



Mob. No. 9226224706
9075012567

PRASAD G. SHELKE

B.A. (L.L.B.)

ADVOCATE HIGH COURT

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Office :- Madhukunj Apt., 203, Second Floor, Above Saraswat Bank, old Katrap Road, Badlapur (E)- 421503

Ref. No.:- _____

Date :- 01/03/2019

TITLE CERTIFICATE

1) Description of the Property :-

ALL that piece or parcel of Agricultural land bearing 1) Gut No. 148, Hissa No. 1, area admeasuring about 0H-21Aar-00 Prati, Assessment 0.34 Paise, out of which Area taken for Development is 0H-06Aar-00Prati, & 2) Gut No. 148, Hissa No. 2, area admeasuring about 0H-54Aar-40 Prati, Pot Kharaba 0H-08Aar-60Prati, Total area admeasuring about 0H-62Aar-70 Prati, Assessment 9.36 Paise, out of which Area taken for Development is 0H-54Aar-00Prati, situated lying and being at Village:-Valivali, Taluka:-Ambernath, Dist-Thane, District-Registration office:-Thane, Sub District Registration office:-Ulhasnagar-2 & 4.

2) Tracing of Title :-

SEVEN HILL GROUP, a partnership Firm, through its Partner MR. SANJAYKUMAR D. PATEL & OTHERS, having office at:- 107, A Wing, Sadguru Heritage, Manjarlee Gaon, Valivali Road, Badlapur(West), Tal:-Ambernath, Dist:-Thane, Pin Code-421503, has taken the 6 Gunthas land for Development from the Land Owners MR. BHASKAR TUKARAM MHASKAR & 6 OTHERS, of Gut No. 148/1, by registered Agreement for Development bearing No. 2792/2018, Dated 06/03/2018 & also obtained the Irrevocable Power of Attorney which is registered at Joint Sub - Registrar Ulhasnagar-2, bearing No. 2793/2018, dated 06/03/2018.

And Whereas MR. NARAYAN KALU MHASKAR & 10 OTHERS, Owners of Gut No. 148/2 Has also given their 54 Gunthas Land for Development to SEVEN HILL GROUP, a partnership Firm, through its Partner MR. SANJAYKUMAR D. PATEL & OTHERS, by Registered Agreement for Development bearing No. 2790/2018, Registered On 19/06/2018, and also obtained the Irrevocable Power of Attorney which

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is registered at Joint Sub - Registrar Ulhasnagar-2, bearing No. 2791/2018, executed on 06th March 2018 but Registered on 19th June 2018.

3) Certificate of Title :-

I have gone through the necessary records and documents, which are made available to me by **SEVEN HILL GROUP**, a partnership Firm, through its Partner **MR. MR. SANJAYKUMAR D. PATEL & OTHERS,** viz :-

- a) 7/12 Extract of Village:-Valivali, Bearing Gut No. 148, Hissa No. 1, area admeasuring about 0H-21Aar-00 Prati, Assessment 0.34 Paise.
- b) 7/12 Extract of Village:-Valivali, Bearing Gut No. 148, Hissa No. 2, area admeasuring about 0H-54Aar-40 Prati, Pot Kharaba 0H-08Aar-60Prati, Total area admeasuring about 0H-62Aar-70 Prati, Assessment 9.36 Paise.
- c) Mutation Entry No. 519 of Village:-Valivali, Tal:-Ambernath.
- c) Mutation Entry No. 637 of Village:-Valivali, Tal:-Ambernath.
- d) Mutation Entry No. 812 of Village:-Valivali, Tal:-Ambernath.
- e) Mutation Entry No. 948 of Village:- Valivali, Tal:-Ambernath.
- f) Mutation Entry No. 1490 of Village:- Valivali, Tal:-Ambernath.
- g) Mutation Entry No. 2255 of Village:- Valivali, Tal:-Ambernath.
- h) Mutation Entry No. 2291 of Village:- Valivali, Tal:-Ambernath.
- i) Mutation Entry No. 2392 of Village:- Valivali, Tal:-Ambernath.
- m) Registered Agreement For Development Executed between **MR. BHASKAR TUKARAM MHASKAR & 6 OTHERS, & SEVEN HILL GROUP**, a partnership Firm, through its Partner **MR. SANJAYKUMAR D. PATEL & OTHERS,** of Gut No. 148/1, of 6 Gunthas out of 21 Gunthas duly registered before Joint sub-registrar





