

Flat No. B/204,
Ram-Isha Apartment,
Indralok, Phase - 1,
Bhayander (E) - 401 105.
Tel.: 6524 1109.

**S. P. SINGH
VIKAS SINGH
V. P. SINGH**
ADVOCATES HIGH COURT

Tel. : 2897 8981
Markande Niwas, H. T. Road,
Kajupada, Borivali (E),
Mumbai - 400 066.
vedprakashsingh7@yahoo.com

TITLE CERTIFICATE

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that We have taken the search and investigated the title in respect of land property bearing Old Survey No. 215, corresponding New Survey No. 198, Hissa No. 1, admeasuring H-1 R-87 P-00 equivalent to 187 Gunthas or 18700 Sq. Meters of Revenue Village NAVGHAR, Taluka and District Thane, situate, lying and being at Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, in the Registration District and Sub-District of Thane, (hereinafter referred to as "The Said Entire Land/Property"), which Originally belonged to The Estate Investment Co. Pvt. Ltd., however (1) SHRI JANARDAN PADMAN, (2) SHRI BISTUR NARAYAN, (3) SHRI JANYA SOWAR PATIL, (4) VENUBAI MANGLU PATIL, (5) SHRI WAMAN PADMAN and (6) SHRI BHAU PADMAN, hereinafter referred to as "the Original Tenants" had been in use, enjoyment, occupation and possession of the entire lands according to their holdings and by cultivation of the said entire lands as described hereunder from the time immemorial and prior to the tiller's day i.e. 1.4. 1957 and by a Mutation Entry No.859 Dated 19/12/1950 and accordingly their names were recorded as protected 'Kul' in the Land Records of the said entire property as per their area of cultivation under the provisions of B.T. & A. L. Act, 1948.

AT TIMES ALL THE ORIGINAL TENANTS had died leaving behind them their respective heirs who had continued the cultivation of the said entire lands and their names were also recorded in the land records with relevant mutation entries. One of the protected agricultural tenant VENUBAI MANGLU PATIL died in the year 1980 leaving behind Smt. MANKUBAI

RAMCHANDRA BHOIR as her only Legal Heirs, she also died in the year 2000, leaving behind her legal heirs namely ; (1) SMT. JAIWANTIBAI KESARINATH THAKUR (Married Daughter), (2) SHRI JAGANNATH RAMCHANDRA BHOIR (Son), (3) SHRI ROHIDAS RAMCHANDRA BHOIR (Son), and (4) SHRI KAMLAKAR RAMCHANDRA BHOIR (Son), who are jointly entitled for the estates of the deceased and after the death of the said original tenants i.e. their mother and all of them were cultivating the part of the said entire lands according to their holding and cultivation. Accordingly the names of the heirs of late VENUBAI MANGLU PATIL was entered and recorded in the land records according to their holding under Mutation Entry No.591 as protected tenants.

THAT by way of writing dated 21st day of February 2005, (1) SMT. JAIWANTIBAI KESARINATH THAKUR, (2) SHRI JAGANNATH RAMCHANDRA BHOIR, (3) SHRI ROHIDAS RAMCHANDRA BHOIR, and (4) SHRI KAMLAKAR RAMCHANDRA BHOIR, granted certain rights in respect of the land admeasuring 31 Gunthas of their sole holdings forming the part of the land more particularly described hereunder and thereby agreed to sell, assign and transfer the rights vested in them on 'as is where is basis' in respect of the part of the said entire property subject to the clearance of title as per the provisions of law as provided under the B.T. & A. L. Act, 1948, in favour of MRS. SHASHIKALA ROHIDAS BHOIR, SHRI VISHAL CHANDRAKANT MHATRE AND SHRI KUSHALSINGH TAKHATSINGH MERTIYA for a consideration price and on the terms and conditions more precisely mentioned in the said writing. Simultaneously the said Owners and tenants namely tenants SMT. JAIWANTIBAI KESARINATH THAKUR & OTHERS had also executed an Irrevocable General Power of Attorney dated 21/02/2005 to and in favour of (1) MRS. SHASHIKALA ROHIDAS BHOIR, (2) VISHAL CHANDRAKANT MHATRE and (3) SHRI KUSHALSINGH

TAKHATSINGH MERTIYA, and thereby granted various powers and authorities as mentioned therein in respect of the said property.

THAT the said all the heirs of all the 6 original tenants applied for the purchase of the said lands and similarly the said Tenants through their Constituted Attorney Shri Kushalsingh Takhatsingh Mertiya applied to the Tahsildar and Agricultural Land Tribunal, Thane for the purchase of the said lands as provided U/s. 32G the Bombay Tenancy & Agricultural Lands Act, 1948. The Estate Investment Co. Pvt. Ltd the original owners of the said entire lands by their statement in writing dated 11/7/2006 filed before the said Tribunal admitted the rights and status of the said tenants abovenamed. Pursuant thereto the learned Tahsildar Thane granted the permission U/s.32G of the said Act, and allowed the tenants to purchase the said lands under the said provisions of law and granted the certificate U/s.32M of Bombay Tenancy & Agricultural Lands Act bearing vide Certificate No.32M/No.LSP-I-III-P-176 C. No.24/46/2006 dated 22/09/2006 and accordingly the said tenants have purchased the said entire property as per their respective holdings and cultivation and became the owners of the said entire property as recorded in the Land Records under Mutation Entry No.766. In the manner aforesaid the entire tenant's became the absolute owners of the said property.

