

Vijay P. Patil

B.A., LL. B.

Mrs. M. V. Patil

B.A., LL. B.

ADVOCATES HIGH COURT

(26)
Office : 0251-2690799

Office : 1, Deepmani Apt., 1st. Floor,
At Po. Kulgaon (E.), Tal. Ambernath,
Dist. Thane - 421 503.

Resi.: 104, Ashiyana Apt., 1st. Floor,
At. Po. Kulgaon (E.), Tal. Ambernath,
Dist. Thane. Pin - 421 503.

Ref. :

Date : 16/11/2008.

CERTIFICATE OF TITLE AND NON-ENCUMBRANCES of the property known as N.A. Plot of land admeasuring about 1 Hectore and 33.1 Ares i.e. 13310 Sq.Meters, situated in Gut No. 8 (part) situated at Revenue Village Manjarli Tal. Ambernath Dist. Thane.

- 1) Read copy of 7/12 extract of Gut No. 8 (part) total land admeasuring 1 Hectore and 47.2 Ares situated at Revenue Village Manjarli Tal Ambernath Dist. Thane.
- 2) Read 7/12 extract of the aforesaid property.
- 3) Read copy of mutation entries appearing on 7/12 extract of aforesaid property.
- 4) Read the copy of the Agreement for Development dated 21-5-2008 registered with Sub-Registrar Ulhasnagar-2 at Sr. No. UHN-2/04116/2008.
- 5) Read copy of General Power of Attorney dated 21-5-2008 registered with Sub-Registrar Ulhasnagar-2 at Sr. No. UHN-2/04117/2008.
- 6) Read copy of the building permission obtained from Kulgaon Badlapur Municipal Council vide its order No.KBMC/NRV/BA.P.A/508-95 dated 09/7/2008.
- 7) Read copy of N.A. Order granted by The Collector Thane, in respect of the aforesaid property vide order No. Revenue/Desk-1/Te-14/NAP/SR-60/2008 dated 29/9/2008.
- 8) Read Search report dated 04/11/2008, in respect of aforesaid property, of Index II registers for the period of last 30 years, taken by Advocate Miss. H. H. Patil.

My inquiries, together with the inspection made by me of the aforesaid documents, available records, have revealed to me that the aforesaid total land together with other lands was belonging to one Shri. Kanu Vithu Patil.

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After demise of said Shri. Kanu Vithu Patil the aforesaid total land together with other lands were recorded in the names of his heirs son namely Shri. Mahadu Kanu Patil and wife Bhagibai Kanu Patil. There after by mutation entry No. 412 carried on 15-9-1968 the aforesaid total land of aforesaid property was recorded in the name of his son Shri. Dattu Mahadu Mhatre (Patil).

Thereafter by registered Sale deed dated 10/3/1987 the said Shri. Dattu Mahadu Mhatre (Patil) has sold Plot of land admeasuring 1700 Sq. Yards i.e. 1421.20 Sq. Meters out of the total land to one Shri. Maruti Mahadu Dayare. Since then the balance land i.e. aforesaid property is standing in the name of Shri. Dattu Mahadu Patil.

These all facts have been reported to the concerned Revenue Authorities to effectuate necessary changes in the record of rights & since then the aforesaid property is standing in the record of rights in the name of Shri. Dattu Mahadu Patil.

By an agreement for Development dated 21/05/2008 the said owners Shri. Dattu Mahadu Patil alias Shri. Dattatray Mahadev Patil with the confirmation of his all brothers namely Shri. Raghunath Mahadev Patil, Shri. Sudam Mahadev Patil and Shri. Dilip Mahadev Patil have agreed to entrust all the development rights together with the sell of the said property to M/s. M. K. Patil Developers, for the consideration and upon the terms and conditions appearing therein. The said agreement for Development is duly registered with the Sub-Registrar Ulhasnagar-2 at Sr. No. UHN-2/04116/2008 on 21/05/2008.

The owners Shri. Dattu Mahadu Patil alias Dattatray Mahadev Patil and others have also granted irrevocable General power of Attorney in favour of M/s.M.K.Patil Developers which is also registered with Sub-Registrar Ulhasnagar-2 at Sr.No. UHN-2/04117/2008 on 21/05/2008.

The owners through their constituted attorney Shri. Prashant Raghunath Patil has obtained building permission and approval of building plan, to construct proposed building on the said property, from the Kulgaon Badlapur Municipal Council vide their office order No. K-BNP/NRV/BA.PA/508-95 dated 09/07/2008.

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The owners through their constituted attorney Shri. Prashant Raghunath Patil has also obtained necessary N.A. use permission in respect of the aforesaid property from the office of The Collector Thane, vide order No. Revenue/Desk-1/Te-14/NAP/SR-60/2008 dated 29/9/2008.

I have gone through the aforesaid search report and it appears to me there is no adverse entry in connection with the aforesaid property.

Hence I have no hesitation to certify, on the basis of aforesaid documents, available record, and the aforesaid search Report that Shri. Dattu Mahadu Patil alias Shri. Dattatray Mahadev Patil, Shri. Raghunath Mahadev Patil, Shri. Sudam Mahadev Patil and Shri. Dilip Mahadev Patil have got good and clear marketable title over the aforesaid property and is free from encumbrances. Further M/s. M. K. Patil Developers may sell flats, Blocks, Units in the proposed buildings to be constructed on the said property.


16/11/2008.
V. P. PATIL
B.A., LL.B.
ADVOCATE