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of Assurance, Ulhasnagar-II vide Sr. No. 2792/2018, Dated 06/03/2018 of Village Valivali, Tal:-Ambernath.

- n) Registered Irrevocable Power of Attorney Executed between **MR. BHASKAR TUKARAM MHASKAR & 6 OTHERS, & SEVEN HILL GROUP**, a partnership Firm, through its Partner **MR. SANJAYKUMAR D. PATEL & OTHERS**, of Gut No. 148/1, of 6 Gunthas out of 21 Gunthas duly registered before Joint sub-registrar of Assurance, Ulhasnagar-II vide Sr. No. 2793/2018, Dated 06/03/2018 of Village Valivali, Tal:-Ambernath.
- o) Registered Agreement For Development Executed between **MR. NARAYAN KALU MHASKAR & 10 OTHERS, & SEVEN HILL GROUP**, a partnership Firm, through its Partner **MR. SANJAYKUMAR D. PATEL & OTHERS**, of Gut No. 148/2, of 54 Gunthas out of 62.7 Gunthas duly registered before Joint sub-registrar of Assurance, Ulhasnagar-II vide Sr. No. 2790/2018, Dated 06/03/2018 Registered on 19/6/2018 of Village Valivali, Tal:-Ambernath.
- p) Registered Irrevocable Power of Attorney Executed between **MR. NARAYAN KALU MHASKAR & 10 OTHERS & SEVEN HILL GROUP**, a partnership Firm, through its Partner **MR. SANJAYKUMAR D. PATEL & OTHERS**, of Gut No. 148/1, of 6 Gunthas out of 21 Gunthas duly registered before Joint sub-registrar of Assurance, Ulhasnagar-II vide Sr. No. 2791/2018, Dated 06/03/2018 Registered on 19/6/2018 of Village Valivali, Tal:-Ambernath.
- q) Search Report dated 12/07/2018, issued by Mr. Satish S. Farad.

Thus after going through the aforesaid documents and search Report issued by Mr. Satish S. Farad, I have found that, as per the **mutation entry No. 519** of Village Valivali, Taluka-Ambernath, the aforesaid property bearing Gut No. 148, Hissa No. 1 & 2, was previously owned by Mr. Kalu Dama Mhaskar. And he acquired the said property



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Ref. No.: - _____ Date : 01/03/20
under Section 32G of BTAL. And his name has been mutated on the said property on
01/12/1972 as per the mutation entry no. 812 of Village Valivali.

And Whereas, Kalu Dama Mhaskar has been expired on or about 1982 and after
his demise name of his legal heirs has been recorded on the said property by mutation
entry No. 948 of Village Valivali, Taluka-Ambernath as under :-

- | | | |
|------------------------------|---|-----------------|
| a) Mr. Tukaram Kalu Mhaskar | - | Son |
| b) Mr. Narayan Kalu Mhaskar | - | Son |
| c) Mr. Janardan Kalu Mhaskar | - | Son |
| d) Mr. Ramesh Kalu Mhaskar | - | Son |
| e) Bhagubai Ganpat Mhaskar | - | Daughter in Law |
| f) Meena Ganpat Mhaskar | - | Grand Daughter |
| g) Bebi Ganpat Mhaskar | - | Grand Daughter |
| h) Santosh Ganpat Mhaskar | - | Grand Son |
| i) Poshibai Shankar Shingate | - | Daughter |
| j) Sushila Kalu Mhaskar | - | Daughter |
| k) Chhabibai Gajanan Dhule | - | Daughter |

Out of the above legal heirs Bhagubai Ganpat Mhaskar has been expired on
15/5/1990 and her name has been deleted by Mutation Entry No. 2432 of Village
Valivali, Tal:-Amberanth.

