unto Shri. Amit Prakash Katariya on the terms and conditions more particularly mentioned therein.

It further appear from aforesaid Registered Sub- Development Agreement and Substituted Irrevocable Power Of Attorney dated 09/03/2018, mention at (Sr. no. ix & x above), that the said Shri. Amit Prakash Katariya had assigned the Sub- Development Right of the Said



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Plot No. 2 unto M/s Ameya Developers on the terms and conditions more particularly mentioned therein.

TRACING OF TITLE OF SAID PLOT NO. 3

It appears from 7/12 extract dated 17/06/2019 of the Said Plot No. 3, that the same owned by Smt. Asha Digambar Nirantar and it appear from Mutation Entry No. 429 that she purchased the same from its previous owner Shri. Ganpat Kanu Katkari on 21/06/1968 for valuable consideration, and pursuant thereto her name mutated in revenue record.

It further appears from Mutation Entry No. 884 and as discussed above that the area of Said Plot No. 3 being decreased to the extent of 334.50 Sq. Meter in lieu of sanctioning and approval of lay out plan.

It further appears from aforesaid Registered Sub-Development Agreement and Substituted Irrevocable Power Of Attorney dated 09/03/2018 mentioned at (Sr. No. XIII & XIV) above that said Shri. Amit Prakash Katariya had assigned the Sub-Development Right of the Said Plot No. 3 unto M/s Ameya Developers on the terms and conditions more particularly mentioned therein.

It further appear from aforesaid building construction plan and permission and revised building construction plan and permission mentioned at (Sr. No XV) above that joint building plan and permission of the said property being approved and granted by Ambarnath Municipal Council on the terms and condition more particularly mentioned therein

That prior to obtaining the Sub – Development Right by M/s Ameya Developers, public notice dated 19/12/2015, mentioned at Sr. No. xvi) above was published inviting objection from public at large toward said property and transaction, however no one took any objection in that regard



That necessary non- Agricultural conversion assessment order was passed by Tahasildar Ambarnath mention at (Sr. No xvii) above of the said property and pursuant to the said order Non- Agricultural tax being paid by owner and necessary Mutation Entry being carried out by Talathi Bearing Mutation Entry No. 1681, 1682 and 1683 of the Said Plot No 1 to 3 respectively.

That the search dated 04/10/2008 issued by searcher Shri. G.H. Jagtap and Search Report Dated 18/06/2019 taken by undersigned, does not disclose any adverse remark or entries which prohibit the undersigned from issuing this title certificate

That on careful analysis of the aforesaid documents, I have come to the conclusion that the title of said Plot No. 1 owned by Shri. Subhash Rangnath Dharmadhikari, Said Plot No. 2 owned by Shri. Mangesh Pralhad Joshi and 3 others and Said Plot No. 3 owned by Smt. Asha Digambar Nirantar its clear and marketable and M/s Ameya Developers it entitle to develop the Said Property subject to due fulfillment with the terms and conditions of the aforesaid Development and Sub-Development Agreements, terms and conditions led down while sanctioning of building construction and revised building construction plan and permissions, and further subject to obtaining all relevant permission as applicable.

HENCE, THIS TITLE CERTIFICATE IS ISSUE TO M/S AMEYA DEVELOPERS AT THEIR REQUEST.

Adv Pratiksha M. Kamble