

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 :- kiranbanote12@gmail.com

Ref.

Date:- 07/09/2016

TITLE CERTIFICATE

TO
VARDHAMAN ENTERPRISES
Through Partner
SHIR. ISHWAR NARAYAN PATEL
Office At- 219, Sharadha Sagar, Second Floor,
Badlapur (E) Tal-Ambernath Dist – Thane.

DESCRIPTION OF PROPERTY :-

Survey No.127, Hissa No.3C, Admeasuring Area 1H-40R-0P, P.K. 0H-14R-0P, Total Admeasuring Area 1H-54R-0P, Asst.3Rs.-75Paise Situated at Village SHIRGAON, 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) Read 7/12 extract of Survey No.127, Hissa No. 3C, Admeasuring Area 836 Sq. Mtrs. i .e. 1000 Sq. Yards out of Total Admeasuring Area 1H-54R-0P, Asst. 3Rs.-75Paise Situated at Village SHIRGAON, Tal – Ambernath, Dist-Thane in favour of Smt. Hashibai Sakharam Pawar.
- 2) Read Partition deed dtd. 31/12/2014 Bearing No. 12431/2014 between Shri. Valku Deu More, Sou. Kalpana Sharad Yadav, Smt. Hashibai Sakharam Pawar, Shri. Maruti Parsu More, Shri. Anaji Parsu More.
- 3) Read Mutation Entry No. 4490.
- 4) Read N.A. Order issued by Office of District Collector, Thane dated 26/11/2007 by order bearing no. MAHSUL/K-1/T-14/NAP/SR-52/2007.
- 5) Read Construction Permission granted by Kulgaon Badlapur Municipal Council under order bearing No. KBNP/NRV/BP/6337-60 dated 24/08/2016.



.. 2 ..

6) Read Development Agreement dated 16/09/2015, duly registered at the Office of Sub-Registrar Ulhansagar-2 under Serial No.

8429/2015 between 1) Smt. Hashibai Sakharam Pawar, 2) Mr. Tukaram Sakharam Pawar, 3) Smt. Lila Anil Pawar, 4) Smt. Mina Rajaram Sawant (As Owners) & Vardhman Enterprises through Partner Mr. Ishwar Narayan Patel (As Developer) for land Area admeasuring 836 Sq. Mtrs. i.e. 1000 Sq. Yards out of Total Admeasuring Area 1H-54R-0P.

7) Read Irrevocable Power of Attorney dated 16/09/2015, duly registered at the Office of Sub-Registrar Ulhansagar-2 under Serial No. 8430/2015 between 1) Smt. Hashibai Sakharam Pawar, 2) Mr. Tukaram Sakharam Pawar, 3) Smt. Lila Anil Pawar, 4) Smt. Mina Rajaram Sawant (As Principals) & Vardhman Enterprises through Partner Mr. Ishwar Narayan Patel (As Power of Attorney Holder) for said Area admeasuring 836 Sq. Mtrs. i.e. 1000 Sq. Yards out of Total Admeasuring Area 1H-54R-0P.

8) Read Search Report dated 26/08/2016 issued by Searcher Mr. Satish Anand Farad regarding land bearing Survey No.127, Hissa No.3C, Admeasuring Area 1H-40R-0P, P.K. 0H-14R-0P, Total Admeasuring Area 1H-54R-0P, Asst.3Rs.-75Paise Situated at Village SHIRGAON, Tal -Ambernath, Dist- Thane for the period of 30 years.

FLOW OF TITLE:-

WHEREAS according to 7/12 extract of Survey No.127, Hissa No.3C, Total Admeasuring Area 1H-54R-0P, Asst.3Rs.-75Paise the area admeasuring 12056 Sq.Mtrs. in the name of Shri. Anaji Parsu More & Shri. Maruti Parsu More, Area Admeasuring 836 Sq.Mtrs. in the name of Smt. Hashibai Sakharam Pawar. nd Area Admeasuring 2508 Sq.Mtrs. In the name of Shri. Valku Deu More & Sou. Kalpana Sharad Yadav land Situated at Village SHIRGAON, Tal -Ambernath Dist- Thane.

AND WHEREAS the said land adeamesuring area 1H-54R-0P is pervious be owned by Shri. Anaji Parsu More & Shri. Maruti Parsu More, the said owner was decided to divide the said land by partition deed and therefore by an registered Partition deed dtd. 31/12/2014 Between Shri. Valku Deu More, Sou. Kalpana Sharad Yadav, Smt. Hashibai Sakharam Pawar, Shri. Maruti Parsu More, Shri. Anaji Parsu More and as per partition deed the land area admeasuring 836 Sq.Mtrs. Out of 1H-54R-0P Belong to Smt. Hashibai Sakharam Pawar.



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 :- kiranbanote12@gmail.com

Ref.

Date:- 07/09/2016

.. 3 ..

