



K. T. JAIN

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Ref. No. :

Date : 11/7/17

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref:- All that piece and parcel of land bearing Survey no. 56, hissa no. 35 /D-1 (old hissa no.35/J) adm. 1870 Sq. Mtrs. lying, being and situate at Village Balyani, Tal, Kalyan, Dist Thane, within the limits of Kalyan Dombivli Municipal Corporation within the registration District Thane, Sub-Registration District Kalyan.

I have perused the following documents in respect of the captioned property.

1. 7 / 12 extract.
2. Relevant Mutation entries.
3. Partnership Deed dated 16/08/2012 of Sai Siddhi Developers.
4. Conveyance Deed dated 5th September 2012, made and entered between Shri Bashir Abdul Kadir Gujar and others as owners, Shri Lahanu Khandu Sonawane and other as confirming party and Shri Dilip Rajaram Tare and Shri Mitesh Ramesh Nagda as purchasers registered in the office of Sub-registrar of Assurances, Kalyan -2 at serial no. 7690/2012.
5. Power of attorney dated 5th September 2012, executed by Shri Bashir Abdul Kadir Gujar and others in favour of Shri Dilip Rajaram Tare and Shri Mitesh Ramesh Nagda registered in the office of Sub-registrar of Assurances, Kalyan -2 at serial no. 7691/2012.
6. Correction Deed dated 6th November 2012, registered in the office of Sub-Registrar of Assurance Kalyan -2 at serial no. 9472.
7. Search Reports dated 13/08/2015 & 10/07/2017 issued by Shri G H Jagtap.

INVESTIGATION OF TITLE

From the perusal of the aforesaid documents it appears that Shri Dilip Rajaram Tare and Shri Mitesh Ramesh Nagda are the owners of all that piece and parcel of land bearing Survey no. 56, hissa no. 35 /D-1 (old hissa no.35/J) adm. 1870 Sq. Mtrs. lying, being and situate at Village Balyani, Tal, Kalyan, Dist Thane,

within the limits of Kalyan Dombivli Municipal Corporation within the registration District Thane, Sub-Registration District Kalyan [hereinafter called and referred as Said property].

It appears that originally the said property was owned by Shri Abdul Aziz Abdul Kadir Gujar and others.

It appears that Abdul Aziz Abdul Kadir Gujar died intestate on 22/06/2001, leaving behind him the following legal heirs:

- a. Smt. Safiya Abdul Kadir Gujar
- b. Shri Imran Abdul Ajij Gujar
- c. Shri Ejaz Abdul Ajij Gujar
- d. Shri Danish Abdul Ajij Gujar
- e. Smt. Farin Wasim Rais @ Farin Abdul Ajij Gujar

It appears that vide mutation entry no. 1273, the names of the aforesaid legal heirs of Abdul Aziz Abdul Kadir Gujar were recorded in the record of rights.

it further appears that Safiya Abdul Kadir Gujar died intestate on 11/08/2008 and vide mutation entry no. 1410, her name was deleted from the record of rights.

It appears that Shri Dilip Rajaram Tare and Shri Mitesh Ramesh Nagda had agreed to purchase the said property and decided to introduce the said proeprty as their capital by executing Deed of Partnership dated 16/8/2012 to develop the said property by the Partnership Firm.

It appears that by and under Conveyance Deed dated 5th September 2012, Shri Bashir Abdul Kadir Gujar and others as owners in confirmation with Shri Lahanu Khandu Sonawane and other as confirming party had sold, transferred and conveyed the said property unto Shri Dilip Rajaram Tare and Shri Mitesh Ramesh Nagda on the terms, conditions and consideration mentioned therein. The said Conveyance deed is duly stamped and registered in the office of Sub-registrar of Assurances, Kalyan -2 at serial no. 7690/2012.

It appears that in pursuance to the aforesaid Conveyance Deed dated 5th September 2012, Shri Bashir Abdul Kadir Gujar and others have executed a Power of Attorney dated 5th September 2012, in favour of Shri Dilip Rajaram Tare and other to do all acts, deeds and things set out therein. The said Power of Attorney is duly registered in the office of Sub-registrar of Assurances 7691/2012.



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It appears that due to inadvertence the maiden name of Smt. Farin Wasim Rais, i.e. Farin Abdul Ajij Gujar was left to be mentioned in the Index -II and hence by and under Correction Deed dated 6th November 2012, registered in the office of Sub-Registrar of Assurance Kalyan -2 at serial no. 9472, the said mistake was rectified.

It appears that vide mutation entry no. 1471, the names of Shri Dilip Rajaram Tare and Shri Mitesh Ramesh Nagda were mutated in the record of rights as owners.

It appears that the Kalyan Dombivli Municipal Corporation have granted Building permission and approved and sanctioned the building plans for carrying out construction of Multi-storied Building on the said property vide its Building Works Commencement Certificate bearing outward No. KDMC/NRC/BP/KV/2014-15/79, dated 31/12/2014 on the terms and conditions mentioned therein.

I am of the opinion that title of the owners in respect of the captioned property is clear, marketable and free reasonable doubts and encumbrances.

On the perusal of the Search Report I have not come across any registered encumbrances on the captioned property.

Adv. K. T. Jain