

TO WHOMSOEVER IT MAY CONCERN**TITLE CERTIFICATE**

Reg:- **ALL THOSE** piece and parcel of land lying, being and situate at Village **MOHANE**, Taluka Kalyan, District Thane bearing Old Survey No. 46, Hissa No. 13(part) / 19 (part), New Survey No. 46, Hissa No. 13 (A) area admeasuring 1150 sq. metres i.e. 0-11-5 (H-R-P) within the limits of Kalyan Dombivli Municipal Corporation together with all easement rights etc. belonging to **Smt. Shardabai Pandurang Tare and others**.

READ:-

1. Extracts of 7/12 & Village Extract 8A.
2. Relevant Mutation Entries No. 55, 234, 248, 335, 372, 954, 1821, 1882, 1999 & 2088.
3. Certificate of Area of Survey No. 46 issued by the Village-Mohane, Talathi-Saja-Ambivali.
4. Certificate of Non available Mutation Entry No. 55, 234, 248, 335, 372 issued by the Village-Mohane, Talathi-Saja-Ambivali.
5. Order passed under section 8(3) of the Urban Land (Ceiling and Regulation) Act, 1976 bearing No. ULC / ULN / 6(1)/SR-35 dated 20/02/1982 Office of the Competent Authority, Ulhasnagar Urban Agglomeration, Thane.
6. Order passed to vacate the name of Maharashtra Shasan from Revenue record the Urban Land (Ceiling and Regulation) Act, 1976 bearing No. ULC / ULN / 6(1)/SR-35 dated 14/02/2011 Office of by Dy. Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane.
7. Development Agreement dated 07/02/2013 executed between **Smt. Sharada Pandurang Tare and others** as Owners and **Shri Champalal S. Mutha(HUF)** through head- **Shri Champalal S. Mutha** as Developers and same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.1017/2013 dated 07/02/2013
8. Development Agreement dated 21/10/2013 executed between **Smt. Sharada Pandurang Tare and others** as Owners and with the consent of **Shri Champalal S. Mutha(HUF)** through head- **Shri Champalal S. Mutha** as Developers assign, transfer, convey development rights to **M/s. Sai Developers, a Partnership Firm** and same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 7641/2013 dated 22/10/2013
9. Confirmation Deed dated 30/10/2013 executed between **Shri Anil Pandurang Tare** as Owners to **M/s. Sai Developers, a Partnership Firm** and same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 7915/2013 dated 30/10/2013.
10. Development Agreement dated 08/11/2017 executed between **M/s. Sai Developers, a Partnership Firm** through its partners-Sanjay Bhagirathmal Agarwal and others - as Developers/Vendor assign, transfer, convey the development rights to **M/s. Sai Raj Developers, a Partnership Firm** and the same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 11898/2017 dated 08/11/2017.
11. Deed of Easement in view of Memorandum of Understanding dated 21/02/2014 executed between **M/s. Shree Balaji Developers** through its authorized partner Mr. Bharat Jogindemath Malik to **M/s. Sai Raj Developers, a Partnership Firm** and the same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 1328/2014 dated 24/02/2014.



12. **Deed of Easement** in view of Indenture of Easement Rights dated 17/11/2017 executed between Shri Sanjay Bhagirathmal Agrawal and one to Sairaj Developers, a Partnership Firm and the same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 12357/2017 dated 17/11/2017.

13. Search Report.

It appears that one **Smt. Shardabai Pandurang Tare** is the owners of the above mentioned properties as per internal unregistered Partition and said partition was effective by Mutation No. 954.

It appears that the under H.C Order the said land is surplus.

It appears that in view of surplus land the name of the Maharashtra Shasan Incorporated in 7/12 extract of the said property by Mutation Entry No. 1821.

It appears that in view of order passed on 14/02/2011 the name of the Maharashtra Shasan vacated from 7/12 extract by Mutation Entry No. 1882.

