

KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95281-2699069

Office at :- Trimurti Apartment, First Floor, Near Karnavat Chas, Opp. Maruti Temple, Gandhi Chowk
Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane. 421 503 E-mail Id :- kiranbanote12@gmail.com

Ref.

TITLE CERTIFICATE

Date:- 02/06/2017

To,
MR. NAYAN DILIP DALAL
Residing at: Plot No. 7, Janaki Darshan,
Sai Section, Ambernath (E),
Tal. Ambernath, Dist. Thane.

:- SCHEDULE OF PROPERTY NO. 1 :-

Village **BADLAPUR**, Tal.- Ambernath, Dist.-Thane
within local limits of Kulgaon Badlapur Municipal Council and
Sub-Registrar Ulhasnagar-2, Dist.-Thane.

Survey No.	Hissa No.	Area Admeasuring H-R-P	Asst. Rs.-Paise	Name of Owner
183	9	0-16-4 P.K. 0-01-0 Total 0-17-4	1-62	Mr. Nayan Dilip Dalal

A DOCUMENTS PERSUED AND FLOW OF TITLE :-

1) Read 7/12 extract of Survey No.183, Hissa No.9, Area Admeasuring 0H-16R-4P, P.K. 0H-01R-0P, Total Area Admeasuring 0H-17R-4P, Asst. 1Rs.-62Paise, situated at Village **BADLAPUR**, Tal.- Ambernath, Dist.-Thane issued by Talathi Saja Badlapur, Tal.-Ambernath, in favour of **Mr. Nayan Dilip Dalal**.

2) Read **Mutation entry No. 3614** certified by Circle Officer Goregaon, according to the said mutation entry, the land owner Yashwant Jairam Joshi have expired on dtd. 14/01/1987 & Madakini Yashwant Joshi also expired on dtd. 12/01/1984 & they leaving behind them following legal heirs :

- (1) Vasant Yashwant Joshi - Son
- (2) Varsha Dattatray Phatak - Daughter
- (3) Manisha Madhav Khare - Daughter
- (4) Vasudha Vishnu Vaidya - Daughter
- (5) Arun Yashwant Joshi - Son
- (6) Vishwanath Yashwant Joshi - Son



(7) Shrikant Yashwant Joshi - Son

(8) Gajanan Yashwant Joshi - Son

3) Read **Mutation entry No. 3620** certified by Circle Officer Goregaon, according to the said mutation entry, the name of (1) Vasant Yashwant Joshi, (2) Arun Yashwant Joshi, (3) Vishwanath Yashwant Joshi, (4) Shrikant Yashwant Joshi, (5) Gajanan Yashwant Joshi, (6) Varsha Dattatray Phatak, (7) Manisha Madhav Khare, (8) Vasudha Vishnu Vaidya were mutated on the said land. Above mentioned Sr. No. 6 to 8 was given Vardi Statement before Talathi for deleting their names from other right column of 7/12 extract of the said land and therefore, the name of Sr. No. 6 to 8 are deleted from the 7/12 extract on the said land and other lands.

4) Read **Mutation Entry No. 5243** certified by Circle Officer Badlapur on dtd. 01/10/2009, according to the said mutation entry, the land co-owner Arun Yashwant Joshi has expired on dtd. 06/03/2006 & he leaving behind his following legal heirs :

(1) Archana Arun Joshi - Wife

(2) Neha Prasanna Joshi - Daughter

5) Read **Mutation Entry No. 5266** certified by Circle Officer Badlapur on dtd. 04/03/2010, according to the said mutation entry, the land co-owner Gajanan Yashwant Joshi has released his 1/5 share right, title, interest of land bearing Survey No. 183/9, 184/1, 184/2A in favour of his brother Shri. Vasant Yashwant Joshi by registered Release Deed dtd. 17/07/2009, duly registered in the office Sub-Registrar Ulhasnagar -2 under Sr. No. 4115/2009 and hence, as per Release deed the name of Gajanan Yashwant Joshi was deleted and the name of Vasant Yashwant Joshi was mutated on the 7/12 extract of the said lands.

