Ramesh G. Badugu
Mobile: 9422478509 B.Com., LL.B.
Soni Ramesh B.
Mobile: 9320031173 B.Com., LL.B.
ADVOCATES

Office :
Shop No. 14,
Vadavali Municipal Market,
B-Cabin Road, Ambarnath (E) - 421 501.

Resi :
Flat No. 301, C-2, Vasant Vihar Gardens,
Near Hari Om Park, B-Cabin Road,
Ambarnath (E) - 421 501.

14/11/2016

TITLE CERTIFICATE

1] Description of the Property

ALL THAT PIECE AND PARCEL OF LANDED N.A. PROPERTIES lying and situate at Village Morivili, being **1) Plot No.1**, situate at village Morivili, at **Gut No.46**, **Hissa No.3(P)**, bearing **C.T.S.No.9280**, area admeasuring about **459.81Sq.mtrs.** within the Municipal limits of Ambarnath Municipal Council, Taluka Ambarnath, Dist.; Thane, and **2) Plot No.2**, situate at village Morivili, at **Gut No.46**, **Hissa No.3(P)**, bearing **C.T.S.No.9280(P)**, area admeasuring about **459.81Sq.mtrs.,** within the Municipal limits of Ambarnath Municipal Council, Ambarnath(E), Taluka Ambarnath, Dist.; Thane.

2] Tracing of title

The Property hereinabove mentioned i.e property being **1) Plot No.1**, situate at village Morivili, at **Gut No.46**, **Hissa No.3(P)**, bearing **C.T.S.No.9280**, area admeasuring about **459.81Sq.mtrs.** (hereinafter called and referred to as the **"Said Property No.1"**) & **2) Plot No.2**, situate at village Morivili, at **Gut No.46**, **Hissa No.3(P)**, bearing **C.T.S.No.9280(P)**, area admeasuring about **459.81Sq.mtrs.,** (hereinafter referred to as the **"Said Property No.2"**), falling within the limits of

Scanned by CamScanner

Ambarnath Municipal Council, Taluka; Ambarnath and Sub-Registration District; Ulhasnagar, District Registration; Thane (hereinafter for the sake of brevity collectively called and referred to as the "**SAID ENTIRE PROPERTY**").

The Said Entire Property among other property was originally owned and possessed by Shri Babu K. Salse, who converted his property into various plots and sold out of the Said Entire Property, the Said Property No. 1 to Shri Chandrakant Mangesh Kulkarni, vide registered Sale Deed, dt. 09/11/1967, registered with the Sub-Registrar, Kalyan at Sr. No. 3166-1967, the transaction of which was mutated in the record of rights i.e. 7/12 extract, vide **Mutation Entry No. 280** and sold the Said Property No.2 to the late Shri Dinanath Hirlekar, vide registered Sale Deed on 04/12/1967, registered with the Sub-Registrar, Kalyan at Sr. No. 3381-1967, the transaction of which was mutated in the record of rights i.e. 7/12 extract, vide **Mutation Entry No. 297.** The Said Shri Dinanath Hirlekar went for heavenly abode leaving Smt. Deepa Dinanath Hirlekar & others, whose names were entered in the record of rights vide **Mutation Entry No. 984.**

The said Shri Chandrakant Mangesh Kulkarni sold the Said Property No. 1 to Smt. Poonam Pravinchand Kothari vide registered Sale Deed, dt. 09/03/1995, registered with the Sub-

Scanned by CamScanner

Ramesh G. Badugu
Mobile: 9422478509 B.Com., LL.B.
Soni Ramesh B.
Mobile: 9320031173 B.Com., LL.B.
ADVOCATES

Office :
Shop No. 14,
Vadavali Municipal Market,
B-Cabin Road, Ambarnath (E) - 421 501.

Resi :
Flat No. 301, C-2, Vasant Vihar Gardens,
Near Hari Om Park, B-Cabin Road,
Ambarnath (E) - 421 501.