It appears that by and under **Development Agreement** dated 07/02/2013 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 1017/2013 dated 07/02/2013 **Shri. Smt. Shardabai Pandurang Tare** and others granted the development rights to **Shri. Champalal Somnath Mutha (HUF)** through its head - **Shri. Champalal Somnath Mutha** as Developers.

It appears that by and under **Development Agreement** dated 21/10/2013 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 7641/2012 dated 21/10/2013 **Smt. Shardabai Pandurang Tare** and others the Owners with the consent of **Shri. Champalal Somnath Mutha (HUF)** through its head - **Shri. Champalal Somnath Mutha** as Developers granted the development rights to **M/s. Sai Developers**, a Partnership Firm through its partners-**Sanjay Bhagirathmal Agarwal** and others as Developers. It reveals that the development rights of the **Shri. Champalal Somnath Mutha (HUF)** extinguish forever in the above said property.

It appears that by and under **Development Agreement** dated 30/10/2013 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 7915/2013 dated 30/10/2013 **Shri. Amit Pandurang Tare** the Owners granted the development rights by Confirmation Deed to **M/s. Sai Developers**, a Partnership Firm through its partners-**Sanjay Bhagirathmal Agarwal** and others as Developers.

It appears that by and under **Development Agreement** dated 08/11/2017 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 11898/2017 dated 08/11/2017 **M/s. Sai Developers**, a Partnership Firm through its partners-**Sanjay Bhagirathmal Agarwal** and others as Developers granted the sub-development rights to **M/s. Sairaj Developers**, a Partnership Firm through its partners-**Shri. Vikas M. Kokane** and others as Developers.

It appears on the 7/12 extract in other column the charge of mortgage vide Mutation Entry No. 55.

I have also gone through the search report and the same does not reveal any entry which may fall in the category of encumbrances over the said property.

On perusal of the above mentioned documents, I am of the opinion that and I hereby certify that the title of the owners to the said property is clear, marketable and free from encumbrances and doubts, subject to clearance of charge of mortgage as shown in Mutation Entry No. 55 and **M/s. SAIRAJ DEVELOPERS** by and under the powers and authorities vested in them under the above recited agreement is well and sufficiently entitled for development of said property with the permission of the Competent Authority.

KALYAN.
Date. 18/11/2017



(VILAS C. DOLE)
ADVOCATE, KALYAN

TO WHOMSOEVER IT MAY CONCERN**TITLE CERTIFICATE**

Reg:- ALL THOSE piece and parcel of land lying, being and situate at Village MOHANI, Taluka Kalyan, District Thane bearing Old Survey No. 46, Hissa No. 13(part) / 19 (part), New Survey No. 46, Hissa No. 13 (B) area admeasuring 1200 sq. metres i.e. 0-12-00 (H-R-P) within the limits of Kalyan Dombivli Municipal Corporation together with all easement rights etc. belonging to Shri Ananta Dattu Tare and others.

