

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:- 14/10/2016

TITLE CERTIFICATE

TO WHOM IT MAY CONCERN

DESCRIPTION OF PROPERTY:-

1) Survey No. 37 Hissa no. 3 Admeasuring Area 0-02-03 Asst 0 Rs. 15 Paise. 2) Survey No. 37 Hissa no. 2 A Part Area Admeasuring **8410 Sq.Mtrs.** 3) Survey no 38 Hissa no. 4 Admeasuring Area 600 Sq.Mtrs. Situated at -Mouje **SHIRGAON** Tal -Ambernath Dist-Thane. Within local limit of Kulgaon-Badlapur Municipal Council and Sub Register Ulhasnagar -2 at Badlapur.

TRACING OF TITLE:-

A DOCUMENTS PERSUED

R E A D:-

- 1) 7/12 extract of Survey No. 37 Hissa no 3 Admeasuring Area 0-02-03 Asst 0 Rs. 15 Paise issued by Talathi Saja Shirgaon, Tal- Ambernath in favour of Shri. Shankar Krishnaji Pendulkar & others.
- 2) Read Mutation Entry No.107,461,2229.
- 3) 7/12 extract of Survey No. 37 Hissa no. 2A Part Area Admeasuring **8410 Sq.Mtrs.** Paise issued by Talathi Saja Shirgaon, Tal-Ambernath in favour of Padmanath Puroshottam Apte & others.
- 4) Read Mutation Entry No. 130,1677,2064,2938.
- 5) Read Letter issued by Thasildar Office Ambernath on dated 18/4/2011 Bearing no K/PRASHA/K-1/T-2/KAVI-18/2011.



- 6) 7/12 extract Survey no. 38 Hissa no 4 Admeasuring Area 600 Sq.Mtrs.Situated issued by Talathi Saja Shirgaon, Tal-Ambarnath in favour of Padmanath Puroshottam Apte & others.
- 7) Read Mutation Entry No. 107, 143, 1473,1677,2938,3108.
- 8) Read Development Agreement between Mrs Kamalabai Apte and Other (As Land owners) and M/s Aashiya Builders and Developers through Partner Shri. Ashok.G. Khatri (As Developers) 2) Survey No. 37 Hissa no 2 Area Admeasuring **8410 Sq.Mtrs.** 3) Survey no 38 Hissa no 4 Admeasuring Area 600 Sq.Mtrs.Situated at -Mouje **SHIRGAON** Tal -Ambarnath Dist-Thane.on dated 28/1/05 duly register at the office of Sub-register Ulhasanagar-2 under serial no. 400/05.
- 9) Read Power of Attorney between Mrs Kamalabai Apte and Other (As Land owners) and M/s Aashiya Builders and Developers through Partner Shri Ashok.G. Khatri (As Developers) 2) Survey No. 37 Hissa no 2 Area Admeasuring **8410 Sq.Mtrs.** 3) Survey no 38 Hissa no 4 Admeasuring Area 600 Sq.Mtrs.Situated at -Mouje **SHIRGAON** Tal -Ambarnath Dist-Thane.on dated 28/1/05 duly register at the office of Sub-register Ulhasanagar-2 under serial no. 401/05
- 10) Read Agreement for sale between Shri Shankar Krishnaji Pendulkar and Other (As Land owners) and Shri Ashok.G. Khatri (As Purchaser) 1) Survey No. 37 Hissa no 3 Admeasuring Area 0-02-03 Asst 0 Rs. 15 Paise Situated at -Mouje **SHIRGAON** Tal - Ambarnath Dist-Thane.on dated 28/11/11 duly register at the office of Sub-register Ulhasanagar-2 under serial no. 12155/11
- 11) Read Power of Attorney between Shri Shankar Krishnaji Pendulkar and Other (As Land owners) and Shri Ashok.G. Khatri (As Power of Attorney Holder) 1) Survey No. 37 Hissa no 3 Admeasuring Area 0-02-03 Asst 0 Rs. 15 Paise Situated at -Mouje **SHIRGAON** Tal -Ambarnath Dist-Thane.on dated 28/11/11 duly register at the office of Sub-register Ulhasanagar-2 under serial no. 12156/11

