



S.M. Gaonkar & Associates

(Advocates Mumbai High Court)

A/1, 'Madhukamal', Rambhuwan Compound, Konkan Nagar, Bhandup(West), Mumbai - 400078.

☎ : (M) 9869217369, 9320217369, 9220709433, 9930403568, 9594195118

Ref. No

Date : 18/11/2019

TITLE CERTIFICATE

Subject Property: - A Land Property together with all its hereditaments, bearing survey No. 138/2/2, having corresponding C.T.S No. 148, of Village-Kanjur, Taluka- Kurla, District- Mumbai, admeasuring 1273.9 Sq. Meters or thereabouts

Being assigned with and requested by M/s. Beauty Ganraj Constructions LLP through its partners Mr. Kalpesh Rathod & Mr. Satish Garg, about the certification title of aforesaid subject property & more particularly in connection with inspection of the title documents provided by them, the list whereof is as under: -

- 1) 7/12 Extracts
- 2) Property Cards
- 3) Development Agreement
- 4) Search Report
- 5) Family Tree and Power of Attorney of Title Holders Family

I have gone through the entire documents provided herewith, upon the scrutiny of the said documents only and by putting reliance thereof I have Observed as under:-

1) 7/12 Extracts: -

- (a) Vide mutation entry No. 152 dated 1/7/1969, the title of entire Land was transferred from Shri Ratanasi Karsandas and other 15 to the name of Mr Bharatsingh Kubersingh Thakur under a Conveyance Deed dated 4/1/1966.
- (b) The Records of Mutation entry No. 908 & 909 are not made available to Search Clerk.
- (c) Vide mutation entry No. 1071 dated 24/08/2015 the names of legal heirs of Late Shri Bharatsingh Kuber Singh Thakur are entered in the revenue records i.e.7/12 extracts,



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(d) Vide Mutation Entry No. 1141 dated 12/06/2019, the 7/12 extracts reopened as per order of Res/ Tahasildar Kural, Mulund, vide Order No. TAH/KURLA/RIGHTS NOTE/7-12

(e) Vide mutation entry No. 1142 dated 13/06/2019, the legal heirs of Late Shri Bharatsingh Kubersingh Thakur (names mentioned in 7/12 extracts) have by executing Registered Development Agreement dated 08/03/2019 vide No. Karal-4/2434/2019 and thereby assigned all their rights for development of aforesaid Land in favour of M/s. Beauty Ganraj Developers LLP through Mr. Kalpesh Rathod and Satish Garg (partners), and also have executed registered Power of Attorney dated 05/03/2019 vide Registration No. Karal-4/2253/2019 for aforesaid property.

2) Property Card: -

From the property Cards it reveals that, entire piece and parcel of Land is still under Agriculture use in accordance with the Superintendent of Land Record vide its order dated 11th July 2013 and order dated 26th July 2013 and for the same the title doesn't reflect any name as owner of the property and official use of the property is still to be converted into Non Agriculture Use subject to process & Payment of necessary Taxes and such other Government payments etc.

3) Search Report: -

I have also gone through the search carried out dated 30/08/2019 by Mr. Jayant Chipkar (Search Clerk) who obtained search of aforesaid plot of land in the office of Sub Registrar of Assurance of Bandra, Chembur, Kurla-1, Kurla-2, and found 6 mutations by way of agreements of assignments of the structures /Tenaments from one occupier to another without disturbing the title of the property in question.



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It has further confirmed by the said search that, as per final mutation record, the legal heirs of Late Shri Bharatsingh Kubersingh Thakur (names mentioned in 7/12 extracts) have by executing Registered Development Agreement dated 08/03/2019 vide Karal No. 2434/2019 and thereby assigned all their rights for development of aforesaid Land in favour of M/s. Beauty Ganraj Developers LLP through Mr. Kalpesh Rathod and Satish Garg (partners), and also have executed registered Power of Attorney dated 05/03/2019 vide Registration No. Karal-4/2253/2019 for facilitating and effective implementation of the Development Process of aforesaid property and corresponding entries of documents registered before the Sub- Registrar of assurance are already reflecting in the 7/12 Extracts.

After going through the 7/12 extracts, property cards, Search Report, Development Agreement and ancillary documents thereto,

I HEREBY CERTIFY THAT,

The title of aforesaid Land is vested with Legal Heirs of Late Shri Bharatsingh Kubersingh Thakur viz. (1) Mr Pravinsingh Bharatsingh Thakur, (2) Smt. Rita Bharatsingh Thakur (3) Shri Sharadsingh Bharatsingh Thakur (4a) Smt. Nirmala Vedprakash Thakur 4b) Smt. Nilima V. Mehata, (4c) Shri Narendrasingh V. Thakur, (4d) Smt. Neha Sanjeev Rao and they have clear, free, marketable title for holding, using, assigning and also developing the aforesaid piece and parcel of property, and presently legal & unchallenged Development rights of the aforesaid property are created, assigned and vested with M/s. **Beauty Ganraj Developers LLP** and the same are free from all or any sort of encumbrances.



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(Enclosing the copies of 7/12 Extracts for ready reference)

I hereby certify as above

SANJAY M. GAONKAR
(Advocate High Court)
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Bhandup (w), Mumbai - 400 078

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Registration No. MAH/2376/1999
Bar Council of Maharashtra and Goa

Place: Mumbai

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