

VASANT N. RAHANE

B.Com. LL.B.

ADVOCATE HIGH COURT [MUMBAI]

Off.:- Opp. 'A' Block No-325, Kurla Camp, Hanuman Mandir Road, Ulhasnagar-4

DATE : - 15.06.2022

T I T L E C E R T I F I C A T E

Description of the Property:-

All that piece and parcel of land property lying and situated at Village:- Manjarli, Taluka – Ambernath, Bearing **Survey No. - 47, Hissa No. - 41, Plot No-15 & Survey No. - 47, Hissa No - 42, Plot No-16 & Survey No. - 47, Hissa No. - 43, Plot No-17.** Total Area admeasuring about **835.29 Sq. Mtrs**, lying within the limits of Kulgaon Badlapur Municipal Council, Taluka-Ambarnath and Sub-Registration – Ulhasnagar-2,3 & 4, Dist. Registration-Thane.

Tracing of Title:-

The Property hereinabove mentioned i.e. property situated at Village:- Manjarli, Taluka – Ambernath, Bearing **Survey No. - 47, Hissa No. - 41, Plot No-15 & Survey No. - 47, Hissa No - 42, Plot No-16 & Survey No. - 47, Hissa No. - 43, Plot No-17.** Total Area admeasuring about **835.29 Sq. Mtrs** lying within the limits of Kulgaon Badlapur Municipal Council, Taluka-Ambarnath and Sub-Registration – Ulhasnagar-2,3 & 4, Dist. Registration-Thane. (Hereinafter for the sake of brevity referred to as the **“SAID PROPERTY”**).



The above said property in the government revenue record shows that Village:- Manjarli, Taluka – Ambernath, Bearing **Survey No. - 47, Hissa No. - 41, Plot No - 15** previously owned and possessed by Shri Prabhakar Bhaskar Lavhate & Bearing **Survey No. - 47, Hissa No. - 42, Plot No - 16** previously owned and possessed by Smt. Vanita Dhondiram Chambawani & Bearing **Survey No. - 47, Hissa No. - 43, Plot No - 17** previously owned and possessed by Smt. Urmila Laxman Lavhate. On dated 21.08.2017 the said owners through its power of attorney holder 1) Shri. Jagdish Ramji Velani, 2) Shri Dinesh N. Patel, 3) Shri Navin N. Patel on their behalf District Deputy Registrar, Thane to Amber Darshan Co-Operative Housing Society Ltd., through its Secretary Smt. Usha Eknath Rathod and President Shri Pandurang Parshuram Khapre and Treasurer Shri Santhosh Dhondu Manjalkar entered into Deem Conveyance Deed vide registration number 11036/2017 at Sub Registration Office, Ulhasnagar-2, Dist.-Thane. After that on government revenue record on 7/12 extract the owner of the said above mentioned plot is in the name of Amber Darshan Co-Operative Housing Society Ltd. Bearing **Survey No. - 47, Hissa No. - 41, Plot No - 15** through Mutation Entry No - 1817 & Bearing **Survey No. - 47, Hissa No. - 42, Plot No - 16** through Mutation Entry No - 1818 & Bearing **Survey No. - 47, Hissa No. - 43, Plot No - 17** through Mutation Entry No - 1809.

On Dated - 18.05.2022 **Re-Development Agreement** was registered between Amber Darshan Co-Operative Housing Society through 1) Mr. Vijay Vasant Chavhan 2) Smt. Deepawali Vijay Chavhan, 3) Smt. Meena Yashwant Jawale, 4) Amber Darshan CHS Ltd. Through it its President Shri Pandurang Parshuram Khapre 5) Shri Pravin Mahadev Gokhale, 6) Smt. Madhavi Mahadev Gokhale, 7) Shri Sandeep Vijay Manjarekar Through its Power of Attorney Sau. Swara Sandeep Manjarekar 8) Shri Narayan Waman Parab, 9) Shri Vijay Vasant Chavhan, 10) Shri Bhimrao Pandurang More, 11) Shri Bharat Gajanan Chwodankar, 12) Shri Baliram Ramchandra Rathod, 13) Amar Prabhakar Gadade, 14)



Smt. Rasika Amar Gadade, 15) Shri Raghunath Jaitu Kalibe, 16) Shri Girish Vaman Dalvi 17) Shri Prakash Vitthal Suyarao, 18) Shri Ravindra Shantaram Sawant, 19) Amber Darshan CHS Ltd. Through its Treasurer Shri Santosh Dhondu Manjalkar, 20) Smt. Sandya Santosh Manjalkar, 21) Shri Amar Prabhakar Gadade, 22) Magdumma Mojasin Patwaygar, 23) Amber Darshan CHS Ltd. through its Secretary Shri Avinash Dattatray Thorat, 24) Smt. Sheetal Avinash Thorat, 25) Smt. Manisha Surendra Kashid, 26) Shri Swapnil Yashwant Jawale, 27) Smt. Swati Pankaj Majale before marriage Miss Swati Gorakh Patil

Party of First Part

and

M/s Varad Infra through its partners, 1) Shri Kunal Vijay Tawade, 2) Shri Amol Jayant Purohit, 3) Shri Guatam Pandharinath Ghoderao, 4) Shri Harshad Nishikant Salvi, 5) Shri Mehadul Islam Mondal **Party of Second Part** for the above said land area of said land is **835.29 Sq. Mtrs** Sq. Mtrs and same was registered at Sub-registrar office Ulhasnagar-2 vide registration number – 8551/2022 dated 18.05.2022.

Certificate of Title

I have gone through the necessary records and documents which are made available to me by M/s Varad Infra through its partners 1) Shri Kunal Vijay Tawade, 2) Shri Amol Jayant Purohit, 3) Shri Guatam Pandharinath Ghoderao, 4) Shri Harshad Nishikant Salvi, 5) Shri Mehadul Islam Mondal as under:

1. 7/12 Extract of the said property.
2. Mutation Entries.
3. Copy of Registered Chain of Deeds.
4. Search Report of last 30 years i.e. year 1992 to 13/06/2022, at the office of the Sub-Registrar, Ulhasnagar-2 at Badlapur, dated 13/06/2022 issued by Mrs. S.S.Mulani-Searcher.



That I have verified and inspected all the documents as mentioned above and I come to conclusion that above said property is free from any mortgages, charges etc. and I have gone through the Search Report of last 30 years i.e. year 1992 to 13/06/2022, issued by Mrs. S.S.Mulani-Searcher and I have not come across anything affecting the title of the said property.

That after perusal of all relevant documents and search of the records in the office of the Sub-Registrar at Ulhasnagar-2 in respect of the said property. I have come to the conclusion that M/s Varad Infra has absolute Re-development rights of said property and the said property is free from all encumbrances and free all doubts and bears good marketable title.

Signed and Delivered under my hands on this **15th** day of **June, 2022.**



[VASANT N. RAHANE]

ADVOCATE