



Ref.No.SM/52/16.

Date : 21/04/2016

:: TITLE CERTIFICATE ::

DESCRIPTION OF PROPERTY :

VILLAGE NAME	GUT NO.	HISSA NO.	AREA SQ.MTRS.	AAKAR RS. PAISE
MOUJE MANJARLI, TAL.AMBERNATH, DIST.THANE	40	16	468.23	0-40

Within the Sub Registration District Ulhasnagar-II, and Registration District Thane, and within the limits of Kulgaon Badlapur Municipal Council, Kulgaon, (hereinafter referred to as the "Said Land").

DESCRIPTION OF DOCUMENTS :

1)7/12 extract in respect of property bearing Gut No.40, Hissa No.16, Area admn.468.23 Sq.mtrs., Village Manjarli, Tal.Ambarnath, Dist.Thane, in the name of Mrs. MALATI MURLIDHAR PATIL, issued by Talathi Saja, Manjarli, dated 07/04/2016.

2)Mutation Entry No.330, dated 22/07/1966, recorded that Mrs. Malati Murlidhar Patil purchased the said land from Mr. Damu Kachru Ghorpade, by virtue of Deed of Conveyance dated 27/09/1965, for total consideration of Rs.2,500/-

3)Village Form-II of Non-agricultural revenue register in respect of property bearing Gut No.40(P), Area admn.2934 Sq.mtrs., Village Manjarli, Tal.Ambarnath, Dist.Thane, in the name of Mr. Damu Kachru Ghorpade, issued by Talathi Saja, Manjarli, Tal.Ambarnath, Dist.Thane.

4)Development Agreement dated 05/08/2014, entered into between 1)Mrs. Malati Murlidhar Patil, 2)Mr. Rajendra Murlidhar Patil & 3)Mr. Chandrashekhhar Murlidhar Patil "the Owners" of the FIRST PART AND M/s. SAI POOJAN ENTERPRISES, through its Partners 1)Mr. Deepak Janardan Kathore & 2)Mr. Pankaj Subhash Teli "the Developers" of the SECOND PART, duly registered before the sub-registrar Ulhasnagar-2, Vide Reg.No.7774/2014.

5) Power of Attorney dated 05/08/2014, executed by 1) Mrs. Malati Murlidhar Patil, 2) Mr. Rajendra Murlidhar Patil & 3) Mr. Chandrashekhar Murlidhar Patil, in favour of M/s. SAI POOJAN ENTERPRISES, through its Partners 1) Mr. Deepak Janardan Kathore & 2) Mr. Pankaj Subhash Teli, duly registered before the sub-registrar Ulhasnagar-2, Vide Reg.No.7775/2014.

6) Deed of Rectification dated 30/03/2016, entered into between 1) Mrs. Malati Murlidhar Patil, 2) Mr. Rajendra Murlidhar Patil & 3) Mr. Chandrashekhar Murlidhar Patil through their C/a. AND M/s. SAI POOJAN ENTERPRISES, through its Partners 1) Mr. Deepak Janardan Kathore & 2) Mr. Pankaj Subhash Teli "the Owners" of the FIRST PART AND M/s. SAI POOJAN ENTERPRISES, through its Partners 1) Mr. Deepak Janardan Kathore & 2) Mr. Pankaj Subhash Teli "the Developers" of the SECOND PART, duly registered before the sub-registrar Ulhasnagar-2, Vide Reg.No.3371/2016.

7) Search Report in respect of said land taken from the Sub-Registration office Ulhasnagar-2 & 4, for the Year 2015 to 2016.

FLOW OF TITLE :

From the perusal of the documents and records it reveals that, basically the said land was owned & possessed by Mr. Damu Kachru Ghorpade, who has sold the said land to Mrs. Malati Murlidhar Patil, by virtue of Deed of Conveyance dated 27/09/1965, for total consideration of rs.2,500/- and the name of Mrs. Malati Murlidhar Patil recorded to the 7/12 extract and she became the absolute owner of the said land by virtue of Mutation Entry No.330, dated 22/07/1966, and the said mutation entry certified by Addl. Mamledar, Kalyan, on 20/12/1966.

