

VIJAYKUMAR B. PAWAR
B.Com., LL.B.
ADVOCATE HIGH COURT

2, Gr. Floor, Seeta Nandan,
Opp. Sai Point Honda Service
Centre, Kaushalya Hospital
Road, Near Nitin Company and
TMC Office, Ganesh Wadi,
Thane(W) - 400602.
Off. :- 022-2541 5246/2541 0563

Correspondence Address : 702, Seventh Floor, Building No. 9, Krishna
Green Land Park, Kasarvadavli, Ghod Bunder Road,
Thane (W) - 400 615. Mob. 9324154307

Ref. No. 1/Lingayate/2013-14

Date : 19th August, 2013

TITLE CERTIFICATE

In respect of All that piece and parcel of Non-Agricultural Land
admeasuring 3 Hectares and 91 P and 6 Are equivalent to 9 Acres and
31.6 Gunthas or thereabouts consisting of 1 to 103 Non-Agricultural plots
of various measurements for residential and other purposes and certain
other areas as shown hereinafter -

AREA STATEMENT	SQ. MTRS.
Area of the Plot as per 7/12 Extracts	39,160.00
Area under Road Widening	778.00
Area under 12.0 Mtr. wide Service Road	497.00
Area under Amenity	1,959.00
Area under Open Space	
a) Area under Open Space (I)	
1,161.00	
b) Area under Open Space (II)	2,755.00
-----	3.916.00
Area under Internal roads	10,474.65
Area under Plots	21,535.35

lying, being and situate at Village Lingayate, Taluka Shahpur, District
Thane and within the limits of Lingayate Grampanchayat, Shahpur
Panchayat Samiti, Shahpur and Zilla Parishad, Thane and the
jurisdiction of the Sub-Registrar of Assurances, Shahpur and Talathi
Vehloli Budruk bearing the following description -

...2/-



S. NO.	SURVEY NO. / HISSA NO.	AREA H - R - P	ASSESSMENT RS. - PS.
1)	5 / 1.	1 - 08 - 7 0 - 13 - 4 ----- 1 - 22 - 1	09-87
2)	6 / 1	0 - 57 - 2 0 - 06 - 3 ----- 0 - 63 - 5	05-78
3)	112 / 3 B	2 - 06 - 0	01-48
	TOTAL	3 - 91 - 6	

together with all the rights of easement and appurtenances belonging thereto and bounded by -

On or towards East -
On or towards West -
On or towards North - AS PER REVENUE RECORDS
On or towards South -

(hereinafter for brevity's sake called and referred to as the "SAID LAND")

DEEDS & DOCUMENTS PERUSED :

- 1) No dues and No Lien Certificate Dt. 14/7/2012 issued by Vehloli B. Adivasi Vividh Karyakari Sahakari Sanstha M., Vehloli B., Taluka Shahpur, District Thane.
- 2) Village Form No. 7/12 Extracts.
- 3) Village Form No. 6 i.e. All Mutation Extracts.
- 4) Village Form No. 8A i.e. Account Extract.
- 5) Search Report given by Search Clerk Virendra K. Tak in respect of the Said Land along with receipts.

...3/-



- 6) **Development Agreement Dt. 5th September, 2012** duly executed and registered before **The Sub-Registrar of Assurances, Shahpur** vide **Document No. सहप - ०६५५७ - २०१३, दिनांक ५/९/२०१२** between (1) **SHRI. MILIND MADHUKAR KAMBLE** and (2) **SHRI. MANOJ SURESH NAYAK** as Developers, therein and **SMT. VASANTI VASUDEV BHERE**, as Owners, therein.
- 7) **Irrevocable General Power of Attorney Dt. 5th September, 2012** duly executed and registered before **the Sub-Registrar of Assurances, Shahpur** vide **Document No. सहप - ०६५५८ - २०१३, दिनांक ५/९/२०१२** in favour of (1) **SHRI. MILIND MADHUKAR KAMBLE** and (2) **SHRI. MANOJ SURESH NAYAK** as Developers, therein by **SMT. VASANTI VASUDEV BHERE**, as Owners, therein.
- 8) **Certified Copy of Government Survey Report Dt. 19/1/2013.**
- 9) **Paper Notice issued on behalf of Hon. Additional Collector, Thane in Daily Newspapers Maharashtra Janmudra and Daily Janmat on 2nd February, 2013.**
- 10) **Tentative Layout Recommended for Demarcation** duly approved by the **Assistant Director of Town Planning, Thane** vide their **Letter No. बिशेष / रेखांकन / मौजे लिंगायते / ता. शहापूर / ससंठाणे / ६९२, दिनांक २५/३/२०१३** and also approved by **Hon. Additional Collector, Thane.**
- 11) **Permission for Non-Agricultural utilisation of land for residential** from **Hon. Additional Collector, Thane** vide **Order No. महसूल / क-१ / टे-११ / एनएपी / लिंगायते / एसआर - ०४ / १३, जिल्हाधिकारी कार्यालय, ठाणे, दिनांक ३/८/२०१३** on the terms and conditions mentioned therein.