6) Read **Mutation Entry No. 5281** certified by Circle Officer Badlapur on dtd. 04/03/2010, according to the said mutation entry, the land co-owner Archana Arun Joshi & Neha Prasanna Joshi have released their 1/5 share right, title, interest of land bearing Survey No. 183/9, 184/1, 184/2A in favour of Shri. Vishwanath Yashwant Joshi by registered Release Deed dtd. 15/10/2009, duly registered in the office Sub-Registrar Ulhasnagar-2 under Sr. No. 6097/2009 and hence, as per Release deed the name of Archana Arun Joshi & Neha Prasanna Joshi were deleted and the name of Vishwanath Yashwant Joshi was mutated on the 7/12 extract of the said lands.

7) Read **Mutation Entry No. 6237** certified by Circle Officer Badlapur on dtd. 18/02/2015, according to the said mutation entry, the 40 times of revenue of



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Date:- 02/06/2017

the said land of Rs.65/- has paid to the Government as per Order by Tahsildar & Agriculture Land Tribunal Ambernath. That, the land owner had paid amount of Rs.65/- to Government and therefore, Tahsildar Ambernath issued letter for deleting Sec. 43 of Bombay Tenancy and Agriculture Act by letter bearing No. Tenancy/Change in Tenure/ SR-03/15, dated 22/01/2015, hence, the condition of Section 43 of Tenancy Act was deleted.

8) Read **Mutation Entry No. 6303** certified by Circle Officer Badlapur on dated 15/09/2015, according to the said mutation entry, the previous land owner i.e. (1) Vasant Yashwant Joshi, (2) Vishwanath Yashwant Joshi, (3) Shrikant Yashwant Joshi have sold the said land bearing Survey No.183, Hissa No.9 to (1) Shirish Balkrishna Dalal, (2) Sachin Babu Chonkar, (3) Parag Ratnakar Jage by Sale Deed on dated 16/07/2015, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under serial No. 6420/2015, for consideration of Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs only) and hence according to the said Sale Deed the names of (1) Shirish Balkrishna Dalal, (2) Sachin Babu Chonkar, (3) Parag Ratnakar Jage were mutated on the 7/12 extract of the said land as owners.

9) Read Sale Deed dated 11/03/2016, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under serial No. 2586/2016, between (1) Shirish Balkrishna Dalal, (2) Sachin Babu Chonkar, (3) Parag Ratnakar Jage (As Owners) and Mr. Nayan Dilip Dalal (As Purchaser). According to the said Sale Deed the Owners have sold the said land bearing Survey No.183, Hissa No.9, Area Admeasuring 0H-16R-4P, P. K. 0H-01R-0P, Total Area Admeasuring 0H-17R-4P, Asst. 1Rs.-62Paise, situated at Village Badlapur, Tal.- Ambernath, Dist.-Thane to purchasers for consideration amount of Rs.1,67,00,000/- (Rupees One Crore Sixty Seven Lakhs only).

10) Read Power of Attorney dated 11/03/2016, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No. 2587/2016, between (1) Shirish Balkrishna Dalal, (2) Sachin Babu Chonkar, (3) Parag Ratnakar Jage (As Principals) and Mr. Nayan Dilip Dalal (As Power of Attorney Holders). According to the said Power of Attorney the Owners/Principals have granted all the rights, power and authority of the land bearing Survey No.183, Hissa No.9, Area Admeasuring 0H-16R-4P, P. K. 0H-01R-0P, Total Area Admeasuring 0H-17R-4P, Asst. 1Rs.-62Paise, Situated at Village Badlapur, Tal.- Ambernath, Dist.-Thane to purchaser/power of attorney holder i.e. Mr. Nayan Dilip Dalal.



