

MR. ROHIDAS D. BHANDARI
B.A., LL.B
ADVOCATE HIGH COURT

Office: 001, 8 Wing, Bhagirathi Garden,
Opp Bus Depot, Near Fly Over Bridge,
Kulgaon Badlapur (W), Tal- Ambernath,
Dist- Thane, 421503.



TITLE CERTIFICATE

26 APR 2016

1) Description of the Property.

All that peace and parcel of land situated laying and being at the revenue village of Belawali, in the taluka Ambernath and Registration Sub District Ulhasnagar, District and Registration District of Thane, within a limit of Kulgaon-Badlapur Municipal Council, Bearing 1) Survey No. 105 A, Hissa No.24+25 (Part), Plot No.3, Area admeasuring 388 Sq. Yards, assessment - 00 Rupees 05 Paise. 2) Survey No. 105 A, Hissa No.24+25 (Part), Plot No.4, Area admeasuring 457 Sq. Yards, assessment - 00 Rupees 10 Paise, 3) Survey No. 105 A, Hissa No.24+25 (Part), Plot No.5, Area admeasuring 381 Sq. Yards, assessment - 00 Rupees 05 Paise, 4) Survey No. 105 A, Hissa No.24+25 (Part), Plot No.6, Area admeasuring 380 Sq. Yards, assessment - 00 Rupees 05 Paise.

2) Certificate of Title.

This title certificate is issued in respect of land property bearing 1) Survey No. 105 A, Hissa No.24+25 (Part), Plot No.3, Area admeasuring 388 Sq. Yards, assessment - 00 Rupees 05 Paise. 2) Survey No. 105 A, Hissa No.24+25 (Part), Plot No.4, Area admeasuring 457 Sq. Yards, assessment - 00 Rupees 10 Paise, 3) Survey No. 105 A, Hissa No.24+25 (Part), Plot No.5, Area admeasuring 381 Sq. Yards, assessment - 00 Rupees 05 Paise, 4) Survey No. 105 A, Hissa No.24+25 (Part), Plot No.6, Area admeasuring 380 Sq. Yards, assessment - 00 Rupees 05 Paise. Situated lying and being at Belawali, Tal- Ambernath, Dist- Thane. Hereinafter referred to as the said property. Before issuing this certificate I had perused following document of the property.

Plot No.3

1. Copy of the 7/12 extract of Survey No. 105 A, Hissa No.24+25 (Part), Plot No.3, Area admeasuring 388 Sq. Yards, assessment - 00 Rupees 05 Paise. Being at Belawali, Tal-Ambernath, Dist-Thane & Copy of the all related Pherphars No.1419, 2253, 3743, 3785.



2. Copy of Deed of Conveyance Dated 26/04/1984 entered into between Laxman Ganpat Karale, Kashinath Ganpat Karale, Chandrabhaga Pandurang Karale, Pundlik Pandurang karale, Balaram Pandurang karale, Vasant Pandurang karale & Ravikant Ganesh Prabhudesai the owners of the FIRST PART AND Ravikant Ganesh Prabhudesai the purchaser of the SECOND PART duly Registered before the Sub-Registrar of assurance Ulhasnagar Vide Registered No.1379/1984.
3. Copy of Deed of Conveyance Dated 22/12/1993 entered into between Ravikant Ganesh Prabhudesai the owner of the FIRST PART AND Shila Sharad Chodankar and Sharad Narayan Chodankar the purchasers of the SECOND PART duly Registered before the Sub-Registrar of assurance Ulhasnagar Vide Registered No.439/1994 (Old Registered No.1783).
4. Mutation Entry No. 3743, dated 24/05/2013, recorded the khatedar Sharad Narayan Chodankar expired on 10/08/1998 and after his demise the names of Shila Sharad Chodankar, Shailesh Sharad Chodankar, Pradnesh Sharad Chodankar and Priyesh Sharad Chodankar recorded to the 7/12 extract as legal heirs of Sharad Narayan Chodankar.
5. Copy of Deed of Conveyance Dated 06/11/2013 entered into between Shila Sharad Chodankar, Shailesh Sharad Chodankar, Pradnesh Sharad Chodankar and Priyesh Sharad Chodankar the owners of the FIRST PART AND Tukaram Barku Mhatre the purchaser of the SECOND PART duly registered before the Sub-Registrar of assurance Ulhasnagar 2 Vide Registered No.12411/2013.

