

MR.KIRAN B.BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

Office at :- Trimurti Apartment , First Floor, Near Karnavat Class, Opp.Maruti Temple, Gandhi Chowk
Kulgaon Badlapur (E)Tal- Ambernath Dist- Thane. 421 503 E-mail Id :- kiranbanote12@gmail.com
Ref. Date :- 20/04/2017

TITLE CERTIFICATE

To,

M/s. R. K. CONSTRUCTIONS

Through Its Partners

MR. AMAR GANUMAL SACHDEV

Residing at:- B/S-2, above Punjab National Bank,

Ambernath, Dist.-Thane.

:- DESCRIPTION OF LAND :-

Village **AMBERNATH**, Tal.- Ambernath, Dist.-Thane Within local limits of
Ambernath Municipal Council and Sub-Registrar Ulhasnagar-3, Dist.-Thane.

Gat No.	Hissa No.	CTS No.	Area Admeasuring H-R-P	Asst. Rs.Paise
161	2	9256	0-19-30 P.K. 0-00-70 Total 0-20-00	1-00

TRACING OF TITLE :-

A DOCUMENTS PERSUED :-

AND FLOW OF TITLE :-

1) 7/12 extract of Gat No.161, Hissa No.2, CTS No.9256, Area
Admeasuring 0H-19R-30P P.K. 0H-00R-70P Total 0H-20R-00P, Asst. 1Rs.
00Paise, Situated at Village **AMBERNATH**, Tal.- Ambernath, Dist.-Thane
issued by Tahsildar Ambernath, Tal.-Ambernath, in favour of Ganesh Maya
Bhandari, Pandharinath Gajanan Bahire, Pushpa Ashok Godhani, Dashrath
Jagannath Bahire, Mangesh Jagannath Bahire, Anil Jagannath Bahire, Sunil
Jagannath Bahire, Kusum Madhukar Bahire, Gorakh Madhukar Bahire, Balu
Madhukar Bahire, Kashibai Raghunath Bahire, Beby Raghunath Bahire,
Gurunath Maya Bhandari.

(Signature)

2) **Mutation Entry No. 205** certified by Circle Officer Ambernath, according to the said mutation entry, the said land originally owned by Mr. Vishnu Pandurang Achval, but said land cultivated by Mr. Shankar Krishna. Hence, as per to Tenancy Act the name of Mr. Shankar Krishna Patil stood mutated on 7/12 extract as Protected Tenant.

3) **Mutation Entry No. 232** certified by Circle Officer Ambernath, according to the said mutation entry, the protected tenant Mr. Shankar Krishna Patil had expired and he have no legal heirs like wife, son, daughter, brother. But he have one aunty i.e. Gangi Bhika Patil, so her name was mutated on the 7/12 extract of the said land as his legal heir.

4) **Mutation Entry No. 262** certified by Circle Officer Ambernath, according to the said mutation entry, the original land owner Mr. Vishnu Pandurang Achval have expired on dated 03/04/1947 and he leaving his following legal heirs :

- (1) Bhaskar Vishnu Achval
- (2) Vinayak Vishnu Achval
- (3) Yashwant Vishnu Achval

5) **Mutation Entry No. 517** certified by Circle Officer Ambernath, according to the said mutation entry, Gangi Bhika Patil & Mangali Gajanan Bahire had purchased the said land from Bhaskar Vishnu Achval & Others for amount of Rs.158.85/-, under Sec.32 G of Bombay Tenancy and Agriculture Land Act. And hence, the charge of the amount of Rs.158.85/- was kept in the other rights column of the 7/12 extract of the said land.

6) **Mutation Entry No. 1261** certified by Circle Officer Ambernath on dated 07/07/2012, according to the said mutation entry, the land owner Mangali Gajanan Bahire have expired on dated 30/10/1989 & she leaving behind following legal heirs :

(1) Pandharinath Gajanan Bahire – Son

(2) Jagat Gajanan Bahire – Son expired on dated 13/11/1994 & he leaving behind his following legal heirs :

- (2/a) Dashrath Jagannath Bahire – Son
- (2/b) Mangesh Jagannath Bahire – Son
- (2/c) Anil Jagannath Bahire – Son
- (2/d) Sunil Jagannath Bahire – Son



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(3) Madhukar Gajanan Bahire - Son expired on dated 09/01/2007 & he leaving behind his following legal heirs :-

- (3/a) Kusum Madhukar Bahire - Wife
- (3/b) Vishvanath Madhukar Bahire - Son
- (3/c) Gorakh Madhukar Bahire - Son
- (3/d) Balu Madhukar Bahire - Son

(4) Raghunath Gajanan Bahire - Son expired on dated 16/04/1986 & he leaving behind his following legal heirs :

- (4/a) Kashibai Raghunath Bahire - Wife
- (4/b) Mukund Raghunath Bahire - Son
- (4/c) Beby Raghunath Bahire - Daughter

(5) Pushpa Ashok Godhani - Daughter

And hence according to mentioned mutation entry the above names of legal heirs were mutated on the 7/12 extract of the said land as owners.