READ:-

1. Extracts of 7/12 & Village Extract 8A.
2. Relevant Mutation Entries No. 55, 234, 248, 335, 372, 954, 1258, 1821, 1882, 1998 & 2081
3. Certificate of Area of Survey No. 46 issued by the Village-Mohane, Talathi-Saju-Ambivali.
4. Certificate of Non available Mutation Entry No. 55, 234, 248, 335, 372 issued by the Village-Mohane, Talathi-Saju-Ambivali.
5. Order passed under section 8(3) of the Urban Land (Ceiling and Regulation) Act, 1976 bearing No. ULC / ULN / 6(1)/SR-35 dated 20/02/1982 Office of the Competent Authority, Ulhasnagar Urban Agglomeration, Thane.
6. Order passed to vacate the name of Maharashtra Shusan from Revenue record the Urban Land (Ceiling and Regulation) Act, 1976 bearing No. ULC / ULN / 6(1)/SR-35 dated 14/02/2011 Office of by Dy. Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane.
7. Development Agreement dated 05/09/2012 executed between Shri Ananta Dattu Tare and others as Owners and Shri Champalal S. Mutha(HUF) through head- Shri Champalal S. Mutha- as Developers and same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.7672/2012 dated 05/09/2012.
8. Development Agreement dated 21/10/2013 executed between Shri Ananta Dattu Tare and others as Owners and with the consent of Shri Champalal S. Mutha(HUF) through head- Shri Champalal S. Mutha- as Developers assign, transfer, convey development rights to M/s. Sai Developers, a Partnership Firm and same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 7640/2013 dated 22/10/2013
9. Development Agreement dated 08/11/2017 executed between M/s. Sai Developers, a Partnership Firm through its partners-Sanjay Bhagirathmal Agarwal and others - as Developers/Vendor assign, transfer, convey the development rights to M/s. Sairaj Developers, a Partnership Firm and the same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 11898/2017 dated 08/11/2017.
10. Deed of Easement in view of Memorandum of Understanding dated 21/02/2014 executed between M/s. Shree Balaji Developers through its authorized partner Mr. Bharat Joginadernath Malik to M/s. Sairaj Developers, a Partnership Firm and the same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 1328/2014 dated 24/02/2014.
11. Deed of Easement in view of Indenture of Easement Rights dated 17/11/2017 executed between Shri Sanjay Bhagirathmal Agrawal and one to M/s. Sairaj Developers, a Partnership Firm and the same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 12357/2017 dated 17/11/2017.
12. Search Report.



It appears that one **Shri Ananta Dattu Tare** is the owners of the above mentioned properties as per internal unregistered Partition said partition was effective by **Mutation No. 954**.

It appears that the under T.L.C Order the said property is surplus.

It appears that in view of surplus land the name of the Maharashtra Shasam incorporated in 7/12 extract of the said property by Mutation Entry No. 1821.

It appears that in view of order passed on 14/02/2011 the name of the Maharashtra Shasam deleted from 7/12 extract by Mutation Entry No. 1882.

It appears that by and under **Development Agreement** dated 05/09/2012 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.7672/2012 dated 05/09/2012 **Shri Ananta Dattu Tare** and others granted the development rights to **Shri. Chompalal Sonnath Mutha (HUF)** through its head - **Shri. Chompalal Sonnath Mutha** as Developers.

It appears that by and under **Development Agreement** dated 21/10/2013 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.7640/2013 dated 21/10/2013 **Shri Ananta Dattu Tare** and others the Owners with the consent of **Shri. Chompalal Sonnath Mutha (HUF)** through its head - **Shri. Chompalal Sonnath Mutha** as Developers granted the development rights to **M/s. Sai Developers**, a Partnership Firm through its partners-Sanjay Bhaginathmal Agarwal and others as Developers. It reveals that the development rights of the **Shri. Chompalal Sonnath Mutha (HUF)** extinguish forever in the above said property.

It appears that by and under **Development Agreement** dated 08/11/2017 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.11898/2017 dated 08/11/2017 **M/s. Sai Developers**, a Partnership Firm through its partners-Sanjay Bhaginathmal Agarwal and others as Developers granted the sub-development rights to **M/s. Sairaj Developers**, a Partnership Firm through its partners-**Shri Vilas M. Kokane** and others as Developers.

It appears on the 7/12 extract in other column the charge of mortgage vide Mutation Entry No. 55.

I have also gone through the search report and the same does not reveal any entry which may fall in the category of encumbrances over the said property.

On perusal of the above mentioned documents, I am of the opinion that and I hereby certify that the title of the owners to the said property is clear, marketable and free from encumbrances and doubts, subject to clearance of charge of mortgage as shown in Mutation Entry No. 55 and **M/s. SAIRAJ DEVELOPERS** by and under the powers and authorities vested in them under the above recited agreement is well and sufficiently entitled for development of said property with the permission of the Competent Authority.

