

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. **TITLE CERTIFICATE** Date :- 31/01/2018

To,
VAKRATUND ENTERPRISES
Through Its Partners
(1) MR. VIJAY MOTIRAM PATKAR
(2) MR. RAJESH BHAGWAT SHARMA
(3) MR. SANTOSH RAMCHANDRA PINGLE
(4) MR. ISHWAR NARAYAN PATEL
(5) MR. SAMIR CHANDRAKANT SHETE
(6) MR. SANJESH GOPAL PATKAR

Having address at: Shop No.4, Laxmi CHSL,
Gandhi Chowk, Kulgaon Badlapur (East),
Tal. Ambernath, Dist. Thane.

:- SCHEDULE OF PROPERTY :-

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

Survey No.	Hissa No.	Plot No.	Area Admeasuring H-R-P / Sq. Yards/ Sq. Mtrs.	Asst. Rs. - Paise	Name of Owner
41	6 (Part)	1	359 Sq. Mtrs. i.e. 438.36 Sq. Yards	-	(1) Suhas Kautik Falak, (2) Kalpana Prakash Kolante,
		2	272 Sq. Mtrs. i.e. 325.62 Sq. Yards	-	(3) Aparna Vishnu Zope, (4) Vachhalla Kautik Falak
		3	365.40 Sq. Mtrs. i.e. 437 Sq. Yards	-	Vakratund Enterprises Through its Partners
		4	273 Sq. Mtrs. i.e. 327 Sq. Yards	0-30	(1) Mr. Vijay Motiram Patkar (2) Mr. Rajesh Bhagwat Sharma
		5	344 Sq. Mtrs. i.e. 411.67 Sq. Yards	-	(1) Suhas Nathu Dhake (2) Shobhna Nathu Dhake (3) Sushil Nathu Dhake (4) Sulochana Nathu Dhake

		6	350.14 Sq. Yards	-	Murlidhar Eknath Bhangale
		7	462 Sq. Mtrs. i.e. 553.70 Sq. Yards	4-00	Vakratund Enterprises Through its Partners (1) Mr. Vijay Motiram Patkar (2) Mr. Rajesh Bhagwat Sharma
41	7	-	0-32-4 P.K. 0-04-0 Total 0-36-4	7-12	Vakratund Enterprises Through its Partners (1) Mr. Vijay Motiram Patkar (2) Mr. Rajesh Bhagwat Sharma (3) Mr. Santosh Ramchandra Pingle (4) Mr. Ishwar Narayan Patel (5) Mr. Samir Chandrakant Shete (6) Mr. Sanjesh Gopal Patkar

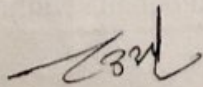
A DOCUMENTS PERSUED AND FLOW OF TITLE :-

A) Read 7/12 extract of (1) Survey No.41, Hissa No.6 (Part), Plot No.1, Area Admeasuring 359 Sq. Mtrs. i.e. 438.36 Sq. Yards, (2) Survey No.41, Hissa No.6 (Part), Plot No.2, Area Admeasuring 272 Sq. Mtrs. i.e. 325.62 Sq. Yards, Situated at Village BELVALI, Tal.- Ambernath, Dist.-Thane issued by Talathi Saja Manjarli, Tal.-Ambernath, in favour of (1) **Suhas Kautik Falak**, (2) **Kalpana Prakash Kolante**, (3) **Aparna Vishnu Zope**, (4) **Vachhalla Kautik Falak**.

1) Read **Mutation Entry No. 2364** certified by Circle Officer Ambernath on dated 08/01/1997, according to the said mutation entry, the previous land owner i.e. (1) Sadu Narayan Bhopi, (2) Laxmi Narayan Bhopi have sold the said land bearing Survey No.41, Hissa No.6 (Part), Plot No. 1 & 2, to Kautik Girdhar Falak by Sale Deed on dated 13/12/1988, for the amount of consideration Rs.15,000/- (Rupees Fifteen Thousand only) and hence according to the said Sale Deed the name of Kautik Girdhar Falak was mutated on the 7/12 extract of the said land as owner.

2) Read **Mutation Entry No. 2405** certified by Circle Officer Ambernath on dated 30/06/1998, according to the said mutation entry, the land owner Kautik Girdhar Falak had expired on dated 22/04/1997 and he leaving behind his following legal heirs :

- (1) Suhas Kautik Falak – Son
- (2) Kalpana Prakash Kolante – Daughter
- (3) Aparna Vishnu Zope – Daughter
- (4) Vachhalla Kautik Falak – Wife

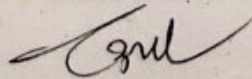


(Belhevar) (As Owners) and Vakratund Enterprises Through its Partners (1) Mr. Vijay Motiram Patkar (2) Mr. Rajesh Bhagwat Sharma (As Purchasers). According to the said Agreement for Sale the Owners had sold the land bearing (1) Survey No.41, Hissa No.7 (Part), Plot No.1, Area Admeasuring 355 Sq. Yards, Asst. 7Rs.-12 Paise, (2) Survey No.41, Hissa No.7 (Part), Plot No.2, Area Admeasuring 375 Sq. Yards, Asst. 7Rs.-12 Paise, Situated at Village BELVALI, Tal.- Ambernath, Dist.-Thane to purchasers for the amount of consideration Rs.10,00,000/- (Rupees Ten Lakhs only).