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12) Read Sale Deed between Shri Shankar Krishnaji Pendulkar and Other (As Land owners) and Shri Ashok.G. Khatri (As Purchaser) 1) Survey No. 37 Hissa no 3 Admeasuring Area 0-02-03 Asst 0 Rs. 15 Paise Situated at Mouje **SHIRGAON** Tal - Ambarnath Dist-Thane.on dated 04/05/2012 duly register at the office of Sub-register Ulhasanagar-2 under serial no. 4523/12.

13) Read Non-agricultural permission granted by District Collector, Thane on dtd. 25/4/2011 bearing No . K. Mahsul/K-1/T-14/NAP/SR/35/12.

14) Read Building construction permission granted by Kulgaon Badlapur Municipal Council under order bearing No Javak No. KBNP/BP/2011-2012/2526-345 dt.01/02/2012 Uniq no 345.

15) Read Revised Building construction permission granted by Kulgaon Badlapur Municipal Council under order bearing No Javak No. KBNP/BP/2012-2013/106-22. dt.21/04/2012.

16) Read Floor plan duly approved by Kulgaon Badlapur Municipal Council under order bearing No Javak No. KBNP/BP/2012-2013/106-22. dt.21/04/2012.

17) Read Declaration Cum Confirmation Deed dtd. 14/05/2012 by M/s. Ashiyana Builder & Developers Thorough Partner Shri.Ashok G. Khatri.

18) Read Search Report on dtd. 19/04/2012 regarding 1) Survey No. 37 Hissa no. 3 Admeasuring Area 0-02-03 Asst 0 Rs. 15 Paise 2) Survey No. 37 Hissa no. 2 Part Area Admcaasuring **8410 Sq.Mtrs.** 3) Survey no 38 Hissa no. 4 Admcaasuring Area 600 Sq.Mtrs. Situated at Mouje **Shirgaon** Tal- Ambernath Dist- Thane.



- 19) Read Completion Certificate issued by Kulgaon Badlapur Municipal Council on dated 06/08/2014 bearing no. K.B.N.P/B.P/393 for Building No. 1, Building No. 2, Building No.3.
- 20) Read Completion Certificate issued by Kulgaon Badlapur Municipal Council on dated 06/11/2015 bearing no. K.B.N.P/N.R.V/7194/2015-2016 for Building No.4, Building No.5, Building No.6.
- 21) Read Agreement for sale of T.D.R (F.S.I) between Raghunath B. Kondilkar as a transferor and AASHIYANA BUILDERS & DEVELOPERS Through partner Ashok Gourichan Khatri on dtd. 21/03/2016 bearing no. 2952/2016.
- 22) Revised building permission dtd. 04/10/2016 bearing no. KBNP/NRV/BP/7291-85 Unique no. 85.
- 23) Read Search Report on dtd. 07/10/2016 regarding Survey No. 37 Hissa no. 2/A Area Admeasuring 0H-80R-4P Asst. 1Rs.-11Paise. Situated at Mouje **Shirgaon** Tal- Ambernath Dist- Thane, for period 2005 to 2016 (Upto 07/12/2016)
- 24) Read Search Report on dtd. 07/10/2016 regarding Survey No. 37/3 Area Admeasuring 0H-02R-3P Asst. 0Rs.-15Paise, Situated at Mouje **Shirgaon** Tal- Ambernath Dist- Thane, for period 2005 to 2016 (Upto 07/12/2016)

AND WHEREAS land bearing Survey No. 37 Hissa no. 3 Admeasuring Area 0-02-03 Asst 0 Rs. 15 Paise is owned by Shri. Shankar Krishnaji Pendulkar according to latest 7/12 extract.

AND WHEREAS according to Mutation entry no. 107 certified by Talathi Saja Kharvai in not readable hence no comment.

