

Ref. No. : *Sam/208/2014*

By Hand/RPAD/UPC

Date : *31/12/2014***TITLE CERTIFICATE**

I have carefully investigated the title of M/s. Shree Sadguru Developers a registered partnership firm through its Partners 1) Mr. Anand @ Prakash Suryakant Kalore, 2) Mr. Ravindra Kashinath Patil, The owners Mr. Pundalik Jagannath Kapdia & other 5 of the said land more particularly described in the Schedule hereunder written for the investigation of the title, I have gone through the following documents:

1) As per the Property Card extract of the CTS No. 166 Tika No.5 adm. 46.8 sq. mtrs., the said property is purchased by the predecessors of the Mr. Pundalik Jagannath Kapdia and Other, late Shri. Harilal Shankarji Purohit have purchased the said property by a Sale Deed dtd.13/07/1925 and thereafter it is transferred to Smt. Leelabai Harilal Purohit as his legal heirs and thereafter it is transferred to their daughter Smt. Hiralaxmi Jagannath Kapdia, the other of the Pundalik Jagannath Kapdia and accordingly shown in the said Property Card the portion of the said property was owned by the Mr. Anandrao Shanbaug, which was subsequently by order dtd. 09/11/1987 was deleted and Smt. Hiralaxmi Jagannath Kapdia name was entered and after her death Pundalik Jagannath Kapdia and other 5's name were came on record.

2) As per the Property Card extract of the CTS no. 167 Tika No.5 adm. 217.48 sq. mtrs., the said property is purchased by the predecessors of the Pundalik Jagannath Kapdia and other late Shri. Shankar Ramji Purohit & his son Shri. Harilal Shankar Purohit have purchased the said property by a Sale Deed dtd. 13/07/1925 and thereafter it is transferred to Smt. Leelabai Harilal Purohit as his legal heirs and thereafter it is transferred to their daughter Smt. Hiralaxmi Jagannath Kapdia the other of the Mr. Pundalik Jagannath Kapdia and after her

death Mr. Pundalik Jagannath Kapdia and other 5's name were came on record.

3) As per the property Card extract of the CTS no. 168A Tika No.5 adm. 112 sq. mtrs the said property is came in the share of the late Shri. Harilal Shankarji Purohit as per the order in RCS No. 166/1921 the after deducting 201 sq. yards, separated the plot as Plot no. 168A adm. 112 and said 201 sq. yards plot was numbered as CTS No. 168B and thereafter it is transferred to Smt. Leelabai Harilal Purohit as his legal heirs and thereafter it is transferred to their daughter Smt. Hiralaxmi Jagannath Kapdia, the mother of the Mr. Pundalik Jagannath Kapdia and after her death Mr. Pundalik Jagannath Kapdia and other 5's name were came on record.

4) After the death of Smt. Hiralaxmi Jagannath Kapdia 1) Mr. Pundalik Jagannath Kapdia, 2) Mr. Kaustubh @ Kishor Jagannath Kapdia, 3) Mr. Sanat Jagannath Kapdia, 4) Mr. Kalanidhi @ Kailash Jagannath Kapdia, 5) Mr. Mayur Jagannath Kapdia & 6) Mrs. Jayashree Surendra Trivedi thus became the absolute owners of the said properties by succession as the legal heirs and representatives of late Smt. Hiralaxmi Jagannath Kapdia and they have transferred and assigned the said properties for the development of the said properties to **M/s. Shree Sadguru Developers** by a Registered Agreement dt. 21/10/2014, registered under the Registration No. TNN-2/8544/2014 on 21/10/2014 and also executed the registered Irrevocable Power of Attorney dt. 21/10/2014 registered under the Registration no. TNN-2/8546/2014 by the said owners at the office of the Sub Registrar Assurances, Thane-2.

5) I have also given the public notice to check the title and called the objection if any person have a rights, share, interest and if any encumbrances of any nature in the said property by a Public Notice dt. 29/11/2014, published in local news paper **Thane Vaibhav**, but till date no one have claimed any right, interest, share in the said property of any

nature and no one had taken any objection or claimed any right on the said property in response to the said Public Notice.

6) I have also called for the 30 years search of the said property. Mr. Jasvant U. Rajput (Search Clerk) had taken the search of the said properties and there is no any transaction or encumbrances or any other person/s, institution/s right have been found except the Agreement dt. 21/10/2014 executed in favour of the M/s. Shree Sadguru Developers, Thane.

I hereby certify that subject to what is stated hereinabove and subject to and relying upon the correctness of the statement and representations made and contained in the above said documents. The title in favour of the M/s. Shree Sadguru Developers, Thane, in my opinion in respect of the said property is clear, marketable and without any encumbrances.

THE SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces or parcels of land in Thane City, Taluka & District Thane bearing CTS no. 166 Tikka No.5 adm. 46.8 Sq. mtrs, CTS no. 167 Tikka No.5 adm. 217.48 Sq. mtrs, CTS no. 168A Tikka No.5 adm. 112 Sq. mtrs, are within the limits of Thane Municipal Corporation and in the Jurisdiction & limits of Sub-Registrar & Registrar, Dist. Thane having Registration District, Thane.

Dated this 31st day of December 2014


(SANJAY A. MHATRE)
ADVOCATE