

A. P. Yadav
B. Com. LL.B.
ADVOCATE HIGHER COURT

704/B, 7th floor Vastu Riddhi, co-operative Housing society Ltd, Veer Jijamata Road, Pump House, Behind Manish Park, Andheri (E), Mumbai - 400 093.

Phone : 022-32231388

Mobile: 9172413949 - 9769916488

E-mail: yadavrv@hotmail.com

(Regd. A.D/U.P.C./Hand Delivery)

AA/ 28 /2011

CERTIFICATE of TITLE

Ref: All that piece and parcel of land or ground bearing Plot No. 39, Survey No. 11 (Part) and corresponding C.S. No. 113, 113/1 to 4 together with the building standing thereon known as '**Sorab Villa**' situate, lying and being at Tilak Nagar Road No. 3, Goregaon (West), Mumbai - 400 062 in the Registration Sub-district of Mumbai Suburban and bounded as follows:-

On or towards East	: PLOT NO: 29 (DHURI BHAVAN)
On or towards West	: ROAD NO. 3
On or towards North	: C.T.S NO .138 (SUCHETA)
On or towards South	: 2&3 CROSS ROAD

Hereinafter referred to as '**the said Property**'

M/s. Vaishali Constructions : The Developers

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994 of 2000 in respect of the last Will and Testament dated
13th December, 1997 left by late Mr. Ganesh Venkatrao
Amladi.

- f. Death Certificate of Mr. M. Shantaram Rao.
- g. Deed of Assignment of Development Right dated 15th July,
2001 between (1) Sunil Ganesh Amladi, (2) Mrs. Vedavati
Rao (3) Shri Ramakant Trimbak Kamat, (4) Shri Jayant
Sunder Arur and Smt. Hirbai Khimji Gala of the One Part
and M/S. Vaishali Constructions of the Other Part.
- h. Irrevocable General Power of Attorney dated 26th October,
2001 by (1) Sunil Ganesh Amladi (2) Mrs. Vedavati Rao
alongwith (3) Shri Ramakant Trimbak Kamat, (4) Shri
Jayant Sunder Arur and Smt. Hirbai Khimji Gala in favour
of Mr. Vinod Sakharan Nimbalkar and Hitendra Vinod

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mtrs. of village Pahadi, Goregaon, Taluka: Borivali (the said Land) together with the residential building known as 'Sorab Villa' (the said Building) standing thereon and having constructed area of 200 sq. meters (Built Up area) within the Registration Sub-district of Mumbai Suburban situate, lying and being at Tilak Nagar Road No. 3, Goregaon (West), Mumbai - 400 062 (hereinafter referred to as the said Property).

2. By a Deed of Conveyance dated 30th August, 1991 made and executed between the said Mrs. Dolly M. Mistry, therein called as 'the Vendor' of the One Part and (1) Ganesh Venkatrao Amladi (Since deceased), (2) Ramakant Trimbak Kamat, (3) Jayant Sunder Arur, (4) Smt Hirbai Khimji Gala, and (5) Mangalore Shantaram Rao, (since

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Deed of Rectification dated 31st December, 1992 , the said
(1) Ganesh Venkatrao Amladi (since deceased) (2)
Ramakant Trimbak Kamat, (3) Jayant Sunder Arur, (4) Smt
Hirbai Khimji Gala, and (5) Mangalore Shantaram Rao
became the co-owners of the said Property, each entitled to
1/5th undivided share of right, title and interest in the said
property and the entry in the Property Register Card in
respect of the said Property was accordingly mutated and
their names were recorded therein as Owners/holders of
the said property.

4. One of co-owners Mr. Ganesh Venkatrao Amladi died estate
on 29th August, 1999 leaving behind him, his last Will and
Testament dated 13th December, 2000, thereby bequeathing

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widow Mrs. Vedavati Rao as his only heir and legal representative entitled to his 1/5th i.e. 20% undivided share of right title and interest in the said Property.

9. On the death of the said Ganesh Amladi and Mangalore Shantaram Rao (1) Shri Sunil Ganesh Amladi (2) Mrs. Vedavati Rao alongwith (3) Shri Ramakant Trimbak Kamat, (4) Shri Jayant Sunder Arur And (5) Smt Hirbai Khimji Gala, (hereinafter collectively have been referred to as 'the Owners') have become co-owners of the said Property, each entitled to 1/5th i.e. 20% undivided share of right title and interest in the said Property.

10. By a Deed of Assignment of Development Right dated 15th July, 2001 made and executed between the Owners and

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the terms of the said Deed of Assignment of Development rights in respect of the said property, the Developers filed S.C. Suit No. 563 of 2007 in the Mumbai City Civil Court at Mumbai Dindoshi Division against the owners for declaration and for permanent order and injunction restraining the owners from entering into any development agreement and/or disposing of the said property to any third party.

14. Two owners, Mrs. Vedavati Rao and Mr. Sunil Ganesh Amladi (being the Defendant Nos. 3 and No. 4 in the said suit) settled the dispute with the Developers and filed consent terms on 8th May, 2009 with the said developers in the said S.C. Suit No. 563 of 2007. Another owner Smt. Hirbai Khimji Gala also settled the dispute with the

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Property including all her rights and benefits under the said Deed of Assignment of Development Rights dated 15th October, 2001 unto and in favour of the Developers and as such the Developers have become entitled to 20% undivided right, title and interest in the said property as owner thereof. In the premise, the Developers, besides having development rights in respect of the said property from other co-owners, are also owners of 20% undivided right, title and interest in the said. Hence, at present the owners of the said property are (1) Sunil Ganesh Amladi, (2) Shri Ramakant Trimbak Kamat, (3) Jayant Sunder Arur, (4) Smt Hirbai Khimji Gala and (5) M/S. Vaishali Constructions, being the Developers.

16. As on date the property Register Card in respect of the said

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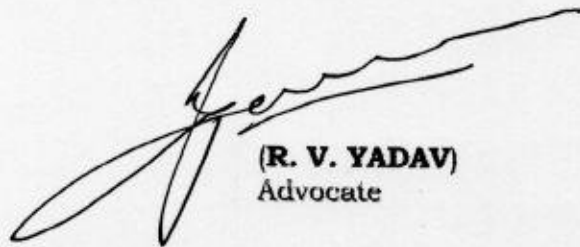
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19. Based on the aforesaid and subject to what is stated hereinbefore, in my view the owners which includes the Developers have a clear and marketable title in respect of the said property and M/S. Vaishali Constructions, being the Developers are entitled to unencumbered development rights in respect of the said property.

Dated this 3rd May, 2011.



(R. V. YADAV)
Advocate