AND WHEREAS according to Mutation entry no. 2229 certified by Talathi Saja Kharvai on dtd. 10/03/1998, the owner of the said land Bebibai Krishnaji Pendulkar have expired on dtd. 16/07/1997 leaving behind following legal heirs:-

- 1) Shankar Krishnaji Pendulkar
- 2) Dinkar Krishnaji Pendulkar
- 3) Vinayak Krishnaji Pendulkar
- 4) Maruti Krishnaji Pendulkar



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- 5) Laxman Krishnaji Pendulkar
- 6) Balaram Krishnaji Pendulkar
- 7) Jayashree Laxman Pawar
- 8) Vimal Ramchandra Pendulkar
- 9) Sumitra Ramchandra Pendulkar
- 10) Bhaskar Ramchandra Pendulkar
- 12) Swati Sunil Pawar
- 13) Mangesh Ramchandra Pendulkar
- 14) Rohini Ramchandra Pendulkar

AND WHEREAS according to Mutation entry no. 3068 certified by Talathi Saja Kharvai, Smt. Jayashree Laxman Pawar have executed registered Relinquish Deed for said land i.e. bearing Survey No. 37 Hissa no. 3 Admeasuring Area 0-02-03 Asst 0 Rs. 15 Paise in favour of Shri. Shankar Krishnaji Pendulkar, Shri. Dinkar Krishnaji Pendulkar, Shri. Vinayak Krishnaji Pendulkar, Shri. Maruti Krishnaji Pendulkar, Balaram Krishnaji Pendulkar, Laxman Krishnaji Pendulkar, Vimal Alis Sitabai Ramchandra Pendulkar, Sumitra Ramchandra Pendulkar Alais Sumitra Shyam Uttekar, Bhaskar Ramchandra Pendulkar, Swati Sunil Pawar, Mangesh Ramchandra Pendulkar, Rohini Ramchandra Pendulkar Alias Rohini Ramchandra Pagare the said relinquish Deed is registered on dtd. 07/09/2010 at the office of sub-registrar Ulhasnagar-2 under sr.no.8190/2010.

AND WHEREAS according to 7/12 extract of land bearing Survey no 38 Hissa no. 4 Admeasuring Area 600 Sq.Mtrs. is owned by Shri Padmanath Purshottam Apte and Others.

AND WHEREAS according to Mutation entry no. 143 in not readable hence no comments.

AND WHEREAS according to Mutation entry no. 107 is also not readable hence no comments.

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AND WHEREAS according to Mutation entry no. 1473 certified by Talathi Saja Kharvai, according to Taluka Hukum dtd.

16/11/1997 bearing no. RTS/VASHI/387 the said land bearing Survey No. 37/2 Total Area 7016.44 Sq.Mtrs and land bearing Survey no. 38/4 Total Area 607.02 Sq.Mtrs was declared surplus according to Provisions of Urban Land (Ceiling and Regulation) Act, 1976.

AND WHEREAS according to Mutation entry no. 1677 certified by Talathi Saja Kharvai, the owner of the said land Shri. Purushottam Gopal Apte have expired on dtd. 04/05/1987 leaving behind following legal heirs

- 1) Kamalabai Purushottam Apte
- 2) Padmanath Purushottam Apte
- 3) Shripad Purushottam Apte
- 4) Arun Purushottam Apte
- 5) Anil Purushottam Apte
- 6) Subhada Sudhir Kale
- 7) Suparna Shantaram Vaidya
- 8) Sanjivani Digambar Joshi

AND WHEREAS according to Mutation entry no. 2938 certified by Talathi Saja Kharvai on dtd. 28/12/2009, the owner of the said land Smt. Kamlabai Purushottam Apte had expired on dated 21/5/2008 and therefore the names of following legal heirs was carried on 7/12 extract okf land bearing survey no 38/4 and Survey no 37/2 :

- 1) Shri Padmanath Purshottam Apte
- 2) Shri Shripad Purshottam Apte
- 3) Shri Arun Purshottam Apte
- 4) Shri Anil Purshottam Apte
- 5) Mrs Subhda Sudhir Kene
- 6) Mrs Supaarna Shantaram Joshi
- 7) Mrs Sanjivani Digambar Joshi.