Registrar, Kalyan at Sr. No. 378-1995, the transaction of which was mutated in the record of rights i.e. 7/12 extract, vide **Mutation Entry No. 1029,** who sold the Said Property No. 1 to Smt. Kavita Kishore Kulkarni vide registered Sale Deed, dt. 03/12/1996, registered with the Sub-Registrar, Kalyan at Sr. No. 2988-1996, the transaction of which was mutated in the record of rights i.e. 7/12 extract, vide **Mutation Entry No. 1048,** who sold the same to Shri Narendra Shantilal Vegad and Others vide registered Sale Deed, dt. 24/07/2008, registered with the Sub-Registrar, Kalyan at Sr. No. 03627-2008, the transaction of which was mutated in the record of rights i.e. 7/12 extract, vide **Mutation Entry No. 1361,** who sold the same to the present Owners and possessors, M/s. Shree Samarth Satam Maharaj Developers, a Partnership Firm vide(hereinafter referred to as the **"Said Owners"**) registered Sale Deed, dt. 30/07/2012, registered with the Sub-Registrar, Kalyan at Sr. No. 3952-2012, the transaction of which was mutated in the record of rights i.e. 7/12 extract, vide **Mutation Entry No. 1479.**

The said Smt. Deepa Dinanath Hirlekar & others sold the Said Property No.2 to Miss Sherryl Anthony Goldwyn vide registered Sale Deed, dt. 08/04/1996, registered with the Sub-Registrar, Kalyan at Sr. No. 968-1996, the transaction of which was mutated in the record of rights i.e. 7/12 extract, vide **Mutation**

Scanned by CamScanner

Entry No. 1028, who sold the same to the Said Owners i.e. M/s. Shree Samarth Satam Maharaj Developers, a Partnership Firm vide registered Sale Deed, dt. 28/06/2013, registered with the Sub-Registrar, Kalyan at Sr. No. UHN3-3886-2012, the transaction of which was mutated in the record of rights i.e. 7/12 extract, vide **Mutation Entry No. 1518.**

The Said Owners who are builders and developers by profession are thus, seized and possessed of and well and sufficiently entitled to deal with the Said Entire Property, the rights got from the above said Sale Deeds are entitled to develop the same as they desire.

The Said Owners got approved Building Plans for the proposed construction of the multistoried building/s on the Said Entire Property from Ambarnath Municipal Council, vide Commencement Certificate No. **ANP/NRV/BP/14-15/418-8379/41, DT.02/8/2014.**

3] Certificate of Title

I have gone through the necessary records and documents which are made available to me by **SHRI UMAKANT VINAYAK SAMANT**, Partner of **M/S. SHREE SAMARTH SATAM MAHARAJ DEVELOPERS** i.e.

a) 7/12 Extracts of the said property.

b) Available Mutation Entries.

Scanned by CamScanner

Ramesh G. Badugu
Mobile: 9422478509 B.Com., LL.B.
Soni Ramesh B.
Mobile: 9320031173 B.Com., LL.B.
ADVOCATES

Office :
Shop No. 14,
Vadavali Municipal Market,
B-Cabin Road, Ambarnath (E) - 421 501.

Resi :
Flat No. 301, C-2, Vasant Vihar Gardens,
Near Hari Om Park, B-Cabin Road,
Ambarnath (E) - 421 501.

c) Property Cards.

d) Copies of Conveyance Deeds.

e) Copy of Building Commencement Certificate.

I have found that the above named Said Owners are rightfully entitled to develop the Said Entire Property and have a clear and good Title over it.

Thus, from the aforesaid records and documents and the search taken for the last 30 years to till date from the official website of the Govt. of Maharashtra pertaining to the search of the documents, I am of the opinion that the rights in the Said Entire Property stands in the name of the Said Owners and they have good, right and marketable Title for development of the same in the manner they likes and for selling it to prospective purchasers.

The said records and search of the records from the official website of the Govt. of Maharashtra, further show that the Said Entire Property is free from all encumbrances and are having marketable title.

(RAMESH G.BADUGU)
ADVOCATE

Scanned by CamScanner