7) Read **Mutation Entry No. 1262** certified by Circle Officer Ambernath on dated 07/07/2012, according to the said mutation entry, the tenant Gangi Bhima Patil paid the purchased amount with interest of Rs.158.85/- of the previous land owner Bhaskar Vishnu Avchal, and hence according to order of Tahsildar Ambernath bearing No. Kulvahivat/32M/Boja/Kavi-113 dated 31/05/2012, the charge of the said land which was in the other rights column was deleted.

8) Read **Mutation Entry No. 1279** certified by Circle Officer Ambernath on dated 25/08/2012, according to the said mutation entry, the legal heir Bhagibai Maya Bhandari have expired on dated 01/06/1985 & she leaving behind following legal heirs :

- (1) Gurunath Maya Bhandari - Son
- (2) Ganesh Maya Bhandari - Son

9) Read **Mutation Entry No. 1338** certified by Circle Officer Ambernath on dated 30/12/2013, according to the said mutation entry, the Lis-pendency was registered regarding said land and pending Suit in the court of Civil Court (S.D.).

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Kalyan bearing Special Civil Suit No.56/2013. The said Lis-Pendency was registered on dated 13/02/2013 under Serial No.966/2013 and hence according to Order of Tahsildar Ambernath bearing No. Hakknond/T-4/Kavi 2263/2013 dated 20/11/2013, and therefore Special Civil Suit 56/2013 pending in court mentioned in other right column on the 7/12 extract of the said land.

10) Read **Mutation Entry No. 1361** certified by Circle Officer Ambernath on dated 11/06/2014, as per the order of Sub-Divisional Officer Ulhasnagar bearing No. UPA/T-2/KAVI/SR-267/2014, dtd. 27/05/2014, the change of tenure of the said land the therefore entry of Section 43 of Tenancy Act was deleted on the 7/12 extract.

11) Read **Mutation Entry No. 1392** certified by Circle Officer Ambernath on dated 03/03/2015, according to the said mutation entry, Vishvanath Madhukar Bahire had expired on dated 22/06/2013 & he leaving behind following legal heirs :

- (1) Kusum Madhukar Bahire – Mother
- (2) Gorakh Madhukar Bahire – Brother
- (3) Balu Madhukar Bahire – Brother

12) Read **Mutation Entry No. 1408** certified by Circle Officer Ambernath on dated 01/07/2015, as per letter issued by Tahsildar dtd. 22/06/2015, the suit pending before Civil Court Kalyan bearing Special Civil Suit No.56/2013 was disposed therefore entry of suit pending before Court on other right column on 7/12 extract on the said land was deleted.

13) Read Agreement for Sale (Sathe Karar) dated 20/03/2015, duly registered at the Office of Sub-Registrar Ulhasnagar-3 under serial No. 2587/2015, between 1) Pandharinath Gajanan Bahire, 2) Pushpa Ashok Godhani, 3) Dashrath Jagannath Bahire, 4) Mangesh Jagannath Bahire, 5) Anil Jagannath Bahire, 6) Sunil Jagannath Bahire, 7) Kusum Madhukar Bahire, 8) Gorakh Madhukar Bahire, 9) Balu Madhukar Bahire, 10) Gurunath Maya Bhandari, 11) Ganesh Maya Bhandari (As Owners) and M/s. R. K. Constructions Through Its Partners 1) Mr. Mahesh Uddhavdas Vaswani, 2) Mr. Rakesh Radhakishan Wadhwa, 3) Mr. Amar Ganumal Sachdev, 4) Mr. Ratan Bodharam Khemchandani (As Purchasers). According to the said Agreement for Sale (Sathe Karar) the Owners have sold the land bearing Gat No.161, Hissa No.2, CTS No.9256, Area Admeasuring 0H-19R-30P P.K. 0H-00R-70P Total 0H-20R-00P out of salable area 0H-18R-0P, Asst. 1Rs. 00Paise, Situated at Village AMBERNATH, Tal.- Ambernath, Dist.-Thane to Purchasers for total consideration of Rs.49,00,000 (Rupees Forty Nine Lacs only).



