

Further by Mutation Entry No. 5632 dated 17.09.2011, it appears that said **MR. SUNIL KANHU MASANE** acquired piece and parcel of plot of land bearing Survey No. 172, Hissa No. 1/3 (Part), area admeasuring 1304.30 Sq. Mtrs., Hissa No. 1/5, area admeasuring 275 Sq. Mtrs., Village Badlapur, Taluka Ambarnath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2, from **SMT. SUKANYA SHANTARAM AAPATE**, by Conveyance Deed dated 21.07.2011, duly registered at Sub-Registrar Office Ulhasnagar-2, under serial No. 7593/2011.

Further it appears that **MR. MORESHWAR NARAYAN PATIL** was recorded owners of the piece and parcel of plot of land bearing Survey No. 172, Hissa No. 1/4 (Part), area admeasuring 441 Sq. Mtrs., out of total area admeasuring 812 Sq. Mtrs., Village Badlapur, Taluka Ambarnath, District Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2, (Hereinafter for sake of brevity referred as **SAID PROPERTY II**.)

Further by Mutation Entry No. 5078 dated 26.03.2008, it appears that said **MR. MORESHWAR NARAYAN PATIL** acquired piece and parcel of plot of land bearing Survey No. 172, Hissa No. 1/4 (Part), area admeasuring 441 sq. Mtrs., out of total area admeasuring 812 Sq. Mtrs., Village Badlapur, Taluka Ambarnath, District Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2, from **SMT. ASHALATA SADANAND KANITKAR** through her Power of Attorney Holder **MRS. MANGALA VIRENDRAKUMAR SHARMA**, by Conveyance Deed dated 11.03.2008, duly registered at Sub-Registrar Office Ulhasnagar-2, under serial No. 2081/2008.

Further it appears that by Development Agreement dated 24.05.2012, said **MR. MORESHWAR NARAYAN PATIL** granted development rights of piece and parcel of plot of land bearing Survey No. 172, Hissa No. 1/4 (Part), area admeasuring 441 Sq. Mtrs., out of total area admeasuring 812 Sq. Mtrs., Village Badlapur, Taluka Ambarnath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2 in favour of **MR. SUNIL KANHU MASANE**, the said Development Agreement duly registered at Sub-Registrar Office Ulhasnagar-2, under serial No. 5340/2012.


K. R. Nemade
ADVOCATE
S.D. THANE-2012



K. R. NEMADE

ADVOCATE HIGH COURT

A-3, Neelkanth Building, Behind Vaishali Theatre, Sarvodaya Nagar,
Manjarli Road, Badlapur (W), Tal. Ambarnath, Dist Thane.

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Email - nemadekishor@yahoo.co.in

KRN- 176/2015

Date: 08.05.2015

TITLE CERTIFICATE

Ref : In respect piece and parcel of plot of land bearing Survey No. 172, Hissa No. 1/3 (Part), area admeasuring 1304.30 Sq. Mtrs., Hissa No. 1/5, area admeasuring 275 Sq. Mtrs, Hissa No. 1/4, area admeasuring 441.70 Sq. Mtrs., Village Badlapur, Taluka Ambarnath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2.

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

Further, on the aforesaid basis, I have referred Search Report dated 19.04.2013, carried out by Searcher Mr. Satish Anand Farad viz, year 1984 to 2013, maintained in the office of Sub- registrar of assurance of Ulhasnagar and for that the necessary charges has been paid by Searcher Mr. Satish Anand Farad 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 **MR. SUNIL KANHU MASANE** was recorded owners of the piece and parcel of plot of land bearing Survey No. 172, Hissa No. 1/3 (Part), area admeasuring 1304.30 Sq. Mtrs., Hissa No. 1/5, area admeasuring 275 Sq. Mtrs., Village Badlapur, Taluka Ambarnath, District Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2. (Hereinafter for sake of brevity referred as **SAID PROPERTY I**.)


K. R. Nemade
ADVOCATE
A-3, Neelkanth Bldg.,
Behind Vaishali Theatre



Further it appears that in pursuance to Development Agreement dated 24.05.2012, said **MR. MORESHWAR NARAYAN PATIL** executed Power of Attorney in respect of piece and parcel of plot of land bearing Survey No. 172, Hissa No. 1/4 (Part), area admeasuring 441 Sq. Mtrs., out of total area admeasuring 812 Sq. Mtrs., Village Badlapur, Taluka Ambernath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2 in favour of **MR. SUNIL KANHU MASANE**, the said Power of Attorney duly registered at Sub-Registrar Office Ulhasnagar-2, under serial No. 5341/2012.

