

**Mr. Sanman N. Pathari**

**B.Com. LL.B.**

**ADVOCATE  
HIGH COURT, MUMBAI**

Shop No. 4, Mathura Apt., Near Maruti Mandir, Gandhi Chowk, Kulgaon, Badlapur(East)

SNP-31/2017

Date: 20.04.2017

**TITLE CERTIFICATE**

Ref : In respect of piece and parcel of Non-Agricultural plot of land bearing Survey No. 85, Hissa No. 8 Part, Plot No. 5, area admeasuring 341.97 sq. Mtrs. i.e. 409 Sq. Yards, Aakar 0.80, Survey No. 85, Hissa No. 9 part, Plot No. 5, area admeasuring 269.23 Sq. Mtrs. i.e. 322 Sq. Yards, Aakar 0.75 Village Kulgaon, Taluka Ambernath, Dist Thane, within the limits of Kulgaon Badlapur Municipal Council, within registration District Thane, Sub Registration District Ulhasnagar 2 & 4.

I have been requested to give my opinion on the marketability of the title of the above subject property. For this purpose I have been provided of certain documents on title and information.

Further, on the aforesaid basis, I have carried out necessary search for last 31 years viz., year 1987 - 2017, maintained in the office of Sub - Registrar of Assurance of Ulhasnagar and for that the necessary charges has been paid with the office of Sub - Registrar of Assurance of Ulhasnagar.

I have examined the documents placed in my hands as such on the basis of the above my opinion is as under:-

Further it appears that originally **SMT. SITABAI BHAU PAWAR AND OTHERS** were the owners of piece and parcel of Non-Agricultural plot of land bearing Survey No. 85, Hissa No. 8 Part, Plot No.5, area admeasuring 341.97 Sq. Mtrs. i.e. 409 Sq. Yards, Aakar 0.80, Survey No. 85, Hissa No. 9 part , Plot No. 5, area admeasuring 269.23 Sq. Mtrs. i.e. 322 Sq. Yards, Aakar 0.75 Village Kulgaon, Taluka Ambernath, Dist Thane, within the limits of Kulgaon Badlapur Municipal Council, within registration District Thane, Sub Registration District Ulhasnagar 2 & 4 (Hereinafter for sake of brevity referred as **SAID PROPERTY**).

Further it appears that said property converted into non-agricultural use by Order of Collector Thane, dated 12.04.1983, bearing No. **REV/DESK-1/NAP-VII/SR-56**.

  
**Mr. Sanman N. Pathari**  
**B.Com.L.L.B**  
**ADVOCATE, HIGH COURT, MUMBAI**  
**Roll No. MAH/1168/2012.**

Further by Mutation Entry No. 3421 dated 12.10.1983, it appears that by Conveyance Deed dated 28.04.1983, said **SMT. SITABAI BHAU PAWAR AND OTHERS** through their Power of Attorney Holder **MR. CHANDRAKANT BUDHAJI PAWAR** sold piece and parcel of Non-Agricultural plot of land bearing Survey No. 85, Hissa No. 8 Part , Plot No.5, area admeasuring 341.97 Sq. Mtrs. i.e. 409 Sq. Yards, Aakar 0.80, Survey No. 85, Hissa No. 9 part , Plot No. 5, area admeasuring 269.23 Sq. Mtrs. i.e. 322 Sq. Yards, Aakar 0.75 Village Kulgaon, Taluka Ambernath, Dist Thane, within the limits of Kulgaon Badlapur Municipal Council, within registration District Thane, Sub Registration District Ulhasnagar 2 & 4, to **MR. ANIL GOVIND TENDOLKAR**.