AND THAT Mrs. Malati Murlidhar Patil alongwith Co-owners of the said land Mr. Rajendra Murlidhar Patil & Mr. Chandrashekhar Murlidhar Patil entrusted the development rights of said land in favour of M/s. SAI POOJAN ENTERPRISES, through its Partners 1) Mr. Deepak Janardan Kathore & 2) Mr. Pankaj Subhash Teli, by virtue of Development Agreement & Power of Attorney dated 05/08/2014, which are registered before the sub-registrar Ulhasnagar-2, Vide Reg.No.7774/2014 & 7775/2014 respectively.

AND THAT in the Index-II of said Development Agreement & Power of Attorney dated 05/08/2014, due to mistake the description of property has wrongly mentioned i.e. Gut No.40, Hissa No.(P) instead of Gut No.40, Hissa No.16, therefore both the parties entered into Deed of Rectification on 30/03/2016, which is registered before the sub-registrar Ulhasnagar-2, Vide Reg.No.3371/2016.

I have also taken Search in respect of said land for the year 1986 to 2015 and also taken search for the year 2015 to 2016, and that there is no any substantial transaction has been found showing any type of encumbrance or third party interest on the said land.



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TITLE CLEARANCE CERTIFICATE:

ON the perusal of the documents above referred relating to the title of the said land, I am of the opinion that, the title of the said land is in the name of Mrs. MALATI MURLIDHAR PATIL and she has alongwith co-owners Mr. RAJENDRA MURLIDHAR PATIL & Mr. CHANDRASHEKHAR MURLIDHAR PATIL entrusted the development rights of said land in favour of M/s. SAI POOJAN ENTERPRISES, by virtue of Registered Development Agreement & Power of Attorney dated 05/08/2016, Vide Reg.No.7774/2014 & 7775/2014 respectively, and in the said development agreement & power of attorney due to mistake the description of property wrongly mentioned therefore both parties entered into registered deed of rectification on 30/03/2016, Vide Reg.No.3371/2016, and clear the title of the said land therefore **M/s. SAI POOJAN ENTERPRISES** have rights to develop the said land which is clear, marketable and non-encumbered one.

HENCE THIS TITLE CERTIFICATE.

Mrs. SMT. S. MALBARI
B.COM LL.B. Passed-1999
ADVOCATE HIGH COURT
Off. B/201, 2nd Floor, Sawant Plaza,
Near Flyover, Belavali, Badlapur (W)
Mob-9321401010 / 9766995343

इतर
पावती

Original/Duplicate

Monday, 10 July 2015 3:31 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 8174 दिनांक: 10/07/2015

गावाचे नाव: मांजली

दस्तावेजाचा अनुक्रमांक: उहून2-0-2015

दस्तावेजाचा प्रकार:

सादर करणाऱ्याचे नाव: अँड एस एस मलबारी कडुन पुजा लेंढे

वर्णन गट नं. 40 हि. नं. 16 (1986-2015)

SEARCHFEE

रु. 750.00

एकूण:

रु. 750.00

Sub Registrar Ulhasnagar 2

सब दुय्यम निबधक वग

उल्लामनगर - ३

1); देयकाचा प्रकार: eChallan रकम: रु.750/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002209184201516E दिनांक: 10/07/2015

बँकेचे नाव व पत्ता:



Ref.No.SM/414/15.

Date : 14/07/2015.

::TITLE CERTIFICATE::

DESCRIPTION OF PROPERTY:

VILLAGE NAME	SURVEY NO.	HISSA NO.	AREA SQ.MTRS.	AAKAR RS. PAISE
MOUJE MANJARLI, TAL.AMBERNATH, DIST.THANE.	40	16	468.23	0-40

Within the Sub Registration District Ulhasnagar-II, and Registration District Thane, and within the limits of Kulgaon Badlapur Municipal Council, Kulgaon, (hereinafter referred to as the "Said Land").

DESCRIPTION OF DOCUMENTS :

1)7/12 extract in respect of property bearing Survey No.40, Hissa No.16, Area admn.468.23 Sq.mtrs., Aakar 0-40 Rs. paise, Village Manjarli, Tal.Ambarnath, Dist.Thane, in the name of Mrs. Malati Murlidhar Patil, issued by Talathi Saja, Manjarli, dated 21/05/2015.

