



S.V. Namjoshi

B.Com., L.L.B.

ADVOCATE & LEGAL
CONSULTANT

Office- 5, Datta Prasad, Plot No.5 Kulgaon Society, Kulgaon- Badlapur, Dist- Thane. Tel. 2692033, M. 9881148933, 9226721666

Ref. No.

Date:- 9/11/2012.

TITLE CERTIFICATE

Certificate of title and Non- encumbrance of the Property, lying being and situated in the revenue village Belavali Tal- Ambernath Dist- Thane, , within the limits of the Kulgaon - Badlapur Municipal Council and bearing Survey No 38 , Hissa No 6, Area admeasuring 3870 Sq.Mtrs and bounded as follows

ON OR TOWARDS EAST : Railway

ON OR TOWARDS WEST : Proeprty of Bhau M Bhopi

ON OR TOWARDS NORTH : Property of Vastu Developers

ON OR TOWARDS SOUTH : Pranji Garden

(herein after the above referred plot called and referred to as the said land).

DOCUMENTS PERSUED AND READ

1). Extract Of 7x12 issued by Talathi of revenue village Kulgaon .

2) Mutation Entry Nos. 724





S.V. Namjo

B.Com

ADVOCATE & L
CONSULTANT

Office:- 5, Datta Prasad, Plot No.5 Kulgaon Society, Kulgaon- Badlapur, Dist- Thane. Tel. 2692033, M. 9881146933, 92

Ref. No.

Date:-

- 3) Read Copy of the Agreement for Development duly executed on 27-12-2011 by Shri Baban Krishna Karale as owner in favour of Parshwanath Developers , a partnership firm through its partners 1) Shri Ashish H Doshi 2) Shri Maganlal L Velani as Developers for the property bearing Survey No 38 , Hissa No 6, Area admeasuring 3870 Sq.Mtrs , located and situated in the revenue village Belavali , Tal- Ambernath Dist- Thane, registered in the office of the Sub Registrar Of Assurance at Ulhasnagar -2 and bearing Registration Nos. 1917 / 2012 , dated 22-2-2012 .
- 4) Read Copy of the Power Of Attorney duly executed on 27-12-2011 by Shri Baban Krishna Karale as owner in favour of Parshwanath Developers , a partnership firm through its partners 1) Shri Ashish H Doshi 2) Shri Maganlal L Velani as Developers for the property bearing Survey No 38 , Hissa No 6, Area admeasuring 3870 Sq.Mtrs , located and situated in the revenue village Belavali , Tal- Ambernath Dist- Thane, registered in the office of the Sub Registrar Of Assurance at Ulhasnagar -2 and bearing Registration Nos. 1918 / 2012 , dated 22-2-2012 .
- 5) Search Report dated 7-11-2012 issued by Shri Satish Anand Farad.





S.V. Namjoshi

B.Com., L

**ADVOCATE & LEG
CONSULTANT**

Vice:- 5, Datta Prasad, Plot No.5 Kulgaon Society, Kulgaon- Badlapur, Dist- Thane. Tel. 2692033, M. 9881146833, 92267.

Ref. No.

Date:-

6) Read copy of the order / Permission to convert the land for non agriculture use granted by the Collector Thane, through its Office Order No NAP/ SR -64/2012 dated 30-7-2012.

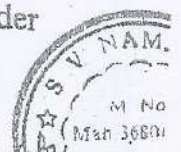
7) Read copy of the building permission / works commencement certificate issued by the Kulgaon Badlapur Municipal council, through its chief officer under its order Nos K.B.N.P / NRV / B.P / 2805-383 Unique Nos. 383 dated 12-3-2012.

On perusal of the above mentioned documents and the Search Report, I find that the said land was originally owned and possessed by one Shri Krishna Ambo Karale.

The said Krishna Ambo Karale in his life time divided and distributed his properties into his sons namely 1) Baban K Karale 2) Jayram K Karale 3) Madhukar K Karale 4) Natha K Karale 5) Pandit K Karale. And as per the same the said property was parted into the hands of Baban K Karale and the same is evident by mutation entry Nos. 724 recorded in the revenue records.

And Whereas from the said date Baban K Karale was possessing and enjoying the said land as absolute owner thereof.

And Whereas the said owner Shri Baban K Karale by and under Development Agreement duly executed on 27-12-2011 granted and





S.V. Nanjosi

B.Com., L

ADVOCATE & LEG
CONSULTANT

Mee:- 5, Datta Prasad, Plot No.5 Kulgaon Society, Kulgaon- Badlapur, Dist- Thane. Tel. 2692033, M. 9881146933, 922672

Ref. No.

Date:-

assigned the development rights to Parshwanath Developers, a partnership firm through its partners 1) Shri Ashish H Doshi 2) Shri Maganlal L Velani for the property bearing Survey No 38 , Hissa No 6, area admeasuring at about 3870 Sq.Mtrs , located and situated in the revenue village Belavali , Tal- Ambernath Dist- Thane, and the said development agreement is being registered in the office of the Sub Registrar Of Assurance at Ulhasnagar -2 at Serial Nos. Registration Nos. 1917 / 2012 dated 22-2-2012. And Whereas in pursuance to the said development agreement the owner Shri Baban Krishna Karale also granted power of attorney in favour of Parshwanath Developers, a partnership firm through its partners 1) Shri Ashish H Doshi 2) Shri Maganlal L Velani as Developers for the property bearing Survey No 38 , Hissa No 6, area admeasuring at about 3870 Sq.Mtrs , located and situated in the revenue village Belavali , Tal- Ambernath Dist- Thane, and the said development agreement is being registered in the office of the Sub Registrar Of Assurance at Ulhasnagar -2 at Serial Nos. Registration Nos. 1918 / 2012 dated 22-2-2012.

Hence On perusal of the above mentioned documents and the Search Report I find that the title of Shri Baban Krishna Karale as owner of the property bearing Survey No 38 , Hissa No 6, Area admeasuring 3870 Sq.Mtrs , located and situated in the revenue village Belavali





S.V. Namjoshi

B.Com., LL.B.

ADVOCATE & LEGAL

CONSULTANT

Office:- 5, Datta Prasad, Plot No.5 Kulgaon Society, Kulgaon-Badlapur, Dist- Thane. Tel. 2692033, M. 9881146933, 9226721

Ref. No.

Date:-

Tal- Ambernath Dist- Thane, within the limits of the Kulgaon -
Badlapur Municipal Council is clear, marketable and free from all
encumbrances and reasonable doubts and Parshwanath Developers, a
partnership firm through its partners 1) Shri Ashish H Doshi 2) Shri
Maganlal L Velani are duly authorised to develop the said land and
construct buildings as per the sanction plan and to sell the tenements
thereof as developers.

S.V. Namjoshi 9/11/2012
S.V. Namjoshi
Advocate.

