

PIUS S. D'MELLO

Advocate High Court

Office: Anita Shopping Center, 1st Floor, Opp. Post-Office, Navghar, Vasai Road (W), Taluka Vasai
Dist Thane - PC 401202 Phone: 95250-2344304/Mob: 9867017172

Date: 20/12/2013

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TITLE CERTIFICATE

Under instruction of M/s.Saiprasad Realtors.

Name of owner: 1) Manda Bhikaji Gaykar, 2) Sangita Anand Holkar, 3) Krishna Maruti Gaykar, 4) Sushila Moreshwar Patil & 5) Vilas Shankar Patil and 1) Bhagwan Narayan Patil & 2) Nilambari Bhagwan Patil and possesseholder M/s.Saiprasad Realtors vide Agreement for sale dated 13th April 2012 and 22nd May 2012

Description & Area of The Property : All that piece and parcel of land bearing Survey No.91, admeasuring 971.15 sq.yards or thereabout and now bearing C.T.S. No.582 and 582-1 to 9, admeasuring 812 sq.mts. Revenue Village-Borla, Taluka-Kurla, in Registration District and Sub-District Mumbai Suburban District. Within Greater Mumbai Municipal Corporation.

Possession holder has sufficient Title and Capacity to construct building on the above said land as per sanction building plan with Greater Mumbai Municipal Corporation.



Nature of Title and how it is derived:-

The said property is free hold and by way the Agreement for sale dated 13th April 2012 and 22nd May 2012 have got title to the said Property.

Whether M/s.Saiprasad Realtors Is In Exclusive Possession Of The Property:- The M/s.Saiprasad Realtors is in possession vide Agreement for sale dated 13th April 2012 and 22nd May 2012

Document Studied/ Securitized :

A) Property Cards C.T.S. No.582 and 582-1 to 9, Revenue Village-Borla, Taluka-Kurla, in Registration District and Sub-District Mumbai Suburban District. Within Greater Mumbai Municipal Corporation.

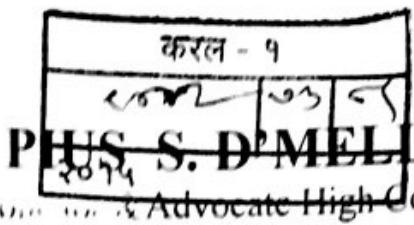
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B) Search taken by searcher on 16/12/2013 to 20/12/2013 in respect of the said property.

SR. NO	TYPE/NATURE OF DOCUMENTS	DATE OF EXECUTION	NO. & DATE OF REGISTRATION/ LIEN IN REVENUE RECORDS/BUILDER RECORDS/SOCIETY RECORDS	PARTIES
1	Agreement	Dated 13 th April 2012	NOTE	M/s.Saiprasad Realtors (Purchaser and 1) Bhagwan Narayan Patil & 2) Nilambari Narayan Patil (Owners) admeasuring 438.13 sq.mts
2	Agreement	Dated 22 nd May 2012	NOTE	M/s.Saiprasad Realtors (Purchaser and 1) Manda Bhikaji Gaykar, 2) Sangita Anand Holkar, 3) Krishna Maruti Gaykar, 4) Sushila Moreshwar Patil & Vilas Shankar Patil (Owners) admeasuring 373.87 sq.mts

8) Tracing of Title and Chain of Title in Favour Of M/s.Saiprasad Realtors:-

A) 1) Bhimabai Maruti Gaykar, 2) Bhikaji Maruti Gaykar, 3) Krishna Maruti Gaykar, 4) Sushilabai Maryti Gaykar, 5) Manajibai Maruti Gaykar were Original Owners of or well and sufficiently entitled to all that piece and parcel of land bearing Survey No.91, or thereabout and



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now bearing C.T.S. No.582 and 582-1 to 9, admeasuring 812 sq.mts., Revenue Village-Borla, Taluka-Kurla, in Registration District and Sub-District Mumbai Suburban District. Within Greater Mumbai Municipal Corporation.

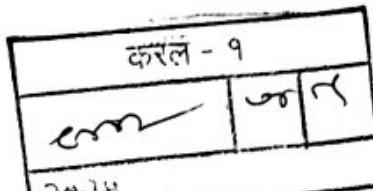
B) 1) Bhimabai Maruti Gaykar, 2) Bhikaji Maruti Gaykar, 3) Krishna Maruti Gaykar, 4) Sushilabai Maryti Gaykar, 5) Manajibai Maruti Gaykar were sold the area admeasuring about 438.13 sq.mts. out of total area admeasuring 812 sq.mts., keeping with them the remaining area admeasuring 373.87 sq.mts., to Bhaskar Raoji Raote, by indenture dated 19/02/1965.

C) Bhaskar Raoji Raote died intestate leaving behind him his legal heirs 1) Dilip Bhaskar Raote 2) Sharmila Shridhar Chemburkar, 3) Bhaskar Raote & 4) Prafullata Kumar Desai.

D) 1) Dilip Bhaskar Raote 2) Sharmila Shridhar Chemburkar, 3) Bhaskar Raote & 4) Prafullata Kumar Desai were sold the area admeasuring about 438.13 sq.mts to 1) Bhagwan Narayan Patil 2) Nilambari Bhagwan Patil by Conveyance Deed dated 06/06/2007.