KALYAN.
Date:18/11/2017



18/11/2017
(VILAS C. DOLE)
ADVOCATE, KALYAN

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

Reg:- ALL THOSE piece and parcel of land lying, being and situate at Village MOHANE, Taluka Kalyan, District Thane bearing Old Survey No. 46, Hissa No. 13(part) / 17 (part), New Survey No. 46, Hissa No. 13 (C) area admeasuring 2350 sq. metres i.e. 0-23-50 (H-R-P) within the limits of Kalyan Dombivli Municipal Corporation together with all easement rights etc. belonging to **Shri Udaji Dharma Tare and others**,

READ:-

1. Extracts of 7/12 & Village Extract 8A,
2. Relevant Mutation Entries No. 55, 234, 248, 335, 372, 954, 1821, 1882, 1948, 1998 & 2081
3. Certificate of Area of Survey No. 46 issued by the Village-Mohane, Talathi-Saja-Ambivali.
4. Certificate of Non available Mutation Entry No. 55, 234, 248, 335, 372 issued by the Village-Mohane, Talathi-Saja-Ambivali.
5. Order passed under section 8(3) of the Urban Land (Ceiling and Regulation) Act, 1976 bearing No. ULC / ULN / 6(1)/SR-35 dated 20/02/1982 Office of the Competent Authority, Ulhasnagar Urban Agglomeration, Thane.
6. Order passed to vacate the name of Maharashtra Shasan from Revenue record the Urban Land (Ceiling and Regulation) Act, 1976 bearing No. ULC / ULN / 6(1)/SR-35 dated 14/02/2011 Office of by Dy. Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane.
7. Development Agreement dated 05/09/2012 executed between Shri Udaji Dharma Tare and others as Owners and M/s. Sairaj Developers, a Partnership Firm as Developers and same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.2929/2012 dated 02/04/2012.
8. Confirmation Deed dated 30/01/2014 executed between Shri Dattatray Kashinath Tare and 4 as Owners to M/s. Sairaj Developers, a Partnership Firm and same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 752/2014 dated 30/01/2014.
9. Deed of Easement in view of Memorandum of Understanding dated 21/02/2014 executed between M/s. Shree Balaji Developers through its authorized partner Mr. Bharat Joginokarnath Malik to M/s. Sairaj Developers, a Partnership Firm and the same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 1328/2014 dated 24/02/2014.
10. Deed of Easement in view of Indenture of Easement Rights dated 17/11/2017 executed between Shri Sanjay Bhugirathmal Agrawal and one to M/s. Sairaj Developers, a Partnership Firm and the same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 12357/2017 dated 17/11/2017.
11. Search Report.

It appears that one **Shri Udaji Dharma Tare** is the owners of the above mentioned properties as per internal unregistered Partition and said partition was effective by Mutation No. 954.

It appears that the under ULC Order the said land is surplus.

It appears that in view of surplus land the name of the Maharashtra Shasan incorporated in 7/12 extract of the said property by Mutation Entry No. 1821.



It appears that in view of order passed on 14/02/2011 the name of the Mahanashra Shisan deleted from 7/12 extract of the said property by Mutation Entry No. 1882.

It appears that by and under **Development Agreement** dated 02/04/2012 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.2929/2012 dated 02/04/2012 **Shri Udaaji Dhurma Ture and others** granted the development rights to **M/s. Sairaj Developers**, a Partnership Firm as Developers.

It appears that by and under **Development Agreement** dated 30/01/2014 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.752/2014 dated 30/01/2014 **Shri Dattatray Kashinath Tare & 4 the Owners** granted the development rights by Confirmation Deed to **M/s. Sairaj Developers**, a Partnership Firm through its partners- **Shri Vikas M. Kokane and others** as Developers.

It appears that said **Confirmation Deed** dated 30/01/2014 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.752/2014 dated 30/01/2014 **Shri Dattatray Kashinath Tare & other the Owners** have file a Civil suit bearing Spt. Civil Suit No. 296/2012 for partition and for cancellation of **Development Agreement** dated 02/04/2012 of **M/s. Sairaj Developers**, a Partnership Firm as Developers and in the said Confirmation Deed they have admitted and gave no objection that the Developers have every right to delete the said property from the said suit as well as right to develop the said property. There is no impediment order to develop the said Property.