11) Read Mutation Entry No. 6378 certified by Circle Officer Badlapur on dated 10/05/2016, according to the said mutation entry, the land owners i.e. (1) Shirish Balkrishna Dalal, (2) Sachin Babu Chonkar, (3) Parag Ratnakar Jage have sold the said land bearing Survey No.183, Hissa No.9, Area Admeasuring 0H-16R-4P, P. K. 0H-01R-0P, Total Area Admeasuring 0H-17R-4P, Asst. 1Rs.-62Paise, Situated at Village Badlapur, Tal.- Ambarnath, Dist.-Thane, to Purchaser i.e. Mr. Nayan Dilip Dalal by Sale Deed on dated 21/03/2016, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under serial No. 2586/2016, for consideration of Rs.1,67,00,000/- (Rupees One Crore Sixty Seven Lakhs only) and hence, according to the said Sale Deed the name of Mr. Nayan Dilip Dalal was mutated on the 7/12 extract of the said land as owner.

12) Read Search Report issued by Searcher Shri. Satish Anand Farad on dated 11/03/2016 for the period of 30 years i.e. from 1987 to 2016 (upto 11/03/2016) regarding the said land bearing Survey No.183, Hissa No.9, Area Admeasuring 0H-16R-4P, P. K. 0H-01R-0P, Total Area Admeasuring 0H-17R-4P, Asst. 1Rs.-62Paise, Situated at Village Badlapur, Tal.- Ambarnath, Dist.-Thane and there is no adverse entry on the Index of the said land except mentioned above.

13) Read Search Report issued by Searcher Shri. Satish Anand Farad on dated 25/04/2017 for the period of 30 years i.e. from 1988 to 2017 (upto 25/04/2017) regarding the said land bearing Survey No.183, Hissa No.9, Area Admeasuring 0H-16R-4P, P. K. 0H-01R-0P, Total Area Admeasuring 0H-17R-4P, Asst. 1Rs.-62Paise, situated at Village Badlapur, Tal.- Ambarnath, Dist.-Thane and there is no adverse entry on the Index of the said land except mentioned above.

:- SCHEDULE OF PROPERTY NO. II :-

Village **BADLAPUR**, Tal.- Ambarnath, Dist.-Thane
Within local limits of Kulgaon Badlapur Municipal Council and
Sub-Registrar Ulhasnagar-2, Dist.-Thane.

Survey No.	Hissa No.	Area Admeasuring H-R-P	Asst. Rs.Paise	Name of Owner
184	2 A	0-34-3 P.K. 0-01-8 Total 0-36-1 out of subject to area admeasuring 0-06-1	5-26	Mr. Nayan Dilip Dalal

(Signature)

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Ref.

Date:- 02/06/2017

A DOCUMENTS PERSUED AND FLOW OF TITLE :-

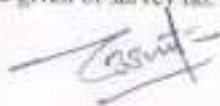
1) Read 7/12 extract of Survey No.184, Hissa No.2 A, Area Admeasuring 0H-34R-3P, P. K. 0H-01R-8P, Total Area Admeasuring 0H-36R-1P out of subject to area admeasuring 0H-06R-1P, Asst. 5Rs.-26Paise, Situated at Village BADLAPUR, Tal- Ambernath, Dist-Thane. issued by Talathi Saja Badlapur, Tal.-Ambernath, in favour of Mr. Nayan Dilip Dalal.

2) Read Mutation entry No. 3614 certified by Circle Officer Goregaon on dtd. 07/02/1987, according to the said mutation entry, the land owner Yashwant Jairam Joshi have expired on dtd. 14/01/1987 & Mandakini Yashwant Joshi also expired on dtd. 12/01/1984 & they leaving behind them following legal heirs :-

- (1) Vasant Yashwant Joshi - Son
- (2) Varsha Dattatray Phatak - Daughter
- (3) Manisha Madhav Khare - Daughter
- (4) Vasudha Vishnu Vaidya - Daughter
- (5) Arun Yashwant Joshi - Son
- (6) Vishwanath Yashwant Joshi - Son
- (7) Shrikant Yashwant Joshi - Son
- (8) Gajanan Yashwant Joshi - Son