...4/-



- 12) Deed of Rectification Dt. 2/8/2013 duly registered before the Sub-Registrar of Assurances, Shahpur vide Document No. सहप - ४५७९ - २०१३, दिनांक २/८/२०१३ between (1) SHRI. MILIND MADHUKAR KAMBLE and (2) SHRI. MANOJ SURESH NAYAK as Developers, therein and SMT. VASANTI VASUDEV BHERE, as Owners, therein.

THIS IS TO CERTIFY THAT I, the undersigned, at the request of (1) SHRI. MILIND MADHUKAR KAMBLE and (2) SHRI. MANOJ SURESH NAYAK, having address 102, Suprabhat Apartment, Opp. Prabhat Cinema, Bhandar Ali, Thane (W) and Constituted Attorneys of the aforesaid Owners hereinafter for brevity's sake called and referred to as the "SAID DEVELOPERS" have investigated the title of the Non-Agricultural Land described hereinabove, on their behalf, they being the Developers of the Said Land by perusing the Deeds and Documents mentioned hereinabove.

- 1) A Search of the Said Land in the Offices of Sub-Registrar of Assurances, Kalyan, Shahpur & Murbad has been taken by Search Clerk Shri. Virendra K. Tak and as per the Search Report taken there are no Outstanding Mortgages or other Charges and/or encumbrances on the said Land as also the encumbrance of Rs.70,000/- (Rupees Seventy Thousand Only) has been cleared as evidenced by the No dues and No lien Certificate issued Dt. 14/7/2012 issued by Vehloli B. Adivasi Vividh Karyakari Sahakari Sanstha M., Vehloli B., Taluka Shahpur, District Thane.
- 2) The Said Land is acquired by the Said Owner vide Mutation Entry No. 1928, description of which is given in the Synopsis of Mutation Entries attached herewith and now the Said Land stands in the name of the Said Owner in Revenue Records.
- 3) The Said Developers have intimated me that there are no outstanding Government dues.

...5/-



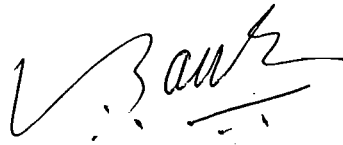
✓ 3

- 4) The said property has been granted Non-Agricultural permission by the Hon. Additional Collector, Thane as per Order referred hereinabove for residential purpose.
- 5) The Said Owner has handed over the possession of the Said Land to the Developers for the purpose of development as contemplated in the aforesaid Development Agreement and the Developers are in legal and peaceful possession of the Said Property.
- 6) The Developers have commenced the work of development of the Said Land as evidenced by my personal site visit.

I, therefore, hereby certify that the title of **SAID OWNER** to the **SAID LAND** is clear, marketable and free of encumbrances.

That the Said Owner has executed Registered Development Agreement and Irrevocable General Power of Attorney as mentioned hereinabove in favour of the Developers for the development of the Said Land as also the Owner has executed a Deed of Rectification for rectifying a mistake in the aforesaid Registered Development Agreement and Irrevocable General Power of Attorney more particularly described in the Deed of Rectification and therefore, I, also hereby, **CERTIFY** that the Developers are well and sufficiently entitled to develop the said property as per the sanctioned layout approved by The Assistant Director of Town Planning, Thane and Non-Agricultural permission issued by Hon. Additional Collector, Thane and sell and/or dispose off all the open spaces, Non-Agricultural Plots as they deem fit as well construct residential bungalows after obtaining permission in respect thereof and enter into and execute Agreement for Sale and/or Conveyance Deed with prospective Purchasers.




(Advocate Vijaykumar B. Pawar)
MAH/351/1993