

Mr. Sanman N. Pathari

B.Com. LL.B.

ADVOCATE

HIGH COURT, MUMBAI

Shop No. 4, Mathura Apt., Near Maruti Mandir, Gandhi Chowk, Kulgaon, Badlapur(East)

SNP-41/2018

Date: 10.01.2018

TITLE CERTIFICATE

Ref: In respect of piece and parcel of plot of land bearing Survey No. 15, Hissa No. 1, area admeasuring 1H-02R-4P i.e. 10284 sq.mtrs, out of total area admeasuring 1H-28R-70P Village Shirgaon, Taluka Ambarnath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub Registration District Ulhasnagar- 2 & 4.

I have been requested to give my opinion on the marketability of the title of the above subject property. For this purpose I have been provided of certain documents on title and information.

Further, on the aforesaid basis, I have carried out necessary search for last 30 years viz, year 1989 - 2018, maintained in the office of Sub - Registrar of Assurance of Ulhasnagar through Mr. Satish Anand Farad, and for that the necessary charges has been paid with the office of Sub - Registrar of Assurance of Ulhasnagar.

I have examined the documents placed in my hands as such on the basis of the above my opinion is as under:

Further it appears that **Originally MR. GANGYA DUNDA MAHAR** was the owner of piece and parcel of plot of land bearing Survey No. 15, Hissa No. 1, area admeasuring 1H-28R-70P, Village Shirgaon, Taluka Ambarnath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub-Registration District Ulhasnagar-2 & 4. (Hereinafter for sake of brevity referred as **ENTIRE PROPERTY**).

Further by Mutation Entry No 609 dated 20.10.1967, it appears that said **MR. GANGYA DUNDA MAHAR**, died leaving behind him **1. MR. RAMA GANGYA RAUT 2. MR. NAMA GANGYA RAUT** as his legal heirs and mutated as owners in the 7/12 extract of entire property.

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Roll No. MAH/1168/2012.

Further by Mutation Entry No 1777 dated 24.10.1990, it appears that said **MR. NAMA GANGYA RAUT** died on 07.02.1988, leaving behind him 1. **SMT. CHANDRABHAGA NAMA RAUT**, 2. **MR. SURESH NAMA RAUT** 3. **MR. RAMESH NAMA RAUT** 4. **MR. GANESH NAMA RAUT**, 5. **MRS. INDUMATI DATTU JADHAV**, 6. **MRS. AASHA MARUTI SONAVANE**, as his legal heirs and mutated as owners in the 7/12 extract of entire property.

Further by Mutation Entry No. 2400, dated 03.07.2002, it appears that **MR. RAMBHAU GANGARAM RAUT**, died on 25.07.2001, leaving behind him, 1. **SMT. LAXMI RAMBHAU RAUT**, 2. **MR. PRAKASH RAMBHAU RAUT**, 3. **MR. SHASHIKANT RAMBHAU RAUT**, 4. **MR. MOHAN RAMBHAU RAUT** 5. **MR. SANAY RAMBHAU RAUT**, 6. **MR. PRAVIN RAMBHAU RAUT**, 7. **MRS. NIRMALABAI PANDHARINATH GAIKWAD**, 8. **MRS. KANTABAI HARISHACHANDRA KANADE**, 9. **MRS. RATAN BALU BARVE**, 10. **MR. RAJJARAM RAMBHAU RAUT (DECEASED)** A. **SMT. VIMAL RAARAM RAUT**, B. **MRS. VANITA SUNIL KAKADE**, C. **MASTER AMOL RAJJARAM RAUT**, as his legal heirs and mutated as owners in the 7/12 extract of entire property.

Further by Mutation Entry No. 2501 dated 03.06.2004 it appears that to release provisions of the section 43 of the BOMBAY TENANCY & AGRICULTURAL LANDS ACT, 1948 **SMT. CHANDRABHAGA NAMA RAUT**, and **OTHERS** through their Power of Attorney Holder **MR. LAXMAN ARJUN VISPUTE** applied to Sub Divisional Officer, Ulhasnagar. And after further enquiry under provision of section 25 A (1) F, of BOMBAY TENANCY & AGRICULTURAL LANDS ACT, 1956, the said section 43 released for purpose Non Agricultural purpose.

Further by Mutation Entry No. 4697, dated 06.02.2017, it appears that by Release Deed dated 28.12.2015, said **ASHWINI MOHAN RAUT** released her rights in the entire property in favour of **SMT. VIJAYA MOHAN RAUT AND MASTER AAKASH MOHAN RAUT**, the said Release Deed duly registered at Sub-Registrar Office Ulhasnagar-2, under serial No. 11536/2015.

Further by Mutation Entry No. 4725 dated 28.05.2017, it appears that **SMT. VIMAL RAJJARAM RAUT**, died on 29.06.2013, leaving behind her **MRS. VANITA SUNIL KAKADE**, C. **MASTER AMOL RAJJARAM RAUT** as her legal heirs. The name of **SMT. VIMAL RAARAM RAUT**, deleted from 7/12 extract of the entire property.

