



MANISH B. JAIN

M.Com., LL.B.

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ADVOCATE HIGH COURT

OFFi.: Shop No 3, Maratha Mandir Hall, M.P. Road, Dombivli (W). Dist - Thane.

Ref. No.

Date. 26/2/2015

TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of Old Survey no. 336, hissa no. 6/4 had New Survey no. 8, hissa no. 6/4, totally adm. 0H-12R-0P, lying, being and situated at Village- Shivajinagar, Tal. Kalyan, Dist. Thane within the limits of Kalyan Dombivali Municipal Corporation.

I have perused the following documents in respect of the captioned property:

1. 7 X 12 Extract.
2. Mutation Entry
3. Development Agreement dated 7th December, 2013 made and entered between Smt Bhimabai Gajanan Mhatre & 14 others as owners and [1] Shri Nyaneshwar Pralhad Mapari, [2] Shri Ranchood Pralhad Mapari & [3] Shri Vinod Chatrapati Mapari partners of M/s Vastu Ganesh Builders & Developers, registered in the office of Sub-Registrar of Assurance, Kalyan-5 on 18th January, 2014 at serial no. 305.
4. Registration Receipt dated 18th January, 2014 issued by Sub-Registrar of Assurance, Kalyan-5.
5. Power of Attorney dated 7th December, 2013 executed by Smt Bhimabai Gajanan Mhatre & 14 others in favour of [1] Shri Nyaneshwar Pralhad Mapari, [2] Shri Ranchood Pralhad Mapari & [3] Shri Vinod Chatrapati Mapari partners of M/s Vastu Ganesh Builders & Developers, registered in the office of Sub-Registrar of Assurance, Kalyan-5 on 18th January, 2014 at serial no. 306.

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6. Confirmation Deed dated 22nd September, 2014, executed by Leela Dashrath Patil & 2 others in favour of M/s Vastuganesh Builders & Developers, registered in the office of Sub-Registrar Assurance, Kalyan-5 on even date at serial no. 6295.
7. Registration Receipt dated 22nd September, 2014 issued by Sub-Registrar of Assurance, Kalyan-5.
8. Power of Attorney dated 22nd September, 2014, executed by Leela Dashrath Patil & 2 others in favour of partners of M/s Vastuganesh Builders & Developers, registered in the office of Sub-Registrar Assurance, Kalyan-5 on even date at serial no. 6296.
9. Search Report dated 23.02.2015 issued by Adv. Ganesh B Divate.

INVESTIGATION OF TITLE

From the perusal of the aforesaid documents, it appears that Smt Bhimabai Gajanan Mhatre & 14 others are the owners of all that piece and parcel of Old Survey no. 336, hissa no. 6/4 and New Survey no. 8, hissa no. 6/4, totally adm. 0H-12R-0P, lying, being and situated at Village- Shivajinagar, Tal. Kalyan, Dist. Thane within the limits of Kalyan Dombivali Municipal Corporation [herein after for the sake of brevity called and referred as the said property].

It further appears that the was originally an area adm. 0H-06R-0P was belonging to Shri Gajanan Nana Mhatre and an area adm. 0H-06R-0P was belonging to Shri Shivaji Motiram Mhatre.

It further appears vide death certificate dated 25th November, 2013 that Shri Gajanan Nana Mhatre died intestate on 19th October, 2013.

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It further appears vide mutation entry no. 739, the legal heirs i.e Bhimabai Gajanan Mhatre, Shri Chatrapati Gajanan Mhatre, Shri Chandrakant Gajanan Mhatre, Indrajit Gajanan Mhatre, Bhagirathi Ananta Thakur, Chandrabhaga Baliram Mhatre, Satish Kalu Bhoir, Leela Dashrath Patil, Rekha Gopal Bhoir of late Gajanan Nana Mhatre has been mutated in the record of right as an absolute owners.

It further appears that by and under Development Agreement dated 7th December, 2013, registered in the office of Sub-Registrar of Assurance, Kalyan-5 on 18th January, 2015 at serial no. 305, [1] Smt Bhimabai Gajanan Mhatre, [2] Shri Chatrapati Gajanan Mhatre, [3] Shri Chandrakant Gajanan Mhatre, [4] Shri Indrajit Gajanan Mhatre, [5] Bhagirathi Ananta Thakur, [6] Chandrabhaga Baliram Mhatre, [7] Balkrishna Ramchandra Mhatre, [8] Shivram Ramchandra Mhatre, [9] Azad Ramchandra Mhatre, [10] Himmat Ramchandra Mhatre, [11] Mahavir Ramchandra Mhatre, [12] Sachin Ramchandra Mhatre, [13] Shivaji Motiram Mhatre, [14] Rekha Shivaji Mhatre and [15] Kundha Durv Mhatre had granted the development rights in respect of the said property to [1] Shri Nyaneshwar Pralhad Mapari, [2] Shri Ranchood Pralhad Mapari & [3] Shri Vinod Chatrapati Mapari partners of M/s Vastu Ganesh Builders & Developers.