3) Read Mutation entry No. 3620 certified by Circle Officer Badlapur according to the said mutation entry, the name of (1) Vasant Yashwant Joshi, (2) Arun Yashwant Joshi, (3) Vishwanath Yashwant Joshi, (4) Shrikant Yashwant Joshi, (5) Gajanan Yashwant Joshi, (6) Varsha Dattatray Phatak, (7) Manisha Madhav Khare, (8) Vasudha Vishnu Vaidya were mutated on the said land. Above mentioned Sr. No. 6 to 8 was given Vardi Statement before Talathi for deleting their names from other right column of 7/12 extract of the said land and therefore, the name of Sr. No. 6 to 8 are deleted from the 7/12 extract on the said land and other lands.

4) Read Mutation entry No. 4740 certified by Circle Officer Badlapur on dtd. 22/05/2004, as per the Taluka Order No. C.L.S.R 2001/P. K. 4/Part/L-1/Sale Mahasul & Vanvibhag Mantralay LMIS the Old Hissa no. had change and the new hissa no. have given of survey no. in Badlapur Village.



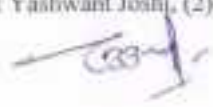
5) Read **Mutation Entry No. 5281** certified by Circle Officer Badlapur on dtd. 04/03/2010, according to the said mutation entry, the land co-owner Archana Arun Joshi & Neha Prusanna Joshi have released their 1/5 share right, title, interest of land bearing Survey No. 183/9, 184/1, 184/2A in favour of Shri. Vishwanath Yashwant Joshi by registered Release Deed dtd. 15/10/2009, duly registered in the office Sub-Registrar Ulhasnagar-2 under Sr. No. 6097/2009 and hence, as per Release deed the name of Archana Arun Joshi & Neha Prusanna Joshi were deleted and the name of Vishwanath Yashwant Joshi was mutated on the 7/12 extract of the said lands.

6) Read **Mutation Entry No. 6225** certified by Circle Officer Badlapur, according to the said mutation entry, the 40 times of revenue of the said land of Rs.211/- has paid to the Government as per Order by Tahsildar & Agriculture Land Tribunal Ambarnath bearing No. Tenancy/Change in Tenure/ SR-114/14, dated 11/12/2014, hence, the condition of Section 43 of Tenancy Act stood deleted on 7/12 extract of the said land.

7) Read Agreement for Sale, dated 10/11/2014, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under serial No. 10473/2014, between (1) Vasant Yashwant Joshi, (2) Vishwanath Yashwant Joshi, (3) Shrikant Yashwant Joshi (**As Owner**) and Mrs. Shruti Sachin Sonavale (**As Purchaser**). According to the said Sale Deed the Owner have sold the land bearing Survey No. 184, Hissa No.2A, Area Admeasuring 0H-34R-3P,P.K.0H-01R-8P, Total Area Admeasuring 0H-36R-1P out of salable area admeasuring 0H-06R-1P, Asst. 5Rs.-26Paise, situated at Village Badlapur, Tal.- Ambarnath, Dist.-Thane, to purchasers for consideration amount of **Rs. 9,15,000/- (Rupees Nine Lakhs Fifteen Thousand only)**.

8) Read Sale Deed, dated 08/01/2015, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under serial No. 371/2015, between (1) Vasant Yashwant Joshi, (2) Vishwanath Yashwant Joshi, (3) Shrikant Yashwant Joshi Through Power of attorney Holder Shruti Sachin Sonawane (**As Owner**) and Mrs. Shruti Sachin Sonavale (**As Purchaser**). According to the said Sale Deed the Owner have sold the land bearing Survey No. 184, Hissa No.2A, Area Admeasuring 0H-34R-3P,P.K.0H-01R-8P, Total Area Admeasuring 0H-36R-1P out of salable area admeasuring 0H-06R-1P, Asst. 5Rs.-26Paise, situated at Village Badlapur, Tal.- Ambarnath, Dist.-Thane, to purchasers for consideration amount of **Rs. 20,00,000/- (Rupees Twenty Lakhs only)**.