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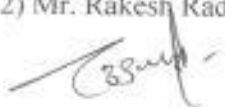
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Date :- 20/04/2017

14) Read Power of Attorney dated 20/03/2015, duly registered at the Office of Sub-Registrar Ulhasnagar-3 under serial No. 2588/2015, between 1) Pandharinath Gajanan Bahire, 2) Pushpa Ashok Godhani, 3) Dashrath Jagannath Bahire, 4) Mangesh Jagannath Bahire, 5) Anil Jagannath Bahire, 6) Sunil Jagannath Bahire, 7) Kusum Madhukar Bahire, 8) Gorakh Madhukar Bahire, 9) Balu Madhukar Bahire, 10) Gurunath Maya Bhandari, 11) Ganesh Maya Bhandari (As Principals) and M/s. R. K. Constructions Through Its Partners 1) Mr. Mahesh Uddhavdas Vaswani, 2) Mr. Rakesh Radhakishan Wadhwa, 3) Mr. Amar Ganumal Sachdev, 4) Mr. Ratan Bodharam Khemchandani (As Power of Attorney Holders). According to the said Power of Attorney the Owners/ Principals have granted all the rights, power and authority of the land bearing Gat No.161, Hissa No.2, CTS No.9256, Area Admeasuring 0H-19R-30P P.K. 0H-00R-70P Total 0H-20R-00P out of area 0H-18R-0P, Asst. 1Rs. 00Paise, Situated at Village AMBERNATH, Tal.- Ambernath, Dist.-Thane to purchaser/power of attorney holders.

15) Read Agreement for Sale (Sathe Karar) dated 29/04/2015, duly registered at the Office of Sub-Registrar Ulhasnagar-3 under serial No. 3834/2015, between 1) Kashibai Raghunath Bahire, 2) Mukund Raghunath Bahire, 3) Beby Raghunath Bahire (As Owners) and M/s. R. K. Constructions Through Its Partners 1) Mr. Mahesh Uddhavdas Vaswani, 2) Mr. Rakesh Radhakishan Wadhwa, 3) Mr. Amar Ganumal Sachdev, 4) Mr. Ratan Bodharam Khemchandani (As Purchasers). According to the said Agreement for Sale (Sathe Karar) the Owners have sold the land bearing Gat No.161, Hissa No.2, CTS No.9256, Area Admeasuring 0H-19R-30P P.K. 0H-00R-70P Total 0H-20R-00P out of salable area 0H-02R-0P, Asst. 1Rs. 00Paise, Situated at Village AMBERNATH, Tal.- Ambernath, Dist.-Thane to Purchasers for total consideration of Rs.4.80,000 (Rupees Four Lacs Eighty Thousand only).

16) Read Power of Attorney dated 29/04/2015, duly registered at the Office of Sub-Registrar Ulhasnagar-3 under serial No. 3835/2015, between 1) Kashibai Raghunath Bahire, 2) Mukund Raghunath Bahire, 3) Beby Raghunath Bahire (As Principals) and M/s. R. K. Constructions Through Its Partners 1) Mr. Mahesh Uddhavdas Vaswani, 2) Mr. Rakesh Radhakishan Wadhwa, 3) Mr. Amar



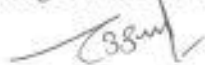
Ganumal Sachdev, 4) Mr. Ratan Bodharam Khemchandani (As Power of Attorney Holders). According to the said Power of Attorney the Owners/ Principals have granted all the rights, power and authority of the land bearing Gat No.161, Hissa No.2, CTS No.9256, Area Admeasuring 0H-19R-30P P.K. 0H-00R-70P Total 0H-20R-00P out of area 0H-02R-0P, Asst. 1Rs. 00Paise, Situated at Village AMBERNATH, Tal.- Ambernath, Dist.-Thane to purchaser/power of attorney holders.

17) Read Search Report on dated 12/03/2015 issued by Searcher Mr. Satish Anand Farad regarding Land Bearing Gat No.161, Hissa No.2, CTS No.9256, Area Admeasuring 0H-19R-30P P.K. 0H-00R-70P Total 0H-20R-00P, Asst. 1Rs. 00Paise, Situated at Village AMBERNATH, Tal.- Ambernath, Dist.-Thane for the period of 30 years i.e. from 1985 to 2014 and there is no adverse entry on the Index-II of the said land except mentioned above.

18) Read Building Construction Permission granted by Ambernath Municipal Council by order bearing No. Javak No. ANP/NRV/BP/15-16/532-8553-63, on dated 22/07/2015. The Building permission has granted for land bearing Survey/Gat No.161, Hissa No.2, CTS No.9256, area admeasuring 2000 Sq. Mtrs. And thus, the said authority have granted construction permission of Type A - Stilt + Seventh floors, Type B - Stilt + Third floors for residential use.