Plot No.4

1. Copy of the 7/12 extract of Survey No. 105 A, Hissa No.24+25 (Part). Plot No.4, Area admeasuring 457 Sq. Yards, assessment - 00 Rupees 10 Paise, Being at Belawali, Tal-Ambernath, Dist-Thane & Copy of the all related Pherphars No.1420, 2084, 2989, 3187.
2. Copy of Deed of Conveyance Dated 26/04/1984 entered into between Laxman Ganpat Karale, Kashinath Ganpat Karale, Chandrabhaga Pandurang Karale, Pundlik Pandurang karale, Balaram Pandurang

karale and Vasant Pandurang karale the owners of the FIRST PART AND Arvind Eknath Shende the purchaser of the SECOND PART duly registered before the Sub-Registrar of assurance Ulhasnagar Vide Registered No.1380/1984.

3. Copy of Deed of Conveyance Dated 10/03/1988 entered into between Arvind Eknath Shende the owner of the FIRST PART AND Anjali Arvind Padte and Vanita Jagannath Khadey the purchasers of the SECOND PART duly registered before the Sub-Registrar of assurance Ulhasnagar Vide Registered No.1798/1988.

4. Copy of Deed of Conveyance Dated 27/01/2009 entered into between Anjali Arvind Padte and Vanita Jagannath Khadey through its power of attorney holder Arvind Damodar Padte the owners of the FIRST PART AND Suhas Charandas Ambade the purchaser of the SECOND PART duly registered before the Sub-Registrar of assurance Ulhasnagar 2 Vide Registered No.525/2009.

5. Copy of Deed of Conveyance Dated 22/06/2010 entered into between Suhas Charandas Ambade the owner of the FIRST PART AND Tukaram Barku Mhatre the purchaser of the SECOND PART duly registered before the Sub-Registrar of assurance Ulhasnagar 2 Vide Registered No.5690/2010.

Plot No.5

1. Copy of the 7/12 extract of Survey No. 105 A, Hissa No.24+25 (Part), Plot No.5, Area admeasuring 381 Sq. Yards, assessment - 00 Rupees 05 Paise. Being at Belawali, Tal-Ambernath, Dist-Thane & Copy of the all related Pherphars No.1421, 3520, 3555.

2. Copy of Deed of Conveyance Dated 26/04/1984 entered into between Laxman Ganpat Karale, Kashinath Ganpat Karale, Chandrabhaga Pandurang Karale, Pundlik Pandurang karale, Balaram Pandurang karale and Vasant Pandurang karale the owners of the FIRST PART AND Sujaykumar Ghosh the purchaser of the SECOND PART duly registered before the Sub-Registrar of assurance Ulhasnagar Vide Registered No.1381/1984.



13. Copy of Deed of Conveyance Dated 30/09/2011 entered into between Sujaykumar Ghosh the owner of the FIRST PART AND Kamlakar Gurunath Shete the purchaser of the SECOND PART duly registered before the Sub-Registrar of assurance Ulhasnagar 2 Vide Registered No.10065/2011.
14. Copy of Deed of Conveyance Dated 22/02/2012 entered into between Kamlakar Gurunath Shete the owner of the FIRST PART AND Tukaram Barku Mhatre the purchaser of the SECOND PART duly registered before the Sub-Registrar of assurance Ulhasnagar 2 Vide Registered No.1888/2012.

