

Dattaram Dindikar

Advocate & legal Consultant

"Shree" Niwas Bunglow, within compound of "Shree Atul CHS", Tadvadi, Ambernath (E)
09320486913

Date – 10/10/16

TITLE CERTIFICATE

To,

M/s Saraswati Corp

Office at – Survey No. 128/1,

Near Meera Vatika, Barkupada,

Behind Shiv Temple, Ambernath (E).

DESCRIPTION OF PROPERTY

All that piece and parcel of land situated at Village Ambernath, Taluka – Ambernath, District Thane, bearing Survey No. 124, Hissa No. 5/A, admeasuring about 01 – Hector, 10 – Are, 00 – Part and Waste land 00 – Hector, 24 – Are, 00 – Part assessed at Re. 1.75/-, within the limits of Ambernath Municipal Council.

DOCUMENTS PERUSED & READ :

- A. Extract of 7/12
- B. Mutation Entries
- C. Release deed executed between Shri Eknath Anaji Patil, Shri Ganesh Anaji Patil, Smt Laxmibai Parshuram Patil, Smt Aaytubai Anaji Patil on one part and Smt Ramabai Kundalik Murkute, Smt Shobha alias Sharda Pandurang Tare, Smt Vatsala Prabhakar Patil on other part as releasor bearing registration no. 3161/00 dated 29/12/2000
- D. Deed of Partition executed between Shri Eknath Anaji Patil, Shri Ganesh Anaji Patil, Smt Laxmibai Parshuram Patil, Smt Alka Vilas Bhoir, Smt Ramabai Kundalik Murkute, Shri Rajkumar Pandurang Tare, Smt Vatsala Prabhakar Patil bearing registration no. 6692/2011 dated 29/12/11.
- E. Agreement for sale dated 23/05/13 executed between M/s Saraswati Corp on one part and Smt Laxmibai Parshuram Patil & Smt Alka Vilas Bhoir other part bearing registration no. 3207/13 dated 23/05/13.



Dattaram Dindikar

Advocate & legal Consultant

"Shree" Niwas Bungalow, within compound of "Shree Atul CHS", Tadwadi, Ambarnath (E)
09320486913

- F. Power of Attorney dated 23/05/13 executed between M/s Saraswati Corp on one part and Smt Laxmibai Parshuram Patil & Smt Alka Vilas Bhoir other part bearing registration no. 3208/13 dated 23/05/13.
- G. Deed of Conveyance executed between M/s Saraswati Corp on one part and Smt Laxmibai Parshuram Patil & Smt Alka Vilas Bhoir other part bearing registration no. 3209/13 dated 23/05/13.
- H. Search Report issued by Varma Associates dated 30/06/13 & 08/01/15 & 10/10/16
- I. Commencement Certificate issued by Ambarnath Municipal Council bearing No. AMC/ NRV/ BP/ 15-16/ 701 / 8564/74 dated 21/08/15.
- J. NA order bearing no. SR-188/15 dated 30/06/16.

Details of Document perused -

A. At present 7/12 extracts shows the Name of M/s Saraswati Corp through partner Shri Dilip Motiram Dalal, Shri Amit C Moryani, Shri Kailash Eknath Patil as owner and possessor.

B. Mutation Entries -

1. Mutation Entry No. 36 -

This mutation entry does not available.

2. Mutation Entry No. 94 -

This Mutation entry dated 03/11/1936 is not clear and readable.

3. Mutation Entry No. 307 -

This Mutation entry dated 10/05/1962 revealed the fact that, Name of (1) Shiva Ganu, (2) Anaji Ganu, (3) Laxuman Ganu was muted on revenue record as owner and possessor.

4. Mutation Entry No. 310 -

This Mutation entry is not clear and readable.

5. Mutation Entry No. 927 -

This Mutation entry dated 28/06/1995 revealed the fact that, as Anaji Ganu patil expired on 13/03/95, The name of his legal heirs i.e. Shri Eknath Anaji Patil, Shri Ganesh Anaji Patil, Smt Aaytubai Anaji Patil, Smt Laxmibai Parshuram Patil, Smt



Dattaram Dindikar

Advocate & legal Consultant

"Shree" Niwas Bunglow, within compound of "Shree Atul CHS", Tadwadi, Ambarnath (E)
09320486913

06,60,00,000/- by executing Deed of Conveyance deed bearing registration no. 3209/13 dated 23/05/13 further Smt Laxmibai Parshuram Patil, Smt Alka Vilas Bhoir also executed in favor of M/s Saraswati Corp, Agreement for sale and Irrevocable power of attorney on same date i.e. 23/05/13 bearing document registration no. 3207/13 & 3208/13 respectively.

C. Commencement Certificate issued by Ambarnath Municipal Council bearing No. AMC/ NRV/ BP/ 15-16/ 701-8564/74 dated 21/08/2015

From the Commencement Certificate issued by Ambarnath Municipal Council bearing No. AMC/ NRV/ BP/ 15-16/701 - 8564/74 dated 21/08/2015, it seems that M/s Saraswati Corp get plan sanctioned from Ambarnath Municipal Council on area admeasuring 13400.00 square meter out for construction of Two building i.e. Building No. A comprising of Part Basement, Ground Floor plus Eighteen Storey Building & Building No. B comprising of Basement, Ground Floor plus Four Storey Building for residential and commercial purpose.