IN FURTHERANCE the said owners through their Constituted Attorney Shri Kushalsingh Takhatsingh Mertiya applied to the Sub Divisional Officer, Thane for necessary sale permissions to develop the said entire property and sale thereof, which was granted by the Ld. Sub Divisional Officer Thane U/s. 43(1) of B.T. & A. L. Act, 1948 under vide Certificate No.TD/TABLE-6/KUV/VP/SR-66/2007 dated 26/04/2007, thus the said Shri Kushalsingh Takhatsingh Mertiya alongwith the other co-owners herein own the lands as freehold.

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THIS IS TO CERTIFY THAT the said owners after acquiring all the permission as mentioned hereinabove from the concerned authorities decided to carry out the partition of the said entire property according to the area of their respective holdings and cultivations. The said Owners by a registered Partition Deed dated 31/12/2006 registered under Sr. No.11017/2006 whereby all the heirs of the original Tenants have divided their holdings and shares in respect of the said entire properties based on the area under their respective possession and accordingly their names are recorded in Mutation Entry No.868 dated 16/05/2007 and certified on 04/06/2007. As per the Deed of Partition the Owners (1) Smt. Jaiwantibai Kesarinath Thakur, (2) Shri Jagannath Ramchandra Bhoir, are jointly seized, possessed and/or well and sufficiently entitled for the land admeasuring 1577.00 Sq. Meters out of the said entire Property and (3) SHRI ROHIDAS RAMCHANDRA BHOIR, And (4) SHRI KAMLA KAR RAMCHANDRA BHOIR, are jointly seized, possessed and/or well and sufficiently entitled for the lands admeasuring 1523.00 Sq. Meters out of the said entire property and accordingly the names of the Owners are mutated into the Land Records i.e. 7/12 extract of the said entire property. Thus the Owners are collectively entitled for 3100 Sq. Meters of lands out of the said entire property, hereunder written, hereinafter referred to as "the said property".

THAT the said owners (1) SMT. JAIWANTIBAI KESARINATH THAKUR, (2) SHRI JAGANNATH RAMCHANDRA BHOIR, (3) SHRI ROHIDAS RAMCHANDRA BHOIR and (4) SHRI KAMLA KAR RAMCHANDRA BHOIR all jointly through their Constituted Attorney SHRI VISHAL CHANDRAKANT MHATRE had executed an Irrevocable General Power of Attorney dated 28/03/2007 duly registered under Doc. No.TNN-4/02833/2007 dated 28/03/2007 to and in favour of Shri Kushalsingh Takhsat Singh Mertiya and

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thereby granted various powers and authorities more precisely described in the said power of attorney interalia to sell the said property and execute conveyance thereof.

IN THE MANNER AFORESAID the said Shri Kushalsingh Takhsatsingh Mertiya & Others have purchased and acquired the said property from its Owners and all such person or persons having rights or claims in any manner in respect of the said property, free from all encumbrances, claims and demands and accordingly the said Shri Kushalsingh Takhsatsingh Mertiya & Others are seized, possessed and/or well and sufficiently entitled for the said property.

THAT the said Shri Kushalsingh Takhsatsingh Mertiya & Others after acquiring the said property amalgamated the adjoining properties and made a single layout plan through their Architect and submitted the same to Mira Bhayander Municipal Corporation for its sanctions and approvals and accordingly the Mira Bhayander Municipal Corporation had sanctioned plan and granted permissions and approvals to construct the buildings in respect of the said property. Accordingly the Mira Bhayander Municipal Corporation has granted its sanctions and approvals and issued a Commencement Certificate (C.C.) vide No.MB/MNP/NR/ 1127/2016-17 dated 14/06/2016 issued by MBMC for construction of 7 Buildings as mentioned therein as per the sanctioned plan.

THIS IS TO FUTRHER CERTIFY that the said owners Smt. Jaiwantibai Kesarinath Thakur & Others alongwith Shri Kushalsingh Takhsatsingh Mertiya & Others, after acquiring the rights of development, construction of building and sale of flats from the parties above named and after acquiring the requisite permissions, sanctions and approvals from the authorities concerned, have assigned and transferred the aforesaid development rights

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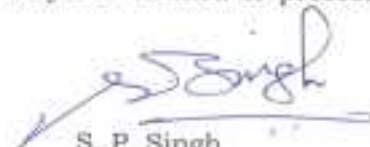
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in respect of One building being Building Type-A, Wing No.6 by consuming FSI being Stilt +7 Upper Floors as per sanctioned plan on the part of the said property to M/s. LAXMI ASSOCIATES, a partnership firm having its address at G/2, Ground Floor, New Sai Charan Complex Building No.1 CHS. Ltd., Prabhakar Dattu Mhatre Marg, Behind Goddev Village, Bhayander (E), Tal. & Dist. Thane-401105, by a Development Agreement dated 02/09/2016, duly registered under Doc. No.TNN-4/4178/2016 dated 03/09/2016 and a General Power of Attorney dated 02/09/2016 duly registered under Doc. No.TNN-4/4179/2016 dated 03/09/2016 with all powers to deal with the said property and said rights including sale of flat and execute Conveyance in favour of Co Operative Housing Society formed by the flat purchasers.

FROM the Revenue records, searches and documents placed before us and duly verified, examined and investigated by us, we hereby CERTIFY that the title of the Owners as named hereinabove in respect of the said property is clear, marketable and free from all encumbrances.

THUS the rights of development and construction of building/s and sale of flats granted, conferred and assigned to M/s. LAXMI ASSOCIATES as within mentioned is valid and subsisting and they are entitled to proceed with.

Place: BHAYANDER
DATE: 13/07/2017


S. P. Singh
Advocate, High Court