It appears on the 7/12 extract in other column the charge of mortgage vide Mutation Entry No. 55.

I have also gone through the search report and the same does not reveal any entry which may fall in the category of encumbrances over the said property.

On perusal of the above mentioned documents, I am of the opinion that and I hereby certify that the title of the owners to the said property is clear, marketable and free from encumbrances and doubts, subject to clearance of charge of mortgage as shown in Mutation Entry No. 55 and **M/s. SAIRAJ DEVELOPERS** by and under the powers and authorities vested in them under the above recited agreement is well and sufficiently entitled for development of said property with the permission of the Competent Authority.

KALYAN,
Date:18/11/2017



18/11/2017
(VILAS C. DOLE)
ADVOCATE, KALYAN

VILAS C. DOLE

Room, LL.B.

Advocate, Mumbai

विलास चं. डोले,

रो. एम. एल.बी.

वकील, मुंबई.

Aad-F, Topsi Pankh Chawl, Near Old IT C, Kalyan (W) 421 301, Dist Thane (M.S) (Mob) 9224 381 706 15610 9323 602 933 Vilas@vcdole.com

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

Reg:- ALL THOSE piece and parcel of land lying, being and situate at Village **MOHANE**, Taluka Kalyan, District Thane bearing Old Survey No. 46, Hissa No. 16(part), New Survey No. 46, Hissa No. 16 area admeasuring 400 sq. metres i.e. 0-04-00 (H-R-P) within the limits of Kalyan Dombivli Municipal Corporation together with all easement rights etc. belonging to **Shri Tukaram Motiram Patil and others.**

READ:-

1. Extracts of 7/12 & Village Extract 8A.
2. Relevant Mutation Entries No. 607, 698, 1083, 1785.
3. **Certificate of Area** of Survey No. 46 issued by the Village-Mohane, Talathi-Saji-Ambivali.
4. **Development Agreement** dated 21/07/2011 executed between **Shri Tukaram Motiram Patil and others** as Owners and **M/s. Sairaj Developers**, a Partnership Firm as Developers and same is registered in the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.7885/2011 dated 21/07/2011.
5. **Deed of Easement** in view of Memorandum of Understanding dated 21/02/2014 executed between **M/s. Shree Balaji Developers** through its authorized partner **Mr. Bharat Joginder Nath Malik** to **M/s. Sairaj Developers**, a Partnership Firm and the same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 1328/2014 dated 24/02/2014.
6. **Deed of Easement** in view of Indenture of Easement Rights dated 17/11/2017 executed between **Shri Sanjay Bhagratram Agrawal and one** to **M/s. Sairaj Developers**, a Partnership Firm and the same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 12357/2017 dated 17/11/2017.
7. Search Report.

It appears that **Tukaram Motiram Patil and others** is the owners of the above mentioned property as per unregistered Internal Partition and said partition was effective by Mutation No. 1083.

It appears that by and under **Development Agreement** dated 21/07/2011 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.7885/2012 dated 21/07/2011 **Shri Tukaram Motiram Patil and others** granted the development rights to **M/s. Sairaj Developers**, a Partnership Firm as Developers.

I have also gone through the search report and the same does not reveal any entry which may fall in the category of encumbrances over the said property.

On perusal of the above mentioned documents, I am of the opinion that and I hereby certify that the title of the owners to the said property is clear, marketable and free from encumbrances and doubts the said **M/s. SAIRAJ DEVELOPERS** by and under the powers and authorities vested in them under the above recited agreement is well and sufficiently entitled for development of said property with the permission of the Competent Authority.

KALYAN.

Date:18/11/2017



10/11/2017
(VILAS C. DOLE)
ADVOCATE, KALYAN