

Dt. 24/05/2019

TITLE CERTIFICATE

All that pieces or parcel of land known **Gat No. /Hissa No. 37/3, Gat No./Hissa No. 31/2B, Gat No. /Hissa No. 37/2K, Mauje Chavane, Tal-Panvel, Dist. Raigad., total admeasuring area about 1-04-30 Hector.**

THIS IS TO CERTIFY THAT I have investigated the title and search of **M/s. SHIKHAR ENTERPRISES** through its Partner **MR. MADANLAL RATANLAL CHAPLOT AND OTHERS**, having address at **Flat No. 604, Kusum Anant Co-op. Hsg. Ltd., Plot No. 12, Final Plot No. 206/24, MCCH Society, Old Panvel-410 206., Dist. Raigad.,** as under:-

History of Lands

- A. The Original owner **Mr. Sunil Duklya Sonawale** has sold his share in joint property **Gat No. /Hissa No. 37/3**, admeasuring area about **0 Hector 18 R 30 Prati**, out of which **50% share i.e. 0 Hector 09 R 5 Prati**, (Total Admeasuring area **950 Sq. Mtrs.**), **Mauje- Chavane, Tal-Panvel, Dist. Raigad.,** to 1) **Mr. Jayantilal R. Masuriya**, 2) **Mr. Mahendra C. Jain**, 3) **Mr. Anil Kanji Nor**, 4) **Mr. Naresh R. Jain & 5) Mr. Manoj Radheshyam Nishkalank** by entering into an **Sale Deed (Khardikhat)** on dt. **01.07.2016**, which is duly registered in the office of Sub Registrar Panvel-3, vide its **Sr. No. PVL3-4191-2016, Receipt No. 5993, dt. 01.07.2016,**

The owner 1) **Mr. Sunil Dukhlya Sonavale**, has sold his share in joint property **Gat No. /Hissa No. 37/3**, admeasuring area about **0 Hector 19 R 0 Prati**, out of which **50%** share i.e. **0 Hector 9 R 5 Prati**, (Total Admeasuring area **950 Sq. Mtrs.**), **Mauje Chavane, Tal-Panvel, Dist. Raigad.**, to **M/s. Shikhar Enterprises** through its Partners 1) **Mr. Mahendra C. Jain**, & 2) **Mr. Madanlal Ratanlal Chaplot** by entering into an **Sale Deed (Khardikhat)** on **dt. 14.02.2017**, which is duly registered in the office of Joint Sub Registrar Panvel-1, vide its **Sr. No. PVL1-985-2017, Receipt No. 1338, dt. 14.02.2017**. (hereinafter referred to as **"The Said Land No. 1"**).

- B. Thereafter the above said document of Land No. 1 submitted to Talathi Office- Chavane, to register Mutation, accordingly by verifying all documents Talathi officer recorded Mutation Entry No. 1056 on that basis 7/12 Extract has been recorded the name of Developers/ Builders.
- C. The Original owner **Mr. Krupa Anil Patil & Mr. Ramdas Kisan Mharanvar** has sold his share in joint property **Gat No./Hissa No. 31/2B**, admeasuring area about **0 Hector 38 R 30 Prati** out of which **50 % share i.e. 19 R 15 Prati**, (Total Admeasuring area **1915 Sq. Mtrs.**), **Mauje Chavane, Tal-Panvel, Dist. Raigad.**, to 1) **Mr. Jayantilal R. Masuriya**, 2) **Mr. Mahendra C. Jain**, 3) **Mr. Anil Kanji Nor** 4) **Mr. Naresh R. jain**, 5) **Mr. Manoj Radheshyam Nishkalank** by entering into an **Sale Deed (Khardikhat)** on **dt. 01.07.2016**, which is duly registered in the

office of Sub Registrar Panvel-3, vide its **Sr. No. PVL3-4192-2016**,
Receipt No. 5994, dt. 01.07.2016.

The owner **Mr. Sunil Dukhlya Sonavale** has sold his share in joint property **Gat No. /Hissa No. 31/2B**, admeasuring area about **0 Hector 32 R 30 Prati**, out of which **50% share i.e. 0 Hector 19 R 15 Prati**, (Total Admeasuring area **1915 Sq. Mtrs.**), **Mauje Chavane, Tal-Panvel, Dist. Raigad.**, to **M/s. Shikhar Enterprises** through its Partners **1) Mr. Mahendra C. Jain, & 2) Mr. Madanlal Ratanlal Chaplot** by entering into an **Sale Deed (Khardikhat)** on **dt. 14.02.2017**, which is duly registered in the office of Joint Sub Registrar Panvel-1, vide its **Sr. No. PVL1-983-2017, Receipt No.1336, dt. 14.02.2017.** (hereinafter referred to as **"The Said Land No. 2"**).

D. Thereafter the above said document of Land No. 2 submitted to Talathi Office- Chavane, to register Mutation Entry, accordingly by verifying all documents Talathi officer recorded Mutation Entry No. 1062 on that basis 7/12 Extract has been recorded the name of Developers/ Builders.