19) Read Release Deed dated 31/03/2016, duly registered at the Office of Sub-Registrar Ulhasnagar-3 under serial No. 3621/2016, between M/s. R. K. Constructions Through Its Partner Mr. Mahesh Uddhavdas Vaswani (As Releaser/Retiring Partner) and M/s. R. K. Constructions Through Its Partners 1) Mr. Rakesh Radhakishan Wadhwa, 2) Mr. Amar Ganumal Sachdev, 3) Mr. Ratan Bodharam Khemchandani (As Releasee/Continuing Partners). According to the said Release Deed the Releaser/Retiring Partner have releases his full rights and authority, also relinquish/surrender permanently his undivided shares and all power from their partnership firm and from the land bearing Gat No.161, Hissa No.2, CTS No.9256, Area Admeasuring 0H-19R-30P P.K. 0H-00R-70P Total 0H-20R-00P, Asst. 1Rs. 00Paise, Situated at Village AMBERNATH, Tal.- Ambernath, Dist.-Thane in favour of Releasee/Continuing Partners by accepting full and final consideration of amount of Rs.14,25,000 (Rupees Fourteen Lacs Twenty Five Thousand only).

20) Read Search Report on dated 22/03/2017 issued by Searcher Mr. Satish Anand Farad regarding Land Bearing Gat No.161, Hissa No.2, CTS No.9256, Area Admeasuring 0H-19R-30P P.K. 0H-00R-70P Total 0H-20R-00P, Asst. 1Rs. 00Paise, Situated at Village AMBERNATH, Tal.- Ambernath, Dist.-Thane for

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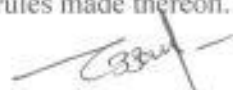
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the period of 30 years i.e. from 1988 to 2017 and there is no adverse entry on the Index-II of the said land except mentioned above.

21) Read Sale Deed dated 12/04/2017, duly registered at the Office of Sub-Registrar Ulhasnagar-3 under serial No. 3839, between 1) Pandharinath Gajanan Bahire, 2) Pushpa Ashok Godhani, 3) Dashrath Jagannath Bahire, 4) Mangesh Jagannath Bahire, 5) Anil Jagannath Bahire, 6) Sunil Jagannath Bahire, 7) Kusum Madhukar Bahire, 8) Gorakh Madhukar Bahire, 9) Balu Madhukar Bahire, 10) Gurunath Maya Bhandari, 11) Ganesh Maya Bhandari, 12) Kashibai Raghunath Bahire, 13) Mukund Raghunath Bahire, 14) Beby Raghunath Bahire, Through Power of Attorney Holders M/s. R. K. Constructions Through Its Partners 1) Mr. Amar Ganumal Sachdev, 2) Mr. Ratan Bodharam Khemchandani, 3) Mr. Rakesh Radhakishan Wadhwa, (As Owners) and M/s. R. K. Constructions Through Its Partners 1) Mr. Amar Ganumal Sachdev, 2) Mr. Ratan Bodharam Khemchandani, 3) Mr. Rakesh Radhakishan Wadhwa, (As Purchasers). According to the said Sale Deed the Owners have sold the land bearing Gat No.161, Hissa No.2, CTS No.9256, Area Admeasuring 0H-19R-30P P.K. 0H-00R-70P Total 0H-20R-00P, Asst. 1Rs. 00Paise, Situated at Village AMBERNATH, Tal.- Ambernath, Dist.- Thane to Purchasers.

22) Read Letter issued by Collector and District Magistrate Office, Thane on dated 13/12/2016 under order bearing No. Mahsul/K-1/T-14/Vinishchiti/SR-178/2015, the said authority states that, said land is acquired under the Class-I. It also reveals that, said land is free of any charges and the said land is not belongs to any schedule tribes or caste.

From the perusal of aforesaid documents and observation, I have come to the conclusion that, the owner/builder i.e. M/s. R. K. Constructions Through Its Partners 1) Mr. Rakesh Radhakishan Wadhwa, 2) Mr. Amar Ganumal Sachdev, 3) Mr. Ratan Bodharam Khemchandani have absolute rights and power to sale said land or to carry out development activities on the said property as per the Plan and Permission granted by Ambernath Municipal Council and sale the Flats on ownership basis as per the provisions of Maharashtra Ownership Flat (Regulations of Promotions of Constructions, Sale, Management and Transferred) Act, 1962 and rules made thereon.



VERIFICATION OF TITLE:-

In the aforementioned circumstance I am of the Opinion that, Property bearing Gat No.161, Hissa No.2, CTS No.9256, Area Admeasuring 0H-19R-30P P.K. 0H-00R-70P Total 0H-20R-00P, Asst. 1Rs. 00Paise, Situated at Village **AMBERNATH**, Tal.- Ambernath, Dist.-Thane within local limits of Ambernath Municipal Council and within jurisdiction of Sub-Registrar Ulhasnagar has good marketable title and free from all encumbrance.

Signed, Under my hands and seal on this, 20th of April, 2017.

Sign,



MR. K. B. BANOTE
(Advocate High Court)

Adv. Kiran B. Banote
B. A. LL. B.
Trimurti Apt., Near Karnavat Gass,
Opp. Maruti Mandir, Gandhi Chowk,
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