

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 :- krm4546@rediffmail.com

Ref.

Date :- 08/02/2013.

TITLE CERTIFICATE

TO WHOM IT MAY CONCERN

DESCRIPTION OF PROPERTY:-

Survey No. 83 Hissa No. 1 Part Area Admeasuring 0H-30R-8P i.e. 3080 Sq.Mtrs.
Asst. 5Rs. 44 Paise Situated at Village KULGAON Tal -Ambernath Dist-Thane.
Within local limit of Kulgaon- Badlapur Municipal Council and Sub -Registrar
Ulhasnagar -2 at Badlapur.

TRACING OF TITLE:-

A DOCUMENTS PERSUED:-

1) 7/12 extract of Survey No. 83 Hissa No. 1 Part Area Admeasuring 0H-30R-8P i.e. 3080 Sq.Mtrs. Asst. 5Rs. 44 Paise (N.A. Plot) issued by Talathi Soja Kulgaon Tal- Ambernath in favour of 1) Shri. Vishnu Vinayak Kondilkar 2) Shri. Jayram Vinayak Kondilkar 3) Shri. Chandrakant Vinayak Kondilkar

- 2) Read Mutation Entry No.23
- 3) Read Mutation Entry No.158
- 4) Read Mutation Entry No.644
- 5) Read Mutation Entry No.1369
- 6) Read Mutation Entry No.1406
- 7) Read Mutation Entry No.3065



- 8) Read Mutation Entry No.5448
- 9) Read Mutation Entry No.5472
- 10) Read Mutation Entry No.5844

- 11) Read Building Construction Permission given by Kulgaon Badlapur Municipal Council under order bearing no. Javak-KBNP/BP/1763-215 on dated 02/11/2010.

- 12) Read N.A. Order issued by District Collector Office, Thane bearing No. Mahasul /Kaksh-1 /T-14/NAP/SR- 11/2011 dated 8/04/2011.

- 13) Read Development Agreement dated 27/09/2012 registered at the office of Sub-registrar Ulhansagar-2 at serial no. 10204/2012 between 1) Shri. Vishnu Vinayak Kondilkar 2) Shri.Jayram Vinayak Kondilkar 3) Shri. Chandrakant Vinayak Kondilkar (As a Owners) & Vinayak Builders & Developers Through Its Partner Shri. Sameer Vishnu Kondilkar 2) Shri.Sohan Jayram Kondilkar 3) Shri.Vilas Balkrishna Dalal 4) Sau. Asmita Chandrakant Kondilkar (As a Developers).

- 14) Read Power of attorney dated 27/9/2012 registered at the office of Sub-registrar Ulhansagar-2 at serial no. 10205/2012 between 1) Shri. Vishnu Vinayak Kondilkar 2) Shri.Jayram Vinayak Kondilkar 3) Shri. Chandrakant Vinayak Kondilkar (As a Principal) & Vinayak Builders & Developers Through Its Partner Shri. Sameer Vishnu Kondilkar 2) Shri.Sohan Jayram Kondilkar 3) Shri.Vilas Balkrishna Dalal 4) Sau. Asmita Chandrakant Kondilkar (As a Power of Attorney Holders).



3

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 :- kbn4546@rediffmail.com

Ref.

Date :- 08/02/2013.

.. 3 ..

15) Read Search Report on dated 06/11/2012 issued by Searcher Shri. Satish Anand Farad of land bearing Survey No. 83 Hissa No. 1 Part Area Admeasuring 0H-30R-8P i.e. 3080 Sq.Mtrs. Asst. 5Rs. 44 Paise

WHEREAS the said land bearing Survey No. 83 Hissa No. 1 Part Area Admeasuring 0H-30R-8P i.e. 3080 Sq.Mtrs. Asst. 5Rs. 44 Paise is originally owned by 1) Shri. Vishnu Vinayak Kondilkar 2) Shri. Jayram Vinayak Kondilkar 3) Shri. Chandrakant Vinayak Kondilkar.

AND WHEREAS according to Mutation Entry No.23 certified by Talathi Saja Kulgaon. Shri. Govind Vishnu Gole was paying dhara (Revenue) to the Inamdar U/s. 5(2).