And area admeasuring 2508 Sq.Mtrs. given to Shri. Valku Deu More, Sou. Kalpana Sharad Yadav, and area admesuring 12056 Sq.Mtrs. given to Shri. Maruti Parsu More, Shri. Anaji Parsu More the said partition deed was duly registered at the office of sub-registered Ulhasnagar-2 Bearing No. 12431/2014 and according to partition deed the name of Smt. Hashibai Sakharam Pawar Stood mutated record of right as evident by mutation entry no. 4490

AND WHEREAS according to N.A. Order issued by Office of District Collector, Thane dated 26/11/2007 by order bearing no. MAHSUL/K-1/T-14/NAP/SR-52/2007 the area admeasuring 5626 Sq.Mtrs out of 15400 Sq. Mtrs. and thus according to the said order the above mentioned area admeasuring 5626 Sq.Mtrs is converted into Non-Agricultural use.

AND WHEREAS according to Development Agreement dated 16/09/2015, duly registered at the Office of Sub-Registrar Ulhansagar-2 under Serial No. 8429/2015 between 1) Smt. Hashibai Sakharam Pawar, 2) Mr. Tukaram Sakharam Pawar, 3) Smt. Lila Anil Pawar, 4) Smt. Mina Rajaram Sawant (As Owners) & Vardhman Enterprises through Partner Mr. Ishwar Narayan Patel (As Developer). According to the said Development Agreement the land owners have granted Development right in favour of Developer regarding land Area admeasuring 836 Sq. Mtrs. i.e. 1000 Sq. Yards out of Total Admeasuring Area 1H-54R-0P for Kind Consideration of (A) 2 Flats (each 625 Sq. Ft. Built-up) & (B) 2 Shops on Ground Floor (each 225 Sq. Ft. Built-up) constructed area Free of Cost and Cash Consideration of Rs.35,00,000/- (Rupees Thirty Five Lacs only) & Simultaneously, Irrevocable Power of Attorney was also granted by land owners mentioned above in favour of Vardhman Enterprises through Partner Mr. Ishwar Narayan Patel on dated 16/09/2015, duly registered at the



.. 4 ..

Office of Sub-Registrar Ulhansagar-2 under Serial No. 8430/2015 for enabling the developers for development of said above mentioned land and have also granted all rights and power regarding said land.

AND WHEREAS according to Building construction permission granted by Kulgaon Badlapur Municipal Council under order bearing No. KBNP/NRV/BP/6337-60 dated 24/08/2016 for the said land situated at Village Shirgaon, Tal. Ambernath, Dist. Thane, and the construction permission granted for Wing A for Part Still, Ground Floor + Third Floor, Wing B Part Still, Ground floor + fourth floor.

AND WHEREAS according to Search Report dated 26/08/2016 issued by Searcher Mr. Satish Anand Farad regarding land bearing Survey No.127, Hissa No.3C, Admeasuring Area 1H-40R-0P, P.K. 0H-14R-0P, Total Admeasuring Area 1H-54R-0P, Asst.3Rs.-75Paise Situated at Village SHIRGAON, Tal -Ambernath Dist. Thane for the period of 30 years & There is no adverse entry on the Index-II of said land except stated above.

It is further observed from the document submitted before me that in pursuant of the above Development Agreement & Power of Attorney in favour of Developer i.e. Vardhman Enterprises through Partner Mr. Ishwar Narayan Patel (Promoter/ Builder). The said builder have rights & title to develop the land bearing Survey No.127, Hissa No.3C, Admeasuring Area 836 Sq. Mtrs. i.e. 1000 Sq. Yards out of Total Admeasuring Area 1H-54R-0P, Asst.3Rs.-75Paise Situated at Village SHIRGAON, Tal -Ambernath Dist. Thane and sale the flats on ownership basis as per the provision of Maharashtra Ownership Flat (Regulation of Promotions of constructions, sale, Management and Transferred) Act, 1962 and rules made thereon.

VERIFICATION OF TITLE:-

In the aforementioned circumstance I am of the Opinion that Property bearing Survey No.127, Hissa No.3C, Admeasuring Area 836 Sq. Mtrs. i.e. 1000 Sq. Yards (Owners Share) out of Total Admeasuring Area 1H-54R-0P, Asst.3Rs.-75Paise Situated at Village SHIRGAON, Tal -Ambernath, Dist. Thane has good marketable title and free from all encumbrance.



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 :- kiranbanote12@gmail.com

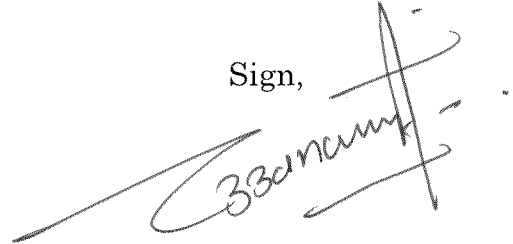
Ref.

Date:- 07/09/2016

.. 5 ..

Signed, Under my hands and seal on this, 07 September, 2016.

Sign,



MR. K. B. BANOTE

(Advocate High Court)

Adv. Kiran B. Banote

B. A. LL. B.

Trimurti Apt., Near Karnavat Class,
Opp. Maruti Mandir, Gandhi Chowk,
Kulgaon-Badlapur (E.)
Tal. Ambernath, Dist. Thane