9) Read **Mutation Entry No. 6242** certified by Circle Officer Badlapur on dated 23/01/2015, according to the said mutation entry, the previous land owner i.e. (1) Vasant Yashwant Joshi, (2) Vishwanath Yashwant Joshi, (3) Shrikant



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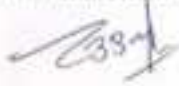
Date:- 02/06/2017

Yashwant Joshi through Power of Attorney Holder Mrs. Shruti Sachin Sonavale have sold the said land bearing Survey No.184, Hissa No.2 A, Area Admeasuring 0H-34R-3P, P. K. 0H-01R-8P, Total Area Admeasuring 0H-36R-1P out of salable area admeasuring 0H-06R-1P, Asst. 5Rs.-26Paise, Situated at Village Badlapur, Tal- Ambernath, Dist.-Thane, to Shruti Sachin Sonavale by Sale Deed on dated 12/01/2015, duly registered in the office Sub-Registrar Ulhasnagar-2 under Serial No. 371/2015 for consideration of **Rs. 9,15,000/- (Rupees Nine Lakhs Fifteen Thousand only)** and hence according to the said Sale Deed the name of Mrs. Shruti Sachin Sonavale was mutated in the 7/12 extract of the said land as owner.

10) Read Sale Deed dated 11/03/2016, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under serial No. 2584/2016, between Mrs. Shruti Sachin Sonavale (As Owner) and Mr. Nayan Dilip Dalal (As Purchaser). According to the said Sale Deed the Owner have sold the land bearing Survey No.184, Hissa No. 2 A, Area Admeasuring 0H-34R-3P, P.K. 0H-01R-8P, Total Area Admeasuring 0H-36R-1P out of salable area admeasuring 0H-06R-1P, Asst. 5Rs.-26Paise, Situated at Village Badlapur, Tal- Ambernath, Dist.-Thane, to purchasers for consideration amount of Rs.20,00,000/- (Rupees Twenty Lakhs only).

11) Read Power of Attorney dated 11/03/2016, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under serial No. 2585/2016, between Mrs. Shruti Sachin Sonavale (As Principal) and Mr. Nayan Dilip Dalal (As Power of Attorney Holder). According to the said Power of Attorney the Owner/Principal have granted all the rights, power and authority of the land bearing Survey No.184, Hissa No.2 A, Area Admeasuring 0H-34R-3P, P. K. 0H-01R-8P, Total Area Admeasuring 0H-36R-1P out of area admeasuring 0H-06R-1P, Asst. 5Rs.-26Paise, Situated at Village Badlapur, Tal- Ambernath, Dist.-Thane, to purchaser/power of attorney holder i.e. Mr. Nayan Dilip Dalal.

12) Read **Mutation Entry No. 6381** certified by Circle Officer Badlapur, according to the said mutation entry, the land owner i.e. Mrs. Shruti Sachin Sonavale have sold the said land bearing Survey No.184, Hissa No. 2 A, Area Admeasuring 0H-34R-3P, P. K. 0H-01R-8P, Total Area Admeasuring 0H-36R-1P out of salable area admeasuring 0H-06R-1P, Asst. 5Rs.-26Paise, Situated at Village Badlapur, Tal- Ambernath, Dist.-Thane, to Purchaser i.e. Mr. Nayan



Dilip Dalal by Sale Deed, duly registered at the Office of Sub-Registrar Uthannagar-2 under serial No. 2584/2016 on dated 21/03/2016, for consideration of Rs.20,00,000/- (Rupees Twenty Lakhs only) and hence according to the said Sale Deed, the name of Mr. Nayan Dilip Dalal was mutated on the 7/12 extract of the said land as owner.