Plot No.6

1. Copy of the 7/12 extract of Survey No. 105 A, Hissa No.24+25 (Part), Plot No.6, Area admeasuring 380 Sq. Yards, assessment - 00 Rupees 05 Paise. Being at Belawali, Tal-Ambernath, Dist-Thane & Copy of the all related Pherphars No.1422, 3511, 3555.
2. Copy of Deed of Conveyance Dated 26/04/1984 entered into between Laxman Ganpat Karale, Kashinath Ganpat Karale, Chandrabhaga Pandurang Karale, Pundlik Pandurang karale, Balaram Pandurang karale and Vasant Pandurang karale the owners of the FIRST PART AND Snajivani Mukund Bahadurpurkar the purchaser of the SECOND PART duly registered before the Sub-Registrar of assurance Ulhasnagar Vide Registered No.1382/1984.
3. Copy of Deed of Conveyance Dated 03/06/2011 entered into between Snajivani Mukund Bahadurpurkar the owners of the FIRST PART AND Kamlakar Gurunath Shete the purchaser of the SECOND PART duly registered before the Sub-Registrar of assurance Ulhasnagar Vide Registered No.5758/2011.
4. Copy of Deed of Conveyance Dated 22/02/2012 entered into between Kamlakar Gurunath Shete the owner of the FIRST PART AND Tukaram Barku Mhatre the purchaser of the SECOND PART duly registered before the Sub-Registrar of assurance Ulhasnagar 2 Vide Registered No.1888/2012.

Copy of the search report dated 29/11/2013 in respect of above property for the period of 30 Years i.e.1984 - 2013, vide receipt



no.13992/2013. on Date. 29/11/2013 issued by Searcher Mrs. Mandi M. Lele.

I have found that the owner Shri.Tukaram Barku Mhatre is the owner of the above said property and has a clear and good title over it. I have also taken search of the above said property Le. 1) Survey No. 105 A, Hissa No.24+25 (Part), Plot No.3, Area admeasuring 388 Sq. Yards, assessment - 00 Rupees 05 Paise. 2) Survey No. 105 A, Hissa No.24+25 (Part), Plot No.4, Area admeasuring 457 Sq. Yards, assessment - 00 Rupees 10 Paise. 3) Survey No. 105 A, Hissa No.24+25 (Part), Plot No.5, Area admeasuring 381 Sq. Yards, assessment - 00 Rupees 05 Paise. 4) Survey No. 105 A, Hissa No.24+25 (Part), Plot No.6, Area admeasuring 380 Sq. Yards, assessment - 00 Rupees 05 Paise. situated lying and being at Belawali. In the office of the Sub-Registrar ulhasnagar of Document found out that there is all transaction record in the sub-registrars office Le, in the year 1984-2013.

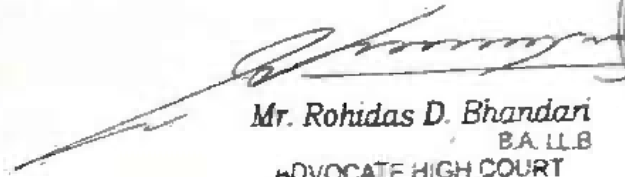
Thus from the aforesaid records and documents and the search taken by me, I hereby certified that the 1) Survey No. 105 A, Hissa No.24+25 (Part), Plot No.3, Area admeasuring 388 Sq. Yards, assessment - 00 Rupees 05 Paise. 2) Survey No. 105 A, Hissa No.24+25 (Part), Plot No.4, Area admeasuring 457 Sq. Yards, assessment - 00 Rupees 10 Paise. 3) Survey No. 105 A, Hissa No.24+25 (Part), Plot No.5, Area admeasuring 381 Sq. Yards, assessment - 00 Rupees 05 Paise. 4) Survey No. 105 A, Hissa No.24+25 (Part), Plot No.6, Area admeasuring 380 Sq. Yards, assessment - 00 Rupees 05 Paise. situated lying and being at Belawali. Stand in the name of Shri.Tukaram Barku Mharte and he has a good right and marketable Title for the grant for development of the same in the manner he likes and for selling it to prospective purchaser.

On going through the above Document and search report of 30 years it appears that the above mention property stand in the name of Shri Tukaram Barku Mharte.

The above mention person is Owner possessing all the legal title of the Ownership.

In view of these observation made by me. I certify that as per my opinion, the title of the said property in the name of Mr. Tukaram Barku Mhatre to the said Property is clear marketable and free from all the Encumbrances.

Hence this TITLE CERTIFICATE.