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AND WHEREAS, as per mutation entry no 3108, according to application made by Shri Pushottam Gopal Apte to Hon'ble Additional District Collector and Competent Authority ,Ulhasnagar Agglomeration, Thane , for deleting the name of Government of Maharashtra from the 7/12 extract of said land, and hence according to the said order the name of Government of Maharashtra was deleted, and the said land was declared free hold thus by Taluka Order no K/HAKKANOND/T-4/VASHI/1675/2010 dated 13/10/2010 and the name of original landowners was mutated upon the 7/12 extract of said land.

AND WHEREAS according to 7/12 extract of land bearing Survey No. 37 Hissa no. 2A Part Area Admeasuring **8410 Sq.Mtrs.** is owned by Shri Padmanath Purshottam Apte.

AND WHEREAS, according to mutation entry no 130 is not related to said land.

AND WHEREAS, according to Letter issued by Thasildar Office Ambernath on dated 18/4/2011 Bearing no K/PRASHA/K-1/T-2/KAVI-18/2011 the mutation entry no 15 is not available at their records.

AND WHEREAS according to Mutation entry no. 1473 certified by Talathi Saja Kharvai, according to Taluka Hukum dtd. 16/11/1997 bearing no. RTS/VASHI/387 the said land bearing Survey No. 87/2 Total Area 7016.44 Sq.Mtrs and land bearing Survey no. 38/4 Total Area 607.02 Sq.Mtrs was declared surplus according to Provisions of Urban Land (Ceiling and Regulation) Act, 1976.

AND WHEREAS according to Mutation entry no. 1677 certified by Talathi Saja Kharvai, the owner of the said land Shri. Purushottam



Gopal Apte have expired on dtd. 04/05/1987 leaving behind following legal heirs

- 1) Kamalabai Purushottam Apte
- 2) Padmanath Purushottam Apte
- 3) Shripad Purushottam Apte
- 4) Arun Purushottam Apte
- 5) Anil Purushottam Apte
- 6) Subhada Sudhir Kale
- 7) Suparna Shantaram Valdia
- 8) Sanjivani Digambar Joshi

AND WHEREAS, according to Mutation entry no 2064 Certifeid by Talathi Saja Kharvai, on dated 1/2/1996, the said land that is entire land bearing Survey no 37 Hissa no 2 Total Admeasuring Area 11179.40 Sq. Mtrs is owned by Shri Padmanth Purshottam Apte and Area fo 2970.46 Sq .Mtrs is only exptemted and declared free hold and therefore according to Order of District Collector Thane Bearing No REV/DESK/1/NAP/VII/SR-399.Dated 11/10/1982 the Aread of 2970.46 Sq.Mtrs was converted into N.A use and According to Order Assistant Director of Town Planning Authority Thane Bearing No NAP/BADLUPUR/2972 seven plots was sanctioned above said land.

AND WHEREAS according to Mutation entry no. 2938 certified by Talathi Saja Kharvai on dtd. 28/12/2009, the owner of the said land Smt. Kamlabai Purushottam Apte had expired on dated 21/5/2008 and therefore the names of following legal hiers was carried on 7/12 extract okf land bearing survey no 38/4 and Survey no 37/2 :

- 1) Shri Padmanath Purshottam Apte
- 2) Shri Shripad Purshottam Apte
- 3) Shri Arun Purshottam Apte
- 4) Shri Anil Purshottam Apte
- 5) Mrs Subhda Sudhir Kene
- 6) Mrs Supaarna Shantaram Joshi
- 7) Mrs Sanjivani Digambar Joshi.



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AND WHEREAS, according to as per application made by Shri Pushottam Gopal Apte to Hon'ble Additional District Collector and Competent Authority, Ulhasnagar Agglomeration, Thane, for deleting the name of Government of Maharashtra from the 7/12 extract of said land, and hence according to the said order the name of Government of Maharashtra was deleted, and the said land was declared free hold thus by Taluka Order no K/HAKKANOND/T-4/VASHI/1675/2010 dated 13/10/2010 and the name of original landowners was mutated upon the 7/12 extract of said land.