G) Read Search Report issued by Searcher Shri. Satish Anand Farad on dated 24/01/2018 for the period of 30 years i.e. from 1989 to 2018 (upto 24/01/2018) regarding the said lands bearing (1) Survey No.41, Hissa No.6 (Part), Plot No.1, Area Admeasuring 359 Sq. Mtrs. i.e. 438.36 Sq. Yards, (2) Survey No.41, Hissa No.6 (Part), Plot No.2, Area Admeasuring 272 Sq. Mtrs. i.e. 325.62 Sq. Yards, (3) Survey No.41, Hissa No.6 (Part), Plot No.3, Area Admeasuring 365.40 Sq. Mtrs. i.e. 437 Sq. Yards, (4) Survey No.41, Hissa No.6 (Part), Plot No.4, Area Admeasuring 273 Sq. Mtrs. i.e. 327 Sq. Yards, Asst. 0Rs.-30 Paise, (5) Survey No.41, Hissa No.6 (Part), Plot No.5, Area Admeasuring 344 Sq. Mtrs. i.e. 411.67 Sq. Yards, (6) Survey No.41, Hissa No.6 (Part), Plot No.6, Area Admeasuring 350.14 Sq. Yards, (7) Survey No.41, Hissa No.6 (Part), Plot No.7, Area Admeasuring 462 Sq. Mtrs. i.e. 553.70 Sq. Yards, Asst. 4Rs.-00 Paise and Survey No.41, Hissa No.7, Area Admeasuring 0H-32R-4P, P.K. 0H-04R-0P, Total 0H-36R-4P out of this Area Admeasuring 0H-32R-6P, Asst. 7Rs.-12Paise, Situated at Village Belvali, Tal.- Ambernath, Dist.-Thane and there is no adverse entry on the Index of the said land except mentioned above.

H) Read Letter issued by Tasildar And Executive Magistrate Office, Ambernath on dated 27/10/2016 under order bearing No. Mahsul/K-1/T-3/Jaminbab/Vinishchiti/SR-40/2016, according to the said letter the said authority is declared that the said above mentioned lands are acquired under the Class-I, It also reveals that, the said lands are free of any charges and the said lands are not belongs to any schedule tribes or caste.

From the perusal of aforesaid documents and observation, I have come to the conclusion that, the owners i.e. **Vakratund Enterprises** have acquired the said land by registered Agreement for Sale & Sale Deed mentioned above and therefore **Vakratund Enterprises** have right to take requisite Construction Permission & all the other permissions for construction upon the said land from the Kulgaon Badlapur Municipal Council and Concern Authority for land bearing (1) Survey No.41, Hissa No.6 (Part), Plot No.1, Area Admeasuring 359 Sq. Mtrs. i.e. 438.36 Sq. Yards, (2) Survey No.41, Hissa No.6 (Part), Plot No.2,



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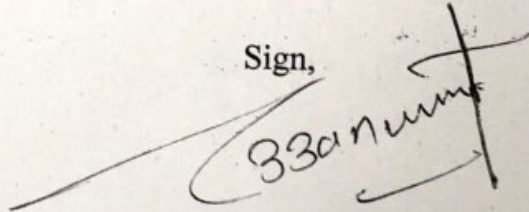
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Area Admeasuring 272 Sq. Mtrs. i.e. 325.62 Sq. Yards, (3) Survey No.41, Hissa No.6 (Part), Plot No.3, Area Admeasuring 365.40 Sq. Mtrs. i.e. 437 Sq. Yards, (4) Survey No.41, Hissa No.6 (Part), Plot No.4, Area Admeasuring 273 Sq. Mtrs. i.e. 327 Sq. Yards, Asst. 0Rs.-30 Paise, (5) Survey No.41, Hissa No.6 (Part), Plot No.5, Area Admeasuring 344 Sq. Mtrs. i.e. 411.67 Sq. Yards, (6) Survey No.41, Hissa No.6 (Part), Plot No.6, Area Admeasuring 350.14 Sq. Yards, (7) Survey No.41, Hissa No.6 (Part), Plot No.7, Area Admeasuring 462 Sq. Mtrs. i.e. 553.70 Sq. Yards, Asst. 4Rs.-00 Paise and Survey No.41, Hissa No.7, Area Admeasuring 0H-32R-4P, P.K. 0H-04R-0P, Total 0H-36R-4P out of this Area Admeasuring 0H-32R-6P, Asst. 7Rs.-12Paise, Situated at Village BELVALI, Tal.- Ambernath, Dist.-Thane.

Signed, Under my hands and seal on this, 31st of January, 2018.

Sign,



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

ADV. KIRAN B. BANOTE
(B.A. LLB)

Office : Trimurti Apt., 1st Floor,
Near Karnavat Class, Opp. Maruti Temple,
Gandhi Chowk, Badlapur. (E) 421503.
Tal. Ambernath, Dist. Thane.