Mr. Rohidas D. Bhandari

B.A. LL.B

ADVOCATE HIGH COURT

Off. At: Bhagirath Garden, 001,

Ground Floor, B-Wing, Opp. Bus Stand,

Badlapur (W.) Tal. Ambemath,

Dist. Thane, Maharashtra-421503.



Mrs. Manel M. Lote

Searcher

Shop No.3, Bhagwan Apt., 1st, Registration Office, Ganga Road, Khar, Mumbai 400 013.

Ref. :

Date 24/04/2013

SEARCH REPORT

Reference:-

In respect of Agricultural Land bearing Survey No.105A, Hissa No.24+25 (Part), Plot No.3, admeasuring 388 Sq. Yds., lying and situate at revenue Village Belavali, Taluka : Ambarnath District Thane, within the municipal precincts of the Kulgaon Badlapur Municipal Council as also within the registration limits of the Sub-Registrar of Assurances, Ulhasnagar II.

I have taken search of the aforesaid property for the year 1984-2013 from the office of the Sub-Registrar of Assurances, Ulhasnagar. 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
1984	Record is not available	1994	Transaction
1985	Nil	1995	Nil
1986	Record is not available	1996	Nil
1987	Nil	1997	Nil
1988	Nil	1998	Nil
1989	Nil	1999	Nil
1990	Nil	2000	Nil
1991	Nil	2001	Nil
1992	Nil	2002	Nil
1993	Nil	2003	Nil

Year	Transaction	Year	Transaction
2004	Nil	2009	Nil
2005	Nil	2010	Nil
2006	Nil	2011	Nil
2007	Nil	2012	Nil
2008	Nil	2013	Transaction

TRANSACTION IN THE YEAR 1984 (Day Book)

Sale Deed of above mentioned Land

Date of Execution : 26.04.1984

Date of Registration : 26.04.1984

Registration No. : 1379/1984

Sellers 1) Shri. Laxman Ganapat Karaie

2) Shri. Kashinath Ganapat Karale

3) Shri. Chandrabhaga Pandurang Karale

4) Shri. Pundlik Pandurang Karale

5) Shri. Balaram Pandurang Karale

6) Shri. Vasant Pandurang Karale

Purchaser Shri. Ravikant Ganesh Prabhudesai

Consideration Value: Rs.6,000/-

TRANSACTION, IN THE YEAR 1993

Sale Deed of above mentioned Land

Date of Execution : 22.12.1993
Date of Registration : 11.03.1994
Registration No. : 439/1994 (old Registration No. 1783)
Seller : Shri. Ravikant Ganesh Prabhudesai
Purchasers : 1) Smt. Shila Sharad Chodankar
2) Shri. Sharad Narayan Chodankar
Consideration Value: Rs. 50,000/-
Market Value : Rs. 1,23,000/-

TRANSACTION IN THE YEAR 2013

Sale Deed of above mentioned Land

Date of Execution : 20.07.2013
Date of Registration : 06.11.2013
Registration No. : 12411/2013
Sellers : 1) Smt. Shila Sharad Chodankar
2) Shri. Shailesh Sharad Chodankar
3) Shri. Pradnesh Sharad Chodankar
4) Shri. Priyesh Sharad Chodankar
Purchasers : Shri. Tukaram Barku Mahtre

Consideration value: Rs.19,00,000/-

Market Value : Rs.16,22,500/-

Stamp Duty Paid : Rs.95,000/-

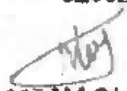
Registration Fee : Rs.19,000/-

Attached Govt. Fees: Paid vide Search Receipt No. _____/2013, Dated:

This Search Report I have given on the following basis:

- Some records are in torn conditions.
- Some records are misplaced from record room.
- Some records are not produce to us from registrar office. (i.e. Power of Attorney & Will)
- Some records are not binding properly. (i.e. Last Two Year)

Note: If you are find any transaction in these years from your documents and from mutation, Please inform me. I will check from Day Book Registers of the said offices.


MANASI M. LELE

Searcher

OFF :- Bhagwan Apt. Nr. Reg. Office.

Katrap, Badlapur (E). - 421 593.

Mob :- 9096814844.