And in pursuance of the said development agreement the owners i.e [1] Smt Bhimabai Gajanan Mhatre, [2] Shri Chatrapati Gajanan Mhatre, [3] Shri Chandrakant Gajanan Mhatre, [4] Shri Indrajit Gajanan Mhatre, [5] Bhagirathi Ananta Thakur, [6] Chandrabhaga Baliram Mhatre, [7] Balkrishna Ramchandra Mhatre, [8] Shivram Ramchandra Mhatre, [9] Azad Ramchandra Mhatre, [10] Himmat Ramchandra Mhatre, [11] Mahavir Ramchandra Mhatre, [12] Sachin Ramchandra Mhatre, [13] Shivaji Motiram

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Mhatre, [14] Rekha Shivaji Mhatre and [15] Kundha Durv Mhatre had also executed Power of Attorney dated 7th December, 2013 in favour of [1] Shri Nyaneshwar Pralhad Mapari, [2] Shri Ranchood Pralhad Mapari & [3] Shri Vinod Chatrapati Mapari partners of M/s Vastu Ganesh Builders & Developers, registered in the office of Sub-Registrar of Assurance, Kalyan-5 on 18th January, 2015 at serial no. 306.

It further appears vide death certificate Shri Satish Kalu Bhoir died intestate on 6th February, 2006, leaving behind his wife Smt. Pramila Satish Bhoir, daughter Rani Satish Bhoir & Son Shravan Satish Bhoir as the only legal heirs.

It further appear that the Talathi Saja Thakurli had not deleted the name of Shri. Satish Kalu Bhoir as he had expired on 6th February, 2006 and the name of legal heirs of late Shri. Satish Kalu bhoir, i.e. Smt. Pramila Satish Bhoir, Rani Satish Bhoir & Shravan Satish Bhoir has not been recorded in record of right as they were also the co-owners in respect of the said property.

It further appears that [1] Leela Dashrath Patil, [2] Rekha Gopal Bhoir and [3] Pramila Satish Bhoir for herself and as a natural guardian as mother of Mitali Satish Bhoir, Rani Satish Bhoir, Shravan Satish Bhoir were also the co-owners in respect of the said property but due to oversight they have not been made party in the Development Agreement dated 7th December, 2013 and to confirm the said Development Agreement dated 7th December, 2013 A Confirmation Deed dated 22nd September, 2014, dated by and under Confirmation Deed dated 22nd September, 2014, registered in the office of Sub-Registrar Assurance, Kalyan-5 on even date at serial no. 6295 has

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been executed by [1] Leela Dashrath Patil, [2] Rekha Gopal Bhoir and [3] Pramila Satish Bhoir for herself and as a natural guardian as mother of Mitali Satish Bhoir, Rani Satish Bhoir, Shravan Satish Bhoir in favour of [1] Shri Nyaneshwar Pralhad Mapari, [2] Shri Ranchood Pralhad Mapari & [3] Shri Vinod Chatrapati Mapari partners of M/s Vastu Ganesh Builders & Developers.

And in pursuance of the said confirmation deed dated 22nd September, 2014, [1] Leela Dashrath Patil, [2] Rekha Gopal Bhoir and [3] Pramila Satish Bhoir for herself and as a natural guardian as mother of Mitali Satish Bhoir, Rani Satish Bhoir, Shravan Satish Bhoir had also executed Power of Attorney dated 22nd September, 2014, registered in the office of Sub-Registrar of Assurance, Kalyan-5 on even date at serial no. 6296, in favour of [1] Shri Nyaneshwar Pralhad Mapari, [2] Shri Ranchood Pralhad Mapari & [3] Shri Vinod Chatrapati Mapari partners of M/s Vastu Ganesh Builders & Developers.

OPINION

I am of the opinion that title of the owners in respect of the captioned property appears to be clear, marketable and free from reasonable doubts and encumbrances and M/s Vastu Ganesh Builders & Developers has acquired development rights in the captioned property.

On the perusal of the Search Report I have not come across any registered encumbrances on the captioned property.

True Copy

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