AND WHEREAS according to Development agreement between 1) Smt. Kamlabai Purshottam Apte, 2) Shri. Padmanabh Alias padmanath Purshottam Apte, 3) Sau. Sushma Padmanabh Apte, 4) Shri. Hemant Padmanabh Apte, 5) Shri. Prashant Padmanabh Apte, 6) Shri. Shripad Purshottam Apte, 6) Smt. Suman Shripad Apte, 8) Shri. Sameer Shripad Apte, 9) Shri. Arun Purshottam Apte, 10) Sau. Usha Arun Apte, 11) Shri. Kedar Arun Apte, 12) Shri. Anil Purshottam Apte, 13) Sau. Nilyani Anil Apte, 14) Shri. Avdhoot Anil Apte, 15) Shri. Ketan Anil Apte, 16) Sau. Subhada Sudhir Kane, 17) Shri. Shrikant Sudhir Kane, 18) Shri. Sanjya Sudhir Kane, 19) Sau. Suparna Shantaram Vaidya, 20) Sau. Sanjivani Digambar Joshi, 21) Shri. Harshad Digambar Joshi and M/s Aashiya Builders and Developers through Partner Shri. Ashok.G. Khatri (As Developers) for land bearing Survey No. 37 Hissa no 2 Area Admeasuring 8410 Sq.Mtrs. and Survey no 38 Hissa no 4 Admeasuring Area 600 Sq.Mtrs. Situated at - Mouje **SHIRGAON** Tal - Ambarnath Dist-Thane on dated 28/1/05 duly register at the office of Sub-register Ulhasanagar-2 under serial no. 400/05, the said land owners have granted development rights of said land to Developers for consideration of Rs Twelve lacs only and kind consideration of 5,000/ sq feet constructed area to be given by the Developer to landowners in the building constructed upon the said land.



AND WHEREAS ,according to Power of Attorney between Mrs Kamalabai Apte and Other (As Land owners) and M/s Aashiya Builders and Developers through Partner Shri Ashok.G. Khatri (As Developers) Survey No. 37 Hissa no 2 Area Admeasuring **8410 Sq.Mtrs.** Survey no 38 Hissa no 4 Admeasuring Area 600 Sq.Mtrs.Situated at -Mouje **SHIRGAON** Tal -Ambarnath Dist-Thane.on dated 28/1/05 duly register at the office of Sub-register Ulhasanagar-2 under serial no. 401/05, the said landowners have granted full right and authority in favour of developer for development of said land.

AND WHEREAS according to Agreement for sale between 1) Shri Shankar Krishnaji Pendulkar, 2) Shri Arun Shankar Pendulkar, 3) Shri. Ramesh Shankar Pendulkar, 4) Smt. Parvati Shankar Pendulkar, 5) Smt. Aruna Balkrishna Kalekar, 6) Smt. Bharti Shashikant Telange, 7) Shri. Dinkar Krishnaji Pendulkar, 8) Vaibhav Dinkar Pendulkar, 9) Shri. Avinash Dinkar Pendulkar, 10) Smt. Suchita Sachin Waghmare, 11) Smt. Shantabai Dinkar Pendulkar, 12) Shri. Vinayak Krishnaji Pendulkar, 13) Shri. Anand Vinayak Pendulkar, 14) Shri. Deepak Vinayak Pendulkar, 15) Smt. Jijabai Vinayak Pendulkar, 16) Smt. Jayashree Laxman Pawar, 17) Shri. Maruti Krishnaji Pendulkar, 18) Shri. Atul Maruti Pendulkar, 19) Smt. Swapanali Maruti Pendulkar, 20) Smt. Anusaya Maruti Pendulkar, 21) Shri. Mukesh Laxman Pendulkar, 22) Smt. Nilambari Laxman Pendulkar, 23) Smt. Shweta Laxman Pendulkar, 24) Smt. Urmila Laxman Pendulkar, 25) Shri. Balaram Krishnaji Pendulkar, 26) Smt. Kamal Balaram Pendulkar, 27) Smt. Seetabai Alias Vimal Ramchandra Pendulkar, 28) Shri. Sumit Ramchandra Pendulkar, 29) Shri. Mangesh Ramchandra Pendulkar, 30) Smt. Swati Sunil Pawar, No. 1 to 31 Through Power of Attorney Holder & For Himself A) Shri. Laxman Krishnaji Pendulkar, B) Shri. Pandit Shankar Pendulkar, C) Shri. Bhaskar Ramchandra Pendulkar, D) Shri. Kishor Dinkar Pendulkar (As Land owners) and Shri Ashok.G. Khatri (As purchaser) for land bearing Survey No. 37 Hissa no 3 Admeasuring Area 0-02-03 Asst 0 Rs. 15 Paise Situated at -Mouje **SHIRGAON** Tal -Ambarnath Dist-Thane.on dated 28/11/11 duly register at the office of Sub-register Ulhasanagar-2 under serial no. 12155/11, the said land