And Whereas, Mr. Tukaram Kalu Mhaskar has been expired on 20/06/2008 and
after this demise name of his legal heirs has been recorded on the said property by
mutation entry No. 1490 of Village Valivali, Taluka-Ambernath as under :-

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- | | | | |
|----|------------------------------|---|----------|
| a) | Mr. Somnath Tukaram Mhaskar | - | Son |
| b) | Smt. Sushila Tukaram Mhaskar | - | Wife |
| c) | Nandubai Ramesh Dongre | - | Daughter |
| d) | Latabai Ravindra Bhoir | - | Daughter |
| e) | Bhaskar Tukaram Mhaskar | - | Daughter |
| f) | Ashwini Tukaram Mhaskar | - | Daughter |

Date : 01/03/2019

And Whereas, Santosh Ganpat Mhaskar has been expired on 31/01/2003 and after his demise name of his legal heirs has been recorded on the said property by mutation entry No. 2213 of Village Valivali, Taluka-Ambernath as under :-

- | | | | |
|----|-------------------------|---|-----------|
| a) | Suvarna Santosh Mhaskar | - | Wife |
| b) | Rasika Santosh Mhaskar | - | Daughter. |

And Whereas the property was converted into Bhogwatadar Varg-1 as per the orders of Sub Divisional Officer Ulhasnagar bearing No. S.D.O/T-11/KV/SR-203/2017, dated 22/06/2018. And accordingly mutation entry no. 2392 was mutated and certified by Circle Off. Ambernath.

Thus, **MR. BHASKAR TUKARAM MHASKAR & 6 OTHERS**, became the absolute owners the above property Gut No. 148, Hissa No. 1, area admeasuring about 0H-21Aar-00 Prati, Assessment 0.34 Paise, out of which Area taken for Development is 0H-06Aar-00Prati, land for Development to **Seven Hill Group through its partners Mr. MR. SANJAYKUMAR D. PATEL & OTHERS**, by registered Agreement for Development bearing No. 2792/2018, Dated 06/03/2018 and also grant the Irrevocable power of Attorney bearing No. 2793/2018, Dated 06/03/2018,





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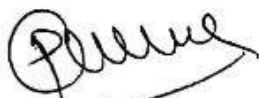
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And MR. NARAYAN KALU MHASKAR & 10 OTHERS, became the absolute owners the above property Gut No. 148, Hissa No. 2, area admeasuring about 0H-54Aar-40 Prati, Pot Kharaba 0H-08Aar-60Prati, Total area admeasuring about 0H-62Aar-70 Prati, Assessment 9.36 Paise, out of which Area taken for Development is 0H-54Aar-00Prati, land for Development to **Seven Hill Group through its partners MR. SANJAYKUMAR D. PATEL & OTHERS**, by registered Agreement for Development bearing No. 2790/2018, Dated 06/03/2018 Registered on 19/6/2018 and also grant the Irrevocable power of Attorney bearing No. 2791/2018, Dt. 06/03/2018 Registered on 19/6/2018.

Thus from the above documents mentioned in Para No. 3(m) to (p) it appears that **"SEVEN HILL GROUP"** a partnership firm is having all rights and authority to develop the above property mentioned in para No. 1 and they are having good, right and marketable title to develop the above property by obtaining necessary permissions from Kulgaon Badlapur Municipal Council and concern Revenue Authorities.

This Title Certificate has been issued at the request of **SEVEN HILL GROUP THROUGH ITS PARTNERS MR. SANJAYKUMAR D. PATEL & OTHERS** for obtaining commencement Certificate, to be submitted before Chief Officer of Kulgaon Badlapur Municipal Council.

Signed, Sealed and Delivered under my hands on this 01st Day of March 2019.


Adv. Prasad Gurunath Shelke
B.A.L.L.B.
Advocate Highcourt
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