E) Bhimabai Maruti Gaykar died intestate leaving behind her legal heirs 1) Bhikaji Maruti Gaykar, 2) Krishna Maruti Gaykar, 3) Sushila Moreshwar Patil nee Sushilabai Maryti Gaykar, 4) Sushilabai Shankar Patil nee Manajibai Maruti Gaykar.

F) Bhikaji Maruti Gaykar died intestate leaving behind his legal heirs 1) Lamibai Bhikaji Gaykar, 2) Manda Bhikaji Gaykar, 3) Sangita Anand Holkar nee Sangita Bhikaji Gaykar.



2518) Lamibai Bhikaji Gaykar died intestate leaving behind her legal heirs,
1) Manda Bhikaji Gaykar, 2) Sangita Anand Holkar nee Sangita Bhikaji
Gaykar.

H) Sushilabai Shankar Patil nee Manajibai Maruti Gaykar died intestate
leaving behind her legal heir 1) Vilas Shankar Patil.

I) 1) Bhagwan Narayan Patil & 2) Nilambari Bhagwan Patil were the
Owners of the area admeasuring 438.132 sq.mts., and 1) Manda Bhikaji
Gaykar, 2) Sangita Anand Holkar, 3) Krishna Maruti Gaykar, 4) Sushila
Moreshwar Patil & 5) Vilas Shankar Patil were the Owners of the area
admeasuring 373.87 sq.mts.

J) 1) Bhagwan Narayan Patil & 2) Nilambari Bhagwan Patil were sold
their rights, title and interest in respect of the said property
admeasuring about 438.13 sq.mts. to M/s.Saiprasad Realtors. by an
Agreement dated 13th April 2012.

K) 1) Manda Bhikaji Gaykar, 2) Sangita Anand Holkar, 3) Krishna
Maruti Gaykar, 4) Sushila Moreshwar Patil & 5) Vilas Shankar Patil
were sold their rights, title and interest in respect of the said property
admeasuring about 373.87 sq.mts. to M/s.Saiprasad Realtors, by an
Agreement dated 22nd May 2012.

L) 1) Krishna Maruti Gaykar died intestate leaving behind her legal heir
Kishor Krishna Gaykar

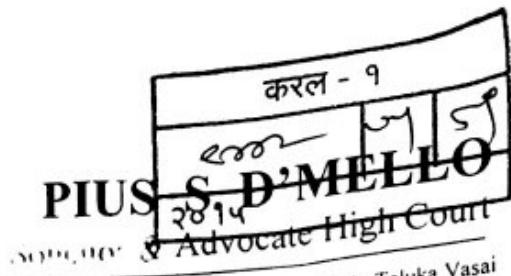
Whether Title Is Clear And Property Is Free From Any Encumbrance
No. of Years (32 Years) 32 years search made

1982 to 2013

If name is mutated in municipal records: Yes name of owners 1) Bhagwan Narayan Patil & 2) Nilambari Bhagwan Patil and Manda Bhikaji Gaykar, 2) Sangita Anand Holkar, 3) Kishor Krishna Gaykar, 4) Sushila Moreshwar Patil & 5) Vilas Shankar Patil

If name is shown in revenue records No.





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Whether Title To Properties Is Clear Unambiguous, Marketable &
Property Is Saleable :- Yes.

Final Certificate / Opinion

In our opinion that the Title in respect of said All that piece and parcel of land bearing Survey No.91, admeasuring 971.15 sq.yards or thereabout and now bearing C.T.S. No.582 and 582-1 to 9, admeasuring 812 sq.mts., Revenue Village-Borla, Taluka-Kurla, in Registration District and Sub-District Mumbai Suburban District. Within Greater Mumbai Municipal Corporation is Clear, Unambiguous, Valid & Marketable and Free from encumbrance and M/s.Saiprasad Realtors is entitled to construct building thereon as per permission of Greater Mumbai municipal Corporation.

This is for your information.

Yours truly,

PIUS S. D'MELLO
Advocate

Tom
ADVOCATE



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गा. न. नं. ७, ७ - अव १२

स. नं. ८७ लिसा नं. ७

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धेव स्वर्वाली सायक	—	८
पोट खराणा	—	—
एकूण	—	८
	रुपये आ. पैसे	
आकार	०	३०
बुटी अवया ...		
आदा आकार ..		
पाणी		

कवजेदार २५ २२२ २५६
मनजीवाई मानुषीन्द्री एवं
व्यवस्था लुटणाड दस्यीन
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गांव - बोल
तालुका - तुळंग

स्तर छक्क -

स्तर छक्क -
प्रदेश सरकार द्वारा दिलाई गई
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घर्व	लागवड करणाराचे नाव	क्षेत्र	रीत	पिक्के आणि लागवड	क्षेत्र
टिप.	उताडा टांडापुराळा टिळा टांडे				

असाल घरदूरुम यारी नव्यात असे तयार ता. २५/८/२००६



तलाठी संदर्भ मा
तहसिल - तुळंग

अस्तल बरहुक्षम रखी नवरुल असे. तयार -

P. 24106 10C

सख्ती - **पूर्ण**
तलानी - सदृश मानस
तहसिल - कुली