Further by Mutation Entry No. 4728, dated 29.05.2017, said **SMT. LAXMI RAMBHAU RAUT** died on 13.11.2014, leaving behind her **MR. PRAKASH RAMBHAU RAUT**, and **Others** as her legal heirs. The name of **LAXMI RAMBHAU RAUT**, deleted from 712 extract of the entire property.

Further it appears by Conveyance Deed dated 04.07.2017, that said **MR. SURESH NAMA RAUT and OTHERS** through their Power of Attorney Holder **M/S. SAI CONSTRUCTION THROUGH PARTNER 1. MR. ASHOK GAURICHAND KHATRI 2. MR. SANDESH SANJAY RAUT, 3. MR. SANDEEP SANJAY RAUT, 4. ASHWINI MOHAN RAUT**, sold piece and parcel of plot of land bearing Survey No. 15, Hissa No. 1, area admeasuring 1H-02R-84P i.e. 10284 sq. mtrs, out of total area admeasuring 1H-28R-70P Village Shirgaon, Taluka Ambernath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub-Registration District Ulhasnagar -2 & 4, to **M/S. SAI CONSTRUCTION THROUGH PARTNER 1. MR. ASHOK GAURICHAND KHATRI, 2. MRS. JAYASHREE ASHOK KHATRI**, said Conveyance Deed duly registered at Sub-Registrar Office Ulhasnagar-2, under serial No. 8279/2017. (Hereinafter for sake of brevity referred as **SAID PROPERTY**).

Further it appears that **M/S. SAI CONSTRUCTION THROUGH PARTNER 1. MR. ASHOK GAURICHAND KHATRI, 2. MRS. JAYASHREE ASHOK KHATRI**, mutated their names as owner in 7/12 extract of said property by Mutation Entry No. 4741 dated 09.07.2017

Further it appears that by Development Agreement dated 24.11.2017, that said **M/S. SAI CONSTRUCTION THROUGH PARTNER 1. MR. ASHOK GAURICHAND KHATRI, 2. MRS. JAYASHREE ASHOK KHATRI**, granted development rights of piece and parcel of plot of land bearing Survey No. 15, Hissa No. 1, area admeasuring 1H-02R-84P i.e. 10284 sq. mtrs, out of total area admeasuring 1H-28R-70P Village Shirgaon, Taluka Ambernath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub-Registration District Ulhasnagar -2 & 4, to **M/S. SHRI KRISHNA HOMES THROUGH PARTNER 1. MR. BHAVIN RAMESHCHANDRA PATEL, 2. MR. ANIL JAGANNATH TIWARI, 3. MR. ISHWAR NARAYAN PATEL**, said Development Agreement duly registered at Sub-Registrar Office Ulhasnagar-2, under serial No. 15165/2017

Further it appears that in pursuance to Development Agreement dated 24.11.2017, that said **M/S. SAI CONSTRUCTION THROUGH PARTNER 1. MR. ASHOK GAURICHAND KHATRI, 2. MRS. JAYASHREE ASHOK KHATRI**, executed Power of Attorney in respect of piece and parcel of plot of land bearing Survey No. 15, Hissa No. 1, area admeasuring 1H-02R-84P i.e. 10284 sq. mtrs, out of total area admeasuring 1H-28R-70P Village Shirgaon, Taluka Ambernath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane,

Sub-Registration District Ulhasnagar-2 & 4, to **M/S. SHRI KRISHNA HOMES THROUGH PARTNER 1. MR. BHAVIN RAMESHCHANDRA PATEL, 2. MR. ANIL JAGANNATH TIWARI, 3. MR. ISHWAR NARAYAN PATEL**, said Power of Attorney duly registered at Sub-Registrar Office Ulhasnagar-2, under serial No. 15166/2017.

I have inspected all the relevant documents relating to the Title of the said property i.e. piece and parcel of plot of land bearing Survey No. 15, Hissa No. 1, area admeasuring 1H-02R-84P i.e. 10284 sq.mtrs, out of total area admeasuring 1H-28R-70P Village Shirgaon, Taluka Ambarnath, Dist Thane, within the limits of Kulgaon Badlapur Municipal Council, within registration District Thane, Sub-Registration District Ulhasnagar-2 & 4,

I hereby state and Certify that the title of the Owner **M/S. SAI CONSTRUCTION THROUGH PARTNER 1. MR. ASHOK GAURICHAND KHATRI, 2. MRS. JAYASHREE ASHOK KHATRI**, in respect of said properties is clear marketable and free from reasonable doubts and encumbrances.

I further certify that **M/S. SHRI KRISHNA HOMES** have right to develop and construct building on piece and parcel of plot of land bearing Survey No. 15, Hissa No. 1, area admeasuring 1H-02R-84P i.e. 10284 sq.mtrs, out of total area admeasuring 1H-28R-70P Village Shirgaon, Taluka Ambarnath, Dist Thane, within the limits of Kulgaon Badlapur Municipal Council, within registration District Thane, Sub-Registration District Ulhasnagar-2 & 4, in Accordance with the plans to be sanctioned and to sell and transfer the premises/flats/shops therein to the prospective purchasers.


S. N. Pathari
Advocate High Court
Mr. Sanman N. Pathari
B.Com.L.L.B.
ADVOCATE, HIGH COURT, MUMBAI,
Roll No. MAH/1168/2012.