Further it appears that by Conveyance Deed dated 16.01.1987, said **MR. ANIL GOVIND TENDOLKAR**, sold piece and parcel of Non-Agricultural plot of land bearing Survey No. 85, Hissa No. 8 Part , Plot No.5, area admeasuring 341.97 Sq. Mtrs. i.e. 409 Sq. Yards, Aakar 0.80, Survey No. 85, Hissa No. 9 part , Plot No. 5, area admeasuring 269.23 Sq. Mtrs. i.e. 322 Sq. Yards, Aakar 0.75 Village Kulgaon, Taluka Ambernath, Dist Thane, within the limits of Kulgaon Badlapur Municipal Council, within registration District Thane, Sub Registration District Ulhasnagar 2 & 4, to **1. MR. CHANDRASHEKHAR RAMCHANDRA MARATHE, 2. MR. HARSHWARDHAN WAMAN BHAVE, 3. MR. ARVIND BALKRISHNA PITRE**, the said Conveyance Deed duly registered at Sub-Registrar Office Ulhasnagar on 30.01.1987 under serial No. 320/1987.

Further it appears that name of said **1. MR. CHANDRASHEKHAR RAMCHANDRA MARATHE, 2. MR. HARSHWARDHAN WAMAN BHAVE, 3. MR. ARVIND BALKRISHNA PITRE**, mutated as owners of said property by Mutation Entry No. 3906 dated 07.04.1987

Further by Mutation entry No. 426 dated 28.08.1990, it appears that said **MR. ARVIND BALKRISHNA PITRE**, died on 28.08.1990, leaving behind him **SMT. MEDHA ARVIND PITRE AND MR. SHRIKAR ARVIND PITRE**, as his legal heirs, and mutated their names as owners, in the share of **MR. ARVIND BALKRISHNA PITRE**, in the 7/12 extract of said property.

Further it appears that by Conveyance Deed dated 11.03.2015, said **SMT. MEDHA ARVIND PITRE AND MR. SHRIKAR ARVIND PITRE**, sold their share in the property bearing piece and parcel of Non-Agricultural plot of land bearing Survey No. 85, Hissa No. 8 Part, Plot No.5, area admeasuring 341.97 Sq. Mtrs. i.e. 409 Sq. Yards, Aakar 0.80, Survey No. 85, Hissa No. 9 part , Plot No. 5, area admeasuring 269.23 Sq. Mtrs. i.e. 322 Sq. Yards, Aakar 0.75 Village Kulgaon, Taluka Ambernath, Dist Thane, within the limits of Kulgaon Badlapur Municipal Council, within registration District Thane, Sub Registration District Ulhasnagar 2 & 4, in favour of **MR. SATISH DATTATRAY OAK**, the said Conveyance Deed duly registered on same date at Sub-Registrar Office Ulhasnagar-2, under serial No. 2401/2015.

Further it appears that name of **MR. SATISH DATTATRAY OAK**, mutated as owner of said property by Mutation Entry No. 6517 dated 15.03.2015

Further it appears that by Conveyance Deed dated 27.11.2015, said **MR. CHANDRASHEKHAR RAMCHANDRA MARATHE**, sold his share in the property bearing piece and parcel of Non-Agricultural plot of land bearing Survey No. 85, Hissa No. 8 Part , Plot No.5, area admeasuring 341.97 Sq. Mtrs. i.e. 409 Sq. Yards, Aakar 0.80, Survey No. 85, Hissa No. 9 part, Plot No. 5, area admeasuring 269.23 Sq. Mtrs. i.e. 322 Sq. Yards, Aakar 0.75 Village Kulgaon, Taluka Ambernath, Dist Thane, within the limits of Kulgaon Badlapur Municipal Council, within registration District Thane, Sub Registration District Ulhasnagar 2 & 4, in favour of **MR. SATISH DATTATRAY OAK**, the said Conveyance Deed duly registered at Sub-Registrar Office Ulhasnagar-2, on same date under serial No. 10434/2015.