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owner have agreed to sale the said land to Purchaser for lumpsum
Consideration of Rs 25,50,000/- (Rupees Twenty Five Lacs Fifty
Thousand only). Date: 14/10/2016

AND WHEREAS according to Power of Attorney between 1) Shri Shankar Krishnaji Pendulkar, 2) Shri Arun Shankar Pendulkar, 3) Shri. Ramesh Shankar Pendulkar, 4) Smt. Parvati Shankar Pendulkar, 5) Smt. Aruna Balkrishna Kalekar, 6) Smt. Bharti Shashikant Telange, 7) Shri. Dinkar Krishnaji Pendulkar, 8) Vaibhav Dinkar Pendulkar, 9) Shri. Avinash Dinkar Pendulkar, 10) Smt. Suchita Sachin Waghmare, 11) Smt. Shantabai Dinkar Pendulkar, 12) Shri. Vinayak Krishnaji Pendulkar, 13) Shri. Anand Vinayak Pendulkar, 14) Shri. Deepak Vinayak Pendulkar, 15) Smt. Jijabai Vinayak Pendulkar, 16) Smt. Jayashree Laxman Pawar, 17) Shri. Maruti Krishnaji Pendulkar, 18) Shri. Atul Maruti Pendulkar, 19) Smt. Swapanali Maruti Pendulkar, 20) Smt. Anusaya Maruti Pendulkar, 21) Shri. Mukesh Laxman Pendulkar, 22) Smt. Nilambari Laxman Pendulkar, 23) Smt. Shweta Laxman Pendulkar, 24) Smt. Urmila Laxman Pendulkar, 25) Shri. Balaram Krishnaji Pendulkar, 26) Smt. Kamal Balaram Pendulkar, 27) Smt. Seetabai Alias Vimal Ramchandra Pendulkar, 28) Shri. Sumit Ramchandra Pendulkar, 29) Shri. Mangesh Ramchandra Pendulkar, 30) Smt. Swati Sunil Pawar, No. 1 to 31 Through Power of Attorney Holder & For Himself A) Shri. Laxman Krishnaji Pendulkar, B) Shri. Pandit Shankar Pendulkar, C) Shri. Bhaskar Ramchandra Pendulkar, D) Shri. Kishor Dinkar Pendulkar (As Principals) and Shri Ashok.G. Khatri (As Power of Attorney Holder) for land bearing Survey No. 37 Hissa no 3 Admeasuring Area 0-02-03 Asst 0 Rs. 15 Paise Situated at -Mouje **SHIRGAON** Tal - Ambarnath Dist-Thane.on dated 28/11/11 duly register at the office of Sub-register Ulhasanagar-2 under serial no. 12156/11, the said land owners have granted rights and authority of said land more especially mentioned in the said deed in faovur of Purshaser.