AND WHEREAS according to Mutation Entry No.158 certified by Talathi Saja Kulgaon on dt. 30/09/1957. The said land is owned by Shri. Govind Vishnu Gole, but as the tenant Shri. Kanha Ragho Kondilkar is cultivated the said land from last 10 years his name is mutated as protected tenant.

AND WHEREAS according to Mutation Entry No.644 certified by Talathi Saja Kulgaon on dt. 19/03/1964. The said land was purchase by protected tenant Shri. Vinayak Kanha Kondilkar from landlord Shri. Govind Vishnu Gole by order of Tahasilar bearing no. 81 on dt. 25/09/1962 under section 32 G of

334

Bombay Tenancy and Agricultural Act for purchase price of Rs. 470/-. And hence the said land was mutated in the name of Shri. Vinayak Kanha Kondilkar and the charge of land lord was kept in the other rights column.

AND WHEREAS according to **Mutation Entry No.1369** certified by Talathi Saja Kulgaon on dt. 15/07/1970. The Deemed purchaser U/s. 32 G of Bombay Tenancy & Agricultural Act. Shri. Vinayak Kanha Kondilkar have paid the entire consideration of said land, and hence certificated U/s. 32 M is granted to said purchaser the charge of original land owner his deleted from 7/12 extract of said land.

AND WHEREAS according to **Mutation Entry No.1406** certified by Talathi Saja Kulgaon. The said mutation entry is related to Enforcement Act 1958 & Indian Coinge Act 1955.

AND WHEREAS according to **Mutation Entry No.3065** certified by Talathi Saja Kulgaon on dt. 02/10/1981. According to order of special acquisition officer Thane bearing order no. LAQSR 414 dated 24/07/1979, some part of said land i.e. Survey No. 83 Hissa No.1 (Part) Admeasuring 0H-06R-7P is acquired by central railway for railway loop line and hence the name of Centran Railway was mutated on the said area mentioned above in land bearing Survey No. 83/1(Part)

AND WHEREAS according to **Mutation Entry No. 5448** certified by Talathi Saja Kulgaon on dt. 20/04/2007. The said land owner Shri. Vinayak Kanha Kondilkar have expired on dt. 09/11/2006. Leaving behind following legal heirs :-

- 1) Smt. Thakubai Vinayak Kondilkar (Wife)
- 2) Shri.Vishnu Vinayak Kondilkar (Son)
- 3) Shri.Jayram Vinayak Kondilkar (Son)

 331-

(5)

KIRAN B. BANOTE
B.A.LL, B.
ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

Office at :- Trimarti Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple, Gandhi Chowk
Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane. 421 503 E-mail Id :- kbn4546@rediffmail.com

Ref.

Date :- 08/02/2013.

.. 5 ..

- 4) Shri.Chandrakant Vinayak Kondilkar (Son)
- 5) Smt.Chindhubai Pandurang Rane (Married Daughter)
- 6) Manubai Narayan Mhaskar (Married Daughter)
- 7) Janabai Shantaram Dhumal (Married Daughter)
- 8) Kamal Suresh Bhoir (Married Daughter)

And therefore the said land was mutated in the name of above said legal heirs.

AND WHEREAS according to Mutation Entry No. 5472 certified by Talathi Saja Kulgaon on dt.15/10/2007. The said land is owned by 1) Shri. Vishnu Vinayak Kondilkar 2) Shri.Jayram Vinayak Kondilkar 3) Shri.Chandrakant Vinayak Kondilkar 4) Smt. Thakubai Vinayak Kondilkar 5) Chindhubai Pandurang Rane 6) Manubai Narayan Mhaskar 7) Janabai Shantaram Dhumal 8) Kamal Suresh Bhoir are co-owner of said land. But the abovementioned Co-Owners 1) Smt. Thakubai Vinayak Kondilkar 2) Chindhubai Pandurang Rane 3) Manubai Narayan Mhaskar 4) Janabai Shantaram Dhumal 5) Kamal Suresh Bhoir have release their rights for said land in favour of 1) Shri. Vishnu Vinayak Kondilkar 2) Shri.Jayram Vinayak Kondilkar 3) Shri.Chandrakant Vinayak Kondilkar by registered Release Deed on dt. 16/07/2007 duly registered at the office of Sub-registrar, Ulhasnagar-2 at serial no. 3587/2007.