Further it appears by Development Agreement dated 16.08.2012, said 1. **MR. SUNIL KANHU MASANE**, 2. **MRS. SUNITA SUNIL MASANE**, 3. **DIVYA SUNIL MASANE** through her father **MR. SUNIL KANHU MASANE**, granted development rights of piece and parcel of plot of land bearing Survey No. 172, Hissa No. 1/3 (Part), area admeasuring 1304.30 Sq. Mtrs., Hissa No. 1/5, area admeasuring 275 Sq. Mtrs., Hissa No. 1/4, area admeasuring 441.70 Sq. Mtrs., Village Badlapur, Taluka Ambernath, District Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2, i.e. **SAID PROPERTY I & II**, in favour of **M/S. TRINITY DEVELOPERS** through its Partner **MR. PARAG RATNAKAR JAGE AND MRS. NILIMA LAXMAN VISPUTE**, the said Development Agreement duly registered at Sub-Registrar Office Ulhasnagar-2, under serial No. 8468/2012.

Further it appears in pursuance to Development Agreement dated 16.08.2012, said 1. **MR. SUNIL KANHU MASANE**, 2. **MRS. SUNITA SUNIL MASANE**, 3. **DIVYA SUNIL MASANE** through her father **MR. SUNIL KANHU MASANE**, executed Power of Attorney in respect of piece and parcel of plot of land bearing Survey No. 172, Hissa No. 1/3 (Part), area admeasuring 1304.30 Sq. Mtrs., Hissa No. 1/5, area admeasuring 275 Sq. Mtrs., Hissa No. 1/4, area admeasuring 441.70 Sq. Mtrs., Village Badlapur, Taluka Ambernath, District Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2, i.e. **SAID PROPERTY I & II**, in favour of **M/S. TRINITY DEVELOPERS** through its Partner **MR. PARAG RATNAKAR JAGE AND MRS. NILIMA LAXMAN VISPUTE**, the said Power of Attorney duly registered at Sub-Registrar Office Ulhasnagar-2, under serial No. 8469/2012.


K. R. Nemade
ADVOCATE
A-2, The Landmark Building,
Behind V.K. Mehta Theatre,
Bamburda Road, Badlapur (W)



Further it appears that by Agreement For Sale of TDR (FSI) dated 25.10.2013, said **M/S. TRINITY DEVELOPERS** through its Partner **MR. PARAG RATNAKAR JAGE** purchased TDR of piece and parcel of plot of land bearing survey No. 190, Hissa No. 8C/1, area admeasuring 431.98 Sq. Mtrs., out of total area admeasuring 1400 Sq. Mtrs. of Village Badlapur, from **MRS. POOJA PARAG JAGE, MR. LAXMAN ARJUN VISPUTE AND MR. DEVENDRA PUKHRAJ BHANDARI**, the said Agreement For Sale of TDR(FSI), duly registered at Sub-Registrar Office Ulhasnagar-2, under serial No. 11178/2012.

Further it appears that by Agreement For Sale of TDR (FSI) dated 22.05.2013, said **M/S. TRINITY DEVELOPERS** through its Partner **MR. PARAG RATNAKAR JAGE** purchased TDR of piece and parcel of plot of land bearing survey No. 190, Hissa No. 8C/1, area admeasuring 3300 Sq. Mtrs., out of total area admeasuring 152.02 Sq. Mtrs. of Village Badlapur, from **MRS. ASHALATA V. PANVELKAR** through her power of attorney holder **MR. PARAG RATNAKAR JAGE**, the said Agreement For Sale of TDR(FSI), duly registered at Sub-Registrar Office Ulhasnagar-2, under serial No. 6605/2013 on 23.05.2013.

Further it appears that by Agreement For Sale of TDR (FSI) dated 22.05.2013, said **M/S. TRINITY DEVELOPERS** through its Partner **MR. PARAG RATNAKAR JAGE** purchased TDR of piece and parcel of plot of land bearing survey/Gat No. 31, of Village Sonivali, area admeasuring 1279 Sq. Mtrs., out of total area admeasuring 822 Sq. Mtrs., from **ARUN HARISHCHANDRA BHAGAT**, the said Agreement For Sale of TDR(FSI), duly registered at Sub-Registrar Office Ulhasnagar-2, under serial No. 6606/2013 on 23/05/2013.

Further it appears that said **M/S. TRINITY DEVELOPERS** obtained commencement Certificate dated 02.12.2013 bearing No. **KBNP/BP/3075/2013-14** unique No. 226, from 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 plot of land bearing Survey No. 172, Hissa No. 1/3 (Part), area admeasuring 1304.30 Sq. Mtrs., Hissa No. 1/5, area admeasuring 275 Sq. Mtrs., Hissa No. 1/4, area admeasuring 441.70 Sq. Mtrs., Village Badlapur, Taluka Ambernath, District Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2.


K. R. Nemade
ADVOCATE
S.D. THANE DISTRICT



I hereby state and Certify that the title of the **M/S. TRINITY DEVELOPERS** in respect of said properties is clear marketable and free from reasonable doubts and encumbrances.

I further certify that **M/S. TRINITY DEVELOPERS** have rights to develop and construct building on the aforesaid property in Accordance with the plans to be sanctioned and to sell and transfer the premises/flats/shops therein to the prospective purchasers.



K. R. NEMADE
Advocate High Court

K. R. Nemade
ADVOCATE
A-2, The South Bldg.,
Siddhi Vinayak Towers,
Servodays Nagar, Madhapur (W)
Mob. No. 9020074642