Further it appears that name of **MR. SATISH DATTATRAY OAK**, mutated as owner of said property by Mutation Entry No. 6592 dated 30.11.2015

Further it appears that by Development Agreement dated 17.02.2016, said **1. MR. HARSHWARDHAN WAMAN BHAVE, 2. MR. SATISH DATTATRAY OAK**, granted development rights of piece and parcel of Non-Agricultural plot of land bearing Survey No. 85, Hissa No. 8 Part , Plot No.5, area admeasuring 341.97 Sq. Mtrs. i.e. 409 Sq. Yards, Aakar 0.80, Survey No. 85, Hissa No. 9 part, Plot No. 5, area admeasuring 269.23 Sq. Mtrs. i.e. 322 Sq. Yards, Aakar 0.75 Village Kulgaon, Taluka Ambernath, Dist Thane, within the limits of Kulgaon Badlapur Municipal Council, within registration District Thane, Sub Registration District Ulhasnagar 2 & 4, in favour of **M/S. MANORAMA BUILDERS AND DEVELOPERS** through its Proprietor **MRS. SAYALI SANJESH PATKAR**, the said Development Agreement duly registered on same date, at Sub-Registrar Office Ulhasnagar-2, under serial No. 1708/2016.

Further it appears that in pursuance to Development Agreement said **1. MR. HARSHWARDHAN WAMAN BHAVE, 2. MR. SATISH DATTATRAY OAK**, executed Power of Attorney in respect of piece and parcel of Non-Agricultural plot of land bearing Survey No. 85, Hissa No. 8 Part , Plot No.5, area admeasuring 341.97 Sq. Mtrs. i.e. 409 Sq. Yards, Aakar 0.80, Survey No. 85, Hissa No. 9 part, Plot No. 5, area admeasuring 269.23 Sq. Mtrs. i.e. 322 Sq. Yards, Aakar 0.75 Village Kulgaon, Taluka Ambernath, Dist Thane, within the limits of Kulgaon Badlapur Municipal Council, within registration District Thane, Sub Registration District Ulhasnagar 2 & 4, in favour of **M/S. MANORAMA BUILDERS AND DEVELOPERS** through its Proprietor **MRS. SAYALI SANJESH PATKAR**, the said Power of Attorney duly registered on same date, at Sub-Registrar Office Ulhasnagar-2, under serial No. 1709/2016.

Further it appears that said **M/S. MANORAMA BUILDERS AND DEVELOPERS**, obtained the commencement Certificate dated 22.03.2017 bearing No. **KBNP/NRV/BP/2342-194/2016-2017 unique No. 194**, from the Kulgaon Badlapur Municipal Council.

I have inspected all the relevant documents relating to the Title of the said properties i.e. piece and parcel of Non-Agricultural plot of land bearing Survey No. 85, Hissa No. 8 Part , Plot No.5, area admeasuring 341.97 Sq. Mtrs. i.e. 409 Sq. Yards, Aakar 0.80, Survey No. 85, Hissa No. 9 part, Plot No. 5, area admeasuring 269.23 Sq. Mtrs. i.e. 322 Sq. Yards, Aakar 0.75 Village Kulgaon, Taluka Ambernath, Dist Thane, within the limits of Kulgaon Badlapur Municipal Council, within registration District Thane, Sub Registration District Ulhasnagar 2 & 4.

I hereby state and Certify that the title of the Owners in respect of said properties is clear marketable and free from reasonable doubts and encumbrances.

I further certify that **M/S. MANORAMA BUILDERS AND DEVELOPERS** have rights to develop and construct building on piece and parcel of Non-Agricultural plot of land bearing Survey No. 85, Hissa No. 8 Part , Plot No.5, area admeasuring 341.97 Sq. Mtrs. i.e. 409 Sq. Yards, Aakar 0.80, Survey No. 85, Hissa No. 9 part, Plot No. 5, area admeasuring 269.23 Sq. Mtrs. i.e. 322 Sq. Yards, Aakar 0.75 Village Kulgaon, Taluka Ambernath, Dist Thane, within the limits of Kulgaon Badlapur Municipal Council, within registration District Thane, Sub Registration District Ulhasnagar 2 & 4, in Accordance with the plans to be sanctioned and to sell and transfer the premises/flats/shops therein to the prospective purchasers.

  
S. N. Pathari  
Advocate High Court

**Mr. Sanman N. Pathari**  
B.Com.L.L.B.  
ADVOCATE, HIGH COURT, MUMBAI.  
Roll No. MAH/1163/2012.