AND WHEREAS according to **Mutation Entry No. 5844** certified by Talathi Saja Kulgaon on dt. 17/01/2011. Permission for change in tenure of said land was granted by Sub-Divisional Officer, as the said land was Governed U/s. 43 of Bombay Tenancy and Agricultural Land Act, on dt. 11/10/1995 bearing order no. SDO/TNC/SD/SP/SR/87/95.

AND WHEREAS according to Building construction permission granted by Kulgaon Badlapur Municipal Council on dtd. 02/11/2010 bearing No Javak No. KBNP/BP/1763-215, for Stilt/ Ground + Upper Seventh floors as residential & Commercial purpose upon said land.

AND WHEREAS according to N. A. Order issued by Distirct Collector Thane dated 08/04/2011 bearing No.Mahasul K-1/T-14/NAP/SR-11/2011. The said land was converted into non agricultural use.

AND WHEREAS the land owner 1) Shri. Vishnu Vinayak Kondilkar 2) Shri.Jayram Vinayak Kondilkar 3) Shri.Chandrakant Vinayak Kondilkar by Development Agreement dtd. 27/09/2012 duly registered at the office of sub-registrar Ulhasnagar-2 at sr.no. 10204/2012, granted the Development rights of the said property in favour of Vinayak Builders & Developers Through its Partner Shri. Sameer Vishnu Kondilkar 2) Shri.Sohan Jayram Kondilkar 3) Shri Vilas Balkrishna Dalal 4) Sau. Asmita Chandrakant Kondilkar. According to the said Development Agreement the land owner had granted the Development rights to Developer for kind consideration of flats, shops & offices for moreparticulary mentioned in the said Development Agreement for security Deposit of Rs.60,00,000/- (Ruppes Sixty Lacs Only).



Mobile No. 9324639187
Office No. 95251-2699069

Ref.

Date :- 08/02/2013.

57.

1. The first part of the text discusses the importance of maintaining accurate records of all transactions, including sales, purchases, and expenses. It emphasizes that proper record-keeping is essential for determining the correct amount of tax liability.

favour of Vinayak Builders & Developers Through Its Partner Shri. Sameer Vishnu Kondilkar 2) Shri. Sohan Jayram Kondilkar 3) Shri. Vilas Balkrishna Dalal 4) Sau. Asmita Chandrakant Kondilkar.. (Promoter / Builder) the said builders have rights & title to develop land mentioned above by construction of building consisting of Stilt, Ground + Upper Seventh floors of Flats, shop/ tenements of galas etc. for sale on ownership basis as per the provisional Maharashtra Ownership Flat, (Regulation of Promotions of constructions, sale, Management and Transferred) Act 1962, and rules made there under, & can sale flats, shops, offices in building to be constructed upon said land to flat purchaser, excluding the share of land owner and 25 % Constructed area handover to Kulgaon Badlapur Municipal Council as mentioned in Development Agreement dt. 27/09/2012, registered under serial no. 10204/2012 and thus, the developer can develop and sale rest of flats in Building to be constructed on land bearing Survey No. 83 Hissa No. 1 Part Area Admeasuring 0H-30R-8P i.e. 3080 Sq.Mtrs. Asst. 5Rs. 44 Paise Situated at Village KULGAON Tal -Ambernath Dist-Thane.

VERIFICATION OF TITLE:-

In the aforementioned circumstance I am of the Opinion that Property bearing Survey No. 83 Hissa No. 1 Part Area Admeasuring 0H-30R-8P i.e. 3080 Sq.Mtrs. Asst. 5Rs. 44 Paise Situated at Village KULGAON Tal -Ambernath Dist-Thane has good marketable title and free from all encumbrance.

Signed Under my hands and seal on this, 8th February 2013.

Sign,

Mr. K. B. Banote

(Advocate High Court)

 **Adv. Kiran B. Banote**
B.A., LL.B
Trimurti Apartments, First Floor,
Near Kartarvel Chowk, Opp. Mandi Temple
Gandhi Chowk, Kulgaon-Badlapur (E.),
Tal-Ambernath, Dist-Thane - 421503