D. NA order dated 30/06/16

From NA order it reveals that Collector Thane, converted the land referred in schedule herein under to Non Agriculture use by it order vide no. Revenue/ Desk - 1/ T-14/ NA/ SR - 188/2015 dated 30/06/16.

E. Search Report dated 30/06/13 & 08/01/15 & 10/10/16

I have also gone through the search report taken at the office of Sub Registrar of Assurance at Ulhasnagar by Varma Associates, dated 30/06/13 & 08/01/15, and search taken on 10/10/16 by me for one year, does not reveal any entry which may fall in the category of encumbrances over the said property.

CONCLUSION & OPINION -

I have investigated the title of the owners i.e. M/s Saraswati Corp to the above said property and I am opinion that in lieu of Agreement for sale Deed dated 23/05/13 bearing registration no. 3207/13 & irrevocable power of attorney dated 23/05/13 bearing registration no. 3208/13, & Conveyance deed dated 23/05/13 bearing registration no. 3209/13, by the deed of conveyance and possession of the property which is subject matter



Dattaram Dindikar

Advocate & legal Consultant

"Shree" Niwas Bungalow, within compound of "Shree Atul CHS", Tadwadi, Ambarnath (E)
09320486913

Ramabai Kundalik Murkute, Smt Shobha alias Sharda Pandurang Tare, Smt Vatsala Prabhakar Patil was muted on revenue record.

6. Mutation Entry No. 1033 -

This Mutation entry dated 16/10/03 revealed the fact that, Release deed executed between Shri Eknath Anaji Patil, Shri Ganesh Anaji Patil, Smt Laxmibai Parshuram Patil, Smt Aaytubai Anaji Patil on one part and Smt Ramabai Kundalik Murkute, Smt Shobha alias Sharda Pandurang Tare, Smt Vatsala Prabhakar Patil on other part as releaser bearing registration no. 3161/00 dated 29/12/2000.

7. Mutation Entry No. 1198 -

This Mutation entry dated 23/12/10 revealed the fact that, as Aaytubai Anaji Patil expired on 12/01/06, Further Parshuram Anaji Patil & Shobha alias Sharda Pandurang Tare was expired and therefore name of their legal heirs i.e. Shri Eknath Anaji Patil, Shri Ganesh Anaji Patil, Smt Laxmibai Parshuram Patil, Smt Alka Vilas Bhoir, Smt Ramabai Kundalik Murkute, Shri Rajkumar Pandurang Tare, Smt Vatsala Prabhakar Patil was muted on revenue record

8. Mutation Entry No. 1246 -

This Mutation entry dated 15/02/12 revealed the fact that by Deed of Partition executed between Shri Eknath Anaji Patil, Shri Ganesh Anaji Patil, Smt Laxmibai Parshuram Patil, Smt Alka Vilas Bhoir, Smt Ramabai Kundalik Murkute, Shri Rajkumar Pandurang Tare, Smt Vatsala Prabhakar Patil bearing registration no. 6692/2011 dated 29/12/11, Smt Laxmibai Parshuram Patil, Smt Alka Vilas Bhoir becomes the owner of property referred schedule herein under by virtue of above referred partition deed.

9. Mutation Entry No. 1321 -

This Mutation entry dated 01/08/13 revealed the fact that, M/s Saraswari Corp. purchased The land bearing Survey No. 124, Hissa No. 5/A, admeasuring about 01 - Hecter, 10 - Are, 00 - Part and Waste land 00 - Hecter, 24 - Are, 00 - Part assessed at Re. 1.75/-, situated at village Ambarnath from its existing owners Smt Laxmibai Parshuram Patil, Smt Alka Vilas Bhoir for consideration of Rs.



Dattaram Dindikar

Advocate & legal Consultant

"Shree" Niwas Bungalow, within compound of "Shree Atul CHS", Tadvadi, Ambarnath (E)
09320486913

of Conveyance deed bearing registration no. 3209/13 dated 23/05/13 and land particularly described in the schedule written herein under is vested with M/s Saraswati Corp.

And hence the title of M/s Saraswati Corp is clear and free and marketable and well and sufficiently entitled to follow the requisite procedure for development of the property as per plan sanctioned by Ambarnath Municipal Council with the intention to the development of the land referred herein below in schedule written herein under and by constructing multi storey building as per sanctioned plan and further M/s Saraswati Corp can sell the unit/ flat/ shop and other amenities to prospective buyer and purchaser as per rules.

Schedule of the property which title has been investigated

All that piece and parcel of land situated at Village Ambarnath, Taluka – Ambarnath, District Thane, bearing Survey No. 124, Hissa No. 5/A, admeasuring about 01 – Hector, 10 – Are, 00 – Part and Waste land 00 – Hector, 24 – Are, 00 – Part assessed at Re. 1.75/-, within the limits of Ambarnath Municipal Council.