AND WHEREAS according to Sale Deed between 1) Shri Shankar Krishnaji Pendulkar, & Others Thourgh Power of Attorney Holder Shri Ashok.G. Khatri (As Vendors) and Shri Ashok.G. Khatri (As

Purchaser) for land bearing Survey No. 37 Hissa no 3 Admeasuring Area 0-02-03 Asst 0 Rs. 15 Paise Situated at -Mouje **SHIRGAON** Tal -Ambarnath Dist-Thane.on dated 04/05/2012 duly register at the office of Sub-register Ulhasanagar-2 under serial no. 4523/2012, for Amount of Rs 25,50,000/- (Rupees Twenty Five Lacs Fifty Thousand only), the said land owners have granted rights and authority of said land more especially mentioned in the said deed in faovur of Purshaser.

AND WHEREAS according to Non-agricultural permission granted by District Collector, Thane on dtd. 25/4/2011 bearing No. K. Mahsul/K-1/T-14/NAP/SR/35/12, the said authority have granted N.A use of said land for area admesuing total 887.00 Sq.Mtrs only.

AND WHEREAS construction permission was also granted by Kulgaon Badlapur Municipal Council under order bearing No Javak No. KBNP/BP/2011-2012 bearing unique no 345 on dated 1/2/12 for ground + first floor for residential and commercial purpose only.

AND WHEREAS,according to Revised Building construction permission granted by Kulgaon Badlapur Municipal Council under order bearing No Javak No. KBNP/BP/2012-2013/106-22. dt.21/04/2012,the said authority have granted permission for Type A, B, C: Bldg. No. 1, 2, 3 - Ground + Seven Floors, Type D- Bldg. No. 4 , 6 & 7 - Ground + Seven Floors, Type E- Bldg. No. 5- Ground + Seven Floors, Type F - Bldg. No. 8 - Stilt / Ground + Four Floors, Type B- Club House/Ground Floor to be constructed upon said land.

AND WHEREAS according to Declaration Cum Confirmation Deed dtd. 14/05/2012 by M/s. Ashiyana Builder & Developers Thorough Partnar Shri.Ashok G. Khatri, He had made declaration that even though land bearing Survey No. 37 Hissa no 3 Admeasuring Area 0-02-03 Asst 0 Rs. 15 Paise Situated at -Mouje

Ad

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SHIRGAON Tal -Ambarnath Dist-Thane. is purchased in his personal name i.e. Shri. Ashok G. Khatri, The funds for purchasing the said land is from the firm of M/s. Ashiyana Builders & Developers and hence, the said land is also asseset of M/s. Ashiyana Builders & Developers.

WHEREAS according to search report given by searcher Shri. Satish Anand Farad dtd.19/04/2012 for land bearing 1) Survey No. 37 Hissa no. 3 Admeasuring Area 0-02-03 Asst 0 Rs. 15 Paise 2) Survey No. 37 Hissa no. 2 Part Area Admeasuring **8410 Sq.Mtrs.** 3) Survey no 38 Hissa no. 4 Admeasuring Area 600 Sq.Mtrs.there is no adverse entry on the index II of said land except stated above for last 30 years.

AND WHEREAS Complition Certificate issued by Kulgaon Badlapur Municipal Council on dated 06/08/2014 bearing no. K.B.N.P/B.P/393 for Building No. 1, Building No. 2, Building No.3.

AND WHEREAS Complition Certificate issued by Kulgaon Badlapur Municipal Council on dated 06/11/2015 bearing no. K.B.N.P/N.R.V/7194/2015-2016 for Building No.4, Building No.5, Building No.6.

AND WHEREAS builder/promoter has purchased T.D.R from Raghunath B. Kondilkar Arca admeasuring 540.66 Sq. Mtrs. out of Total area 545.66 Sq. Mtrs. on dtd. 21/03/2016 the said agreement for T.D.R Duly registered office at Sub-register Ulhasnagar- 2 at Badlapur. Bearing no. 2952/2016 and promoter utilize 290,60 sq.mtrs. T.D.R out of Total Area Admeasuring 540.66 Sq.mtrs on the said land and sanctioned revised plan from Kulgaon Badlapur Municipal Council and said authority Granted Revised permission on dtd. 04/10/2016 bearing no. KBNP/NRV/BP-7291- 85 Unique no. 85.