2)Mutation Entry No.330, dated 22/07/1966, recorded that Mrs. Malati Murlidhar Patil, purchased the said land from Mr. Damu Kachru Ghorpade, by virtue of Deed of Conveyance dated 27/09/1965, for total consideration of Rs.2,500/-.

3)Village Form-II of Non-agricultural revenue register in respect of Property bearing Survey No.40(P), Area admn.2934 Sq.mtrs., Village Manjarli, Tal.Ambarnath, Dist.Thane, in the name of Mr. Damu Kachru Ghorpade, issued by Talathi Saja Manjarli, Tal.Ambarnath, Dist.Thane.

4)Search Report in respect of said land taken from the Sub-Registration office Ulhasnagar-2, for the Year 1986 to 2015 (30 years).

FLOW OF TITLE :

From the perusal of the documents and records it reveals that, the land bearing Survey No.40, Hissa No.16, Area admn.468.23 Sq.mtrs., Aakar 0-40 Rs. paise, Village Manjarli, Tal.Ambarnath, Dist.Thane was owned & possessed by Mr. Damu Kachru Ghorpade, who has sold the said land to Mrs. Malati Murlidhar Patil, by virtue of Deed of Conveyance dated 27/09/1965, for total consideration of Rs.2,500/- and the name of Mrs. Malati Murlidhar

Patil recorded to 7/12 extract and she became the absolute owner of the said land by virtue of Mutation Entry No.330, dated 22/07/1966, and the said mutation entry certified by Addl. Mamledar, Kalyan, on 20/12/1966.

AND THAT I have taken search in respect of said land from Sub-registration Office, Ulhasnagar-2, for the year 1986 to 2015 and that there is no any additional transaction has been shown in the search report as well as no any encumbrance found on the said land.

TITLE CLEARANCE CERTIFICATE:

ON the perusal of the documents above referred relating to the title of the said land, I am of the opinion that, the Title of the said land is in the name of Mrs. MALATI MURLIDHAR PATIL, which is clear, marketable and non encumbered one.

HENCE THIS TITLE CERTIFICATE.



Mrs. SHRUTI. S. MALBARI
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ADVOCATE HIGH COURT
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S. S. Malbari



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Advocate High Court

Ref.No.SM/413/15.

Date : 14/07/2015.

SEARCH REPORT

DISCRIPTION OF PROPERTY :

VILLAGE NAME	SURVEY NO.	HISSA NO.	AREA SQ.MTRS.	AAKAR RS. PAISE
MOUJE MANJARLI, TALAMBERNATH, DIST.THANE.	40	16	468.23	0-40

Within the Sub Registration District Ulhasnagar-II, and Registration District Thane, and within the limits of Kulgaon Badlapur Municipal Council, Kulgaon, (hereinafter referred to as the "Said Land").

I have taken Search of the aforesaid property for the year 1986 to 2015 through Advocate J.C.Bagul, from the office of the Sub Registrar, Ulhasnagar-II and I have gone through the available records and index II register, for the period of 30 Years, from the perusal of records the following details were found viz. :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1986	NIL	2001	NIL
1987	TORN CONDITION	2002	NIL
1988	NIL	2003	NIL
1989	NIL	2004	NIL
1990	NIL	2005	NIL
1991	NIL	2006	NIL
1992	NIL	2007	NIL
1993	NIL	2008	NIL
1994	NIL	2009	NIL
1995	NIL	2010	NIL
1996	NIL	2011	NIL
1997	NIL	2012	NIL
1998	NIL	2013	NIL
1999	NIL	2014	NIL
2000	NIL	2015	incomplete record

Attached Govt. Fees paid vide Search Receipt No.8174/2015, dated 10.7.2015.

HENCE THIS SEARCH REPORT.

NOTE - Kindly take note that, the Search report is subject to

- i) some of the Index-II pages are in torn condition.
- ii) Some of the Index-II pages were not produced before us
- iii) Some of the Index-II records are not ready which is under Computer process.
- iv) Some of the Index of power of Attorney not produced for Search.



Mrs. SHRUTI. S. MALBARI
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