



PRASAD G. SHELKE

Mob. No. 9226224706

B.A.(L.L.B.)

ADVOCATE HIGH COURT =====

Office:- Kartik Complex, B/204, Katrap Road, Badlapur(E)-421503.

Ref. No.:- _____

Date :- 17/02/2017

TITLE CERTIFICATE

1) Description of the Property :-

ALL that piece or parcel of Agricultural land bearing Gut No. 219, Hissa No. 1/2, area admeasuring about 0H 21 Aar 00 Prati, Assessment 2.00 Paise, situated lying and being at Village:-Valivali, Taluka:-Ambernath, Dist-Thane, District Registration office:-Thane, Sub District Registration office:-Ulhasnagar-2 & 4.

2) Tracing of Title :-

SADGURU ASSOCIATE, a partnership Firm, through its Partner **MR. KIRITKUMAR R. PATEL & 01 OTHER**, having office at:- 07, A Wing, Sadguru Heritage, Manjarlee Gaon, Valivali Road, Badlapur(West), Tal:-Ambernath, Dist:-Thane, Pin Code-421503, has taken the above property for Development mentioned in para No. 1 from **M/S. DEV REALTORS** the land owners of the above property by registered Agreement for Development bearing No. 10371/2014, dated 05/11/2014, and also obtained the Irrevocable Power of Attorney which is registered at Joint Sub - Registrar Ulhasnagar-2, bearing No. 10372/2014, dated 05/11/2014.

3) Certificate of Title :-

I have gone through the necessary records and documents, which are made available to me by **SADGURU ASSOICIATE**, through its Partner **MR. KIRITKUMAR R. PATEL & 01 other** viz :-



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- a) 7/12 Extract of Village:-Valivali, Bearing Gut No. 219, Hissa No. 1/2, total area admeasuring about 0H 21 Gunthes 00 Prati, Assessment 2.00 Paise.
- b) Mutation Entry No. 1115 of Village:-Valivali, Tal:-Ambernath.
- c) Mutation Entry No. 1366 of Village:- Valivali, Tal:-Ambernath.
- d) Mutation Entry No. 1581 of Village:- Valivali, Tal:-Ambernath.
- e) Registered Agreement For Sale Executed between Mr. Krishna Aba Dayare & 03 others and Mrs. Varsha V. Shelke & 01 other duly registered before Joint sub-registrar of Assurance, Ulhasnagar-2 vide Sr. No. 7577/2009, dated 10/12/2009, of Gut No. 219, Hissa No. 1/2, of Village Valivali, Tal:-Ambernath, Dist:-Thane.
- f) Registered Sale Deed Executed between Mr. Krishna Aba Dayare & 03 others and Mrs. Varsha V. Shelke & 01 other duly registered before Jt. sub-registrar of Assurance, Ulhasnagar-2 vide Sr. No. 1375/2010, dated 11/02/2010, of Gut No. 219, Hissa No. 1/2, of Village Valivali, Tal:-Ambernath, Dist:-Thane.
- g) Registered Sale Deed Executed between Mrs. Varsha V. Shelke & 01 other and M/s. Dev Realtors th. its partner Mr. Vinod H. Punjavani duly registered before Jt. sub-registrar of Assurance, Ulhasnagar-2 vide Sr. No. 3021/2012, dated 26/02/2012, of Gut No. 219, Hissa No. 1/2, of Village Valivali, Tal:-Ambernath, Dist:-Thane.



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- h) Registered Agreement for Development Executed between M/s. Dev Realtors and Sadguru Associate through its Partner **MR. KIRITKUMAR R. PATEL & 01 OTHER**, duly registered before Jt. sub-registrar of Assurance, Ulhasnagar-2 vide Sr. No. 10371/2014, dated 05/11/2014, of Gut No. 219, Hissa No. 1/2, of Village Valivali, Tal:- Ambernath, Dist:-Thane.
- i) Registered Irrevocable Power of Attorney Executed between M/s. Dev Realtors and Sadguru Associate through its Partner **MR. KIRITKUMAR R. PATEL & 01 OTHER**, duly registered before Jt. sub-registrar of Assurance, Ulhasnagar-2 vide Sr. No. 10372/2014, dated 05/11/2014, of Gut No.219, Hissa No. 1/2, of Village Valivali, Tal:- Ambernath, Dist:-Thane.
- j) Search Report dated 14 /02/2017, issued by Mr. Satish S. Farad.

Thus after going through the aforesaid documents and search Report, I have found that, the aforesaid property bearing Gut No. 219, Hissa No. 1/2, Total area admeasuring about 0H 21 Aar 50 Prati, Assessment 2.00 Paise, lying and being at Village:-Valivali, Taluka:- Ambernath, Dist:-Thane, was previously owned by Mr. Krishna Aba Dayare & his name has been mutated on Gut No. 219/1/2 of by Order of the Upper Tehsildar & A.L.T. Ulhasnagar bearing No. 32G/VALIVALI/6/88, DATED 31/08/1988. And the mutation entry No. 1115 has been mutated on the said property



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And thereafter Mr. Krishna Aba Dayare & 02 others has sold the above property to Mrs. Varsha V. Shelke & Mrs. Kalavati Deepak Bhandari by registered Sale Deed bearing No. 1375/2010, Dated 11/02/2010 registered before Joint Sub Registrar Ulhasnagar-II. And their names has been mutated on the said property by mutation entry No. 1581 of Village Valivali, Taluka-Ambernath, Dist-Thane.

And thereafter Mrs. Varsha V. Shelke & Mrs. Kalavati Deepak Bhandari has sold the above property to M/s. Dev Realtors by registered Sale Deed bearing No. 8622/2013, Dated 17/07/2013 registered before Joint Sub Registrar Ulhasnagar-II. And their names has been mutated on the said property by mutation entry No. 2026 of Village Valivali, Taluka-Ambernath, Dist-Thane.

And thereafter M/s. Dev Realtors had given the said property for Development to Sadguru Associate by registered Agreement for Development bearing No. 10371/2014, dated 05/11/2014 and also grant the Irrevocable power of Attorney to Sadguru Associate through its partners Mr. Kirit R. Patel and Sanjay N. Patel which is registered at Jt. Sub Registrar Ulhasnagar 2 bearing No. 10372/2014, Dated 05/11/2014.

Thus from the above documents mentioned in Para No. 3(a) to (g) it appears that "SADGURU ASSOCIATE" a partnership firm is having all rights and authority to develop the above property mentioned in para No. 1 and they are having good, right and marketable title to develop the above property by obtaining necessary permissions from Kulgaon Badlapur Municipal Council and concern Revenue Authorities.



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This Title Certificate has been issue at the request of **MR. KIRITKUMAR R. PATEL** partner of **SADGURU ASSOCIATE**, for obtaining commencement Certificate, to be submitted before Chief Officer of Kulgaon Badlapur Municipal Council.

Signed, Sealed and Delivered under my hands on this 17th Day of February 2017.


PRASAD G. SHELKE
B.A.L.L.B.
ADVOCATE HIGH COURT
Office at:- Shree Kartik Complex,
'B' Wing, Flat No.204,
Behind Navratna Hotel, Badlapur(E)