13) Read Building Construction Permission granted by Kulgaon Badlapur Municipal Council by order bearing No. KBNP/NRV/BP/2328/2015-2016, Unique No. 200, on dated 21/03/2016. The Building permission has granted for land bearing Survey No. 183, Hissa No.9 & Survey No. 184, Hissa No. 2 A, proposed area admeasuring 2709.18 Sq. Mtrs. And thus, the said authority have granted construction permission of Stilt, Ground floor + Seventh upper floors for residential and commercial use (Wing A - Part Stilt, Ground + Seventh floors & Wing B - Part Stilt + Two floors).

14) Read Letter issued by Tahsildar And Executive Magistrate Office, Ambernath on dated 26/07/2016 under order bearing No. Mahsul/K-1/T-3/Jaminbab/Kavi-134/2016, according to the said letter the said authority is declared that the said land is acquired under the Class-I, it also reveals that, the said land is free of any charges and the said land is not belongs to any schedule tribes or caste.

15) Read Revised Building Construction Permission granted by Kulgaon Badlapur Municipal Council by order bearing No. KBNP/NRV/BP/4260/2017-20186, Unique No. 52, on dated 01/06/2017. The Building permission has granted for land bearing Survey No. 183, Hissa No.9 & Survey No. 184, Hissa No. 2 A, proposed area admeasuring 2709.18 Sq. Mtrs. And thus, the said authority have granted construction permission of Stilt, Ground floor + Seventh upper floors for residential and commercial use (Wing A - Part Stilt, Ground + Seventh floors & Wing B - Part Stilt, Ground + Seven floors).

16) Read Search Report issued by Searcher Shri. Satish Anand Farad on dated 25/04/2017 for the period of 30 years i.e. from 1988 to 2017 (upto 25/04/2017) regarding the said land bearing Survey No.184, Hissa No.2 A, Area Admeasuring 0H-34R-3P, P. K. 0H-01R-8P, Total Area Admeasuring 0H-36R-1P, Asst. 5Rs.-26Paise, Situated at Village Badlapur, Tal.- Ambernath, Dist.-Thane and there is no adverse entry on the Index of the said land except mentioned above.

17) Read Search Report issued by Searcher Shri. Satish Anand Farad on dated 25/04/2017 for the period of 30 years i.e. from 1988 to 2017 (upto 25/04/2017) regarding the said land bearing Survey No.184, Hissa No.2 A, Area Admeasuring 0H-34R-3P, P. K. 0H-01R-8P, Total Area Admeasuring 0H-36R-1P, Asst. 5Rs.-

 55/-

KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

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26Paise, Situated at Village Badlapur, Tal- Ambernath, Dist.-Thane and there is no adverse entry on the Index of the said land except mentioned above.

From the perusal of aforesaid documents and observation, I have come to the conclusion that, the owner i.e. **Mr. Nayan Dilip Dalal** having absolute rights and authority to sale the said property or carry out development activities on the said property as per the plan and permission granted by Kulgaon Badlapur Municipal Council and Concern Authority.

VERIFICATION OF TITLE :-

In the aforementioned circumstance I am of the Opinion that, Property bearing (1) Survey No.183, Hissa No.9, Area Admeasuring 0H-16R-4P, P. K. 0H-01R-0P, Total Area Admeasuring 0H-17R-4P, Asst. 1Rs.-62Paise, and (2) Survey No.184, Hissa No.2 A, Area Admeasuring 0H-34R-3P, P. K. 0H-01R-8P, Total Area Admeasuring 0H-36R-1P out of subject to area admeasuring 0H-06R-1P, Asst. 5Rs.-26Paise, Situated at Village BADLAPUR, Tal- Ambernath, Dist.-Thane within local limits of Kulgaon Badlapur Municipal Council and within jurisdiction of Sub-Registrar Ulhasnagar-2 has good marketable title and free from all encumbrance.

Signed, Under my hands and seal on this, 2nd of June, 2017.

Sign,

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

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

Trimurti Apt., Near Karnavat Class,
Opp. Maruti Mandir, Gandhi Chowk,
Kulgaon-Badlapur (E.)
Ambernath, Dist. Thane