AND WHEREAS according to revised Permission Granted Kulgaon Badlapur Municipal Council under order bearing no. K.B.N.P/N.R.V/B.P/7291/2016-2017 Unique No. 85 dated



04/10/2016. The said Authority have granted Permission for S.N 37/2, 37/3, 38/4 Area Admeasuring 8870 Sq.Mtrs Plus Additional Premium for total Area 10404.49 Sq.Mtrs out of Plot A Area 2100 Sq.Mtrs, existing Building No. 1 & 2 and 3 Area Admeasuring 2475.00 Sq.Mtrs and Plot No. B Area 7929.49 Sq.Mtrs out of existing Building 4,5,6 Area 3562.26 Sq.Mtrs and New Proposed Area Admeasuring 4364.76 Sq.Mtrs all total Area 7927.62 Proposed Area and Permission for Construct for Building existing Type A+B+C Building No.1,2 and 3, Ground + Seven floor, Type D Building No. 4 & 6, Part Stilt, Ground + Seven, Type E Building No 5- Part Stilt, Ground + Seven floor Proposed Type F Building No. 7 & 8 Part Stilt, Ground + Seven floor, Type A+B+C Building No. 1,2,3- Ground floor.

WHEREAS according to search report given by searcher Shri. Satish Anand Farad dtd. 07/10/2016 for land bearing 1) Survey No. 37 Hissa no. 2/A Area Admeasuring 0H-80R-4P Asst. 1Rs.-11 Paise. 2) 37/3 Area Admeasuring 0H-02R-3P Asst. 0Rs.-15Paise. is the said search report is in mentioned that the property are develop and many flat sale agreement was registered in Sub-registered office Ulhasnagar-2 during year 2011 to 2016 and flat sale agreement is not mentioned in search report therefore may be clear that the builder **M/s. ASHIYANA BUILDERS & DEVELOPERS** has develop the said property and constructed the building as **OM SAI COMPLEX** & Sold the same flat to prospective purchaser. It is further observed from the document submitted before me that in pursuant of the above Development Agreement & power of Attorney, and Sale-Deed mentioned above M/s. Aashiyana Builders and Developer through Partner Shri. Ashok.G. Khatri the said builders have acquired the above mentioned property as a developer and full right and Title the develop the said land as per the condition mention in development agreement, Building Construction permission & Non Agricultural permission and the said builder can sale the rest the of flats reserving the flats to be given to Original landowner in the development agreement dtd. 28/01/2005 registered under sr. no. 400/2005 as mentioned above.



KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

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Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane. 421 503 E-mail Id :- kiranbanote12@gmail.com

Ref.

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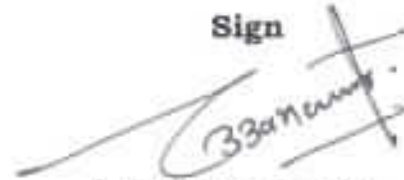
Date:- 14/10/2016

VERIFICATION OF TITLE:-

In the aforementioned circumstance I am of the Opinion that Property bearing 1) Survey No. 37 Hissa no. 3 Admeasuring Area 0-02-03 Asst 0 Rs. 15 Paise 2) Survey No. 37 Hissa no. 2 Part Area Admeasuring **8410 Sq. Mtrs.** 3) Survey no 38 Hissa no. 4 Admeasuring Area 600 Sq.Mtrs. Situated at Mouje **SHIRGAON** Tal- Ambernath Dist- Thane has good marketable title and free from all encumbrance.

Signed Under my hands and seal on dtd 14 October 2016.

Sign



Shri. K.B. Banote
(Advocate High Court)

ADV. KIRAN B. BANOTE
(B.A. LL.B)

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Tal. Ambernath, Dist. Thane.