E. The Original owner **1) Mr. Vasant Vithya Sonavale, 2) Mr. Santosh Sukrya Urf Sukhdev Sonavale, 3) Mr. Anand Sukrya Urf Sukhdev Sonavale, 4) Smt. Sunita Sukrya Urf Sukhdev Sonavale, 5) Smt. Pooja Pradip Kadam, & 6) Mr. Nivesh Bhaurao Mohite** has sold the said joint property **Gat No. /Hissa No. 37/2K**, admeasuring area about **Hector 0 R 47 R 0 Prati 0**, (Total Admeasuring area **4700 Sq. Mtrs.**), **Mauje Chavane, Tal-Panvel, Dist. Raigad.**, to **1) Mr. Sunil Dukhlya Sonavale, 2) Mr.**



Jayantilal R. Masuriya, 3) Mr. Mahendra C. Jain, 4) Mr. Anil Kanji Nor 5) Mr. Naresh R. Jain & 6) Mr. Manoj Radheshyam Nishkalank by entering into an Agreement for Sale (Sathekhat) on dt. 29.09.2016, which is duly registered in the office of Joint Sub Registrar Panvel-1, vide its Sr. No. PVL1-6597-2016, Receipt No. 10295, dt.29.09.2016. Thereafter both the parties entered in Sale Deed (Kharedikhat) on dt. 09.03.2017, which is duly registered in the office of Joint Sub Registrar Panvel-4, vide its Sr. No. PVL4-2443-2017, Receipt No. 3427, dt. 18.03.2017.

Thereafter the above said Mr. Sunil Dukhlya Sonavale, has owner of the 50% Shares of the above said Gat No. /Hissa No. 37/2K, admeasuring area about 0 Hectar 47 R 0 Prati, out of which 50% share i.e. 0 Hectar 23 R 5 Prati, (Total admeasuring area 2350 Sq. Mtrs.), Mauje Chavane, Tal-Panvel, Dist. Raigad., hence he again sold his shares to M/s. Shikhar Enterprises through its Partners 1) Mr. Mahendra C. Jain & 2) Mr. Madanlal Ratanlal Chaplot & Confirming party i.e. 1) Mr. Naresh R. Jain, 2) Mr. Manoj Radheshyam Nishkalank 3) Mr. Mahendra C. Jain, 4) Mr. Jayantilal R. Masuriya, 5) Mr. Anil Kanji Nor, has given their consent by entering into an Sale Deed (Khardikhat) on dt. 14.08.2017, which is duly registered in the office of Joint Sub Registrar Panvel-4, vide its Sr. No. PVL4-14056-2017, Receipt No. 19134, dt. 08.12.2017. (hereinafter referred to as “The Said Land No. 3).



- F. Thereafter the above said document of Land No. 3 submitted to Talathi Office- Chavane, to register Mutation Entry, accordingly by verifying all documents Talathi officer recorded Mutation Entry No. 1069 on that basis 7/12 Extract has been recorded the name of Developers/ Builders.
- G. The said Builders/Developers has become lawful owner of **Land No. 1 to 3** and submitted application to the Tahsildar for Non Agricultural (N.A.) of the said lands and also required permission for construction. Accordingly Tahsildar of Panvel submitted their letter पत्र क्र. क्र.मशा/ जमीनबाब-१/कात-१/बांधकाम परवानगी/ के.नं.६२/२०१७ dt. 13.03.2018 to the Collector of District Raigad, at Alibaug and the said Nagar Rachana & Mulya Nirdharan Vibhag Raigad, Alibaug (TPA) submitted their letter जा. क्र. ससनर.राअ/बि.शे./ बाप/मौजे चावणे/ता.पनवेल/सं.न. ३१/२ ब व इतर /१६८ dt. 22.01.2019 to the Collector of District Raigad, at Alibaug. Accordingly by considering the letters from Tahsildar of Panvel & Nagar Rachana & Mulya Nirdharan Vibhag Raigad, at Alibaug (TPA) the Collector of District Raigad, at Alibaug allowed the present Developer to construct the Residential plus commercial permission including converted the said lands into N.A. (Non Agricultural) & put some terms and conditions and which are detailed mentioned in their letter vide its No. क्र.मशा/एल.एन.ए.१(ब)/एस. आर.१०१/ २०१७, दि. १७.०५.२०१९.

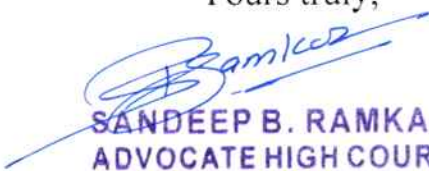
H. I have gone through the above papers and Xerox documents of title relating to the said Lands and certify the title of **M/s. SHIKHAR ENTERPRISES** through its Partner **MR. MADANLAL RATANLAL CHAPLOT AND OTHERS** is granted permission for construction of Residential cum commercial permission on **Gat No. /Hissa No. 37/3, Gat No./Hissa No. 31/2B, Gat No. /Hissa No. 37/2K, Mauje Chavane, Tal-Panvel, Dist. Raigad., total admeasuring area about 1-04-30.,** the ownership is appeared in the name of **M/s. SHIKHAR ENTERPRISES**.

I. **Opinion** **M/s. SHIKHAR ENTERPRISES** are lawful and absolute owner of the said land mentioned above, it is clear, marketable, and free from all encumbrances.

Perused Documents :-

- a. Agreements
- b. 7/12 Extracts
- c. Mutations Entireties
- d. Commencement Certificate,

Yours truly,


SANDEEP B. RAMKAR
ADVOCATE HIGH COURT