Mr. Kiran B. Banote
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Advocate High Court

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● Tel. : 0251 - 2699069 / Mob. : 9324639187

Ref. No. Arham/140/8A/1 Date : 25/06/2014

TITLE CERTIFICATE

To

ARHAM ENTERPRISES

Through Partner

1) SHRI. PREMJI BHANJI PATEL

2) MISS. KUNTAN PREMJI PATEL

Office at :- Ground floor, Ganesh Krupa, D.P.Road,
Near Spandan Hospital, Kulgaon Badlapur (E)
Tal.Ambernath Dist.Thane

TO WHOM IT MAY CONCERN

DESCRIPTION OF PROPERTY:-

Survey No. 140 H. No. 8 A/1 Area Admeasuring 0H-13R-0P P.K.0H-03R-0P Total Area Admeasuring 0H-16R-0P Asst. 0Rs.28 Paise Situated at - Village **CHIKHLOLI** Tal –Ambarnath Dist-Thane. Within local limit of Ambernath Municipal Council and Sub Register Ulhasnagar -3.

TRACING OF TITLE:-

A DOCUMENTS PERSUED :-

1) 7/12 extract of Survey No. 140 H. No. 8 A/1 Area Admeasuring 0H-13R-0P P.K.0H-03R-0P Total Area Admeasuring 0H-16R-0P Asst. 0Rs.28 Paise Situated at Village **CHIKHLOLI** Tal-Ambarnath Dist-Thane. issued by Talathi Saja Ambernath in favour of M/s. Arham Enterprises Through Partners 1) Shri. Premji Bhanji Patel 2) Miss. Kuntal Premji Patel.

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2) Read Mutation Entry No. 956

3) Read Agreement for Sale (Sathe Karar) on dt. 05/08/2011 between 1) Smt. Hausabai Vaman Sonkamble, 2) Smt. Shakuntala Bhagwan Sonkamble, 3) Shri. Shekhar Bhagwan Sonkamble, 4) Shri. Rahul Bhagwan Sonkamble, 5) Shri. Gautam Bhagwan Sonkamble, 6) Shri. Rohit Bhagwan Sonkamble, 7) Monika Bhagwan Sonkamble, 8) Shri. Roshan Bhagwan Sonkamble, 9) Shri. Prakash Waman Sonkamble, 10) Shri. Arun Waman Sonkamble, 11) Smt. Indirabai Ashok Shinde, 12) Smt. Chhaya Arun Gaikwad, 13) Shri. Subhash Waman Sonkamble. (As a Vendors) & 1) Shri. Premji Bhanji Patel 2) Smt. Savitri Premji Patel (As a Purchasers), The said Agreement for sale (Sathe Karar) was duly registered at the office of Sub-Registrar Ulhasnagar-3 at serial no. 4070/2011.

4) Read Power of Attorney dated 05/08/2011 register at the office of Sub-registrar Ulhansagar-2 at serial no. 4071/2011 between 1) Smt. Hausabai Vaman Sonkamble, 2) Smt. Shakuntala Bhagwan Sonkamble, 3) Shri. Shekhar Bhagwan Sonkamble, 4) Shri. Rahul Bhagwan Sonkamble, 5) Shri. Gautam Bhagwan Sonkamble, 6) Shri. Rohit Bhagwan Sonkamble, 7) Monika Bhagwan Sonkamble, 8) Shri. Roshan Bhagwan Sonkamble, 9) Shri. Prakash Waman Sonkamble, 10) Shri. Arun Waman Sonkamble, 11) Smt. Indirabai Ashok Shinde, 12) Smt. Chhaya Arun Gaikwad, 13) Shri. Subhash Waman Sonkamble. (As Principals) & 1) Shri. Premji Bhanji Patel 2) Smt. Savitri Premji Patel (As Power of Attorney Holder).

5) Read Sale Deed on dt. 13/09/2011 between 1) Smt. Hausabai Vaman Sonkamble, 2) Smt. Shakuntala Bhagwan Sonkamble, 3) Shri. Shekhar Bhagwan Sonkamble, 4) Shri. Rahul Bhagwan Sonkamble, 5) Shri. Gautam Bhagwan Sonkamble, 6) Shri. Rohit Bhagwan Sonkamble,

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7) Monika Bhagwan Sonkamble, 8) Shri. Roshan Bhagwan Sonkamble, 9) Shri. Prakash Waman Sonkamble, 10) Shri. Arun Waman Sonkamble, 11) Smt. Indirabai Ashok Shinde, 12) Smt. Chhaya Arun Gaikwad, 13) Shri. Subhash Waman Sonkamble, No. 1 to 13 Through Power of Attorney Holder 1) Shri. Premji Bhanji Patel 2) Smt. Savitri Premji Patel (As a Vendors) & 1) Shri. Premji Bhanji Patel 2) Smt. Savitri Premji Patel (As a Purchasers), The said Sale Deed was duly registered at the office of Sub-Registrar Ulhasnagar-3 at serial no. 4617/2011.

6) Read Mutation Entry No. 1251

7) Read Mutation Entry No. 1461

8) Read Sale Deed on dt. 18/03/2014 between 1) Shri. Premji Bhanji Patel 2) Smt. Savitri Premji Patel (As a Vendors) & M/s. Arham Enterprises Through Partners 1) Shri. Premji Bhanji Patel 2) Miss. Kuntal Premji Patel. (As a Purchasers), The said Sale Deed was duly registered at the office of Sub-Registrar Ulhasnagar-3 at serial no. 1967/2014.

9) Read Mutation Entry No. 1521

10) Read Building construction permission granted by Ambernath Municipal Council under order bearing No. Javak K./ANP/NRV/BP/12-13/909/2189-78 dated 26/11/2012.

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11) Read N.A. Order issued by Collector Office, Thane dated 15/07/2013 bearing no. Mahasul/Kaksh-1/T-14/NAP/SR-115/2013 in favour of Shri. Premji Bhanji Patel & Other 1.

12) Read Revised Building construction permission granted by Ambernath Municipal Council under order bearing No. Javak K./ANP/NRV/BP/13-14/1045/8319-92 dated 13/12/2013.

13) Read Search Report dated 24/06/2014 issued by Shri. Satish Anand Farad regarding land bearing Survey No. 140 H. No. 8 A/1 Area Admeasuring 0H-13R-0P P.K.0H-03R-0P Total Area Admeasuring 0H-16R-0P Asst. 0Rs.28 Paise Situated at -Village **CHIKHLOLI** Tal-Ambernath Dist- Thane.

WHEREAS land bearing Survey No. 140 H. No. 8 A/1 Area Admeasuring 0H-13R-0P P.K.0H-03R-0P Total Area Admeasuring 0H-16R-0P Asst. 0Rs.28 Paise Situated at Village **CHIKHLOLI** Tal. Ambernath, Dist. Thane is owned by M/s. Arham Enterprises Through Partners 1) Shri. Premji Bhanji Patel 2) Miss. Kuntal Premji Patel.

AND WHEREAS according to **Mutation entry no.956** certified by Talathi saja Ambernath. the owner Shri. Waman Chindhu Sonkamble had expired on dtd. 20/01/2004 & leaving behind following legal heirs :-

1) Smt. Hausabai Waman Sonkamble - Wife

2) Shri. Bhagwan Waman Sonkamble (Son) had expired on dtd: 10/03/1995 & leaving behind following legal heirs:

2/1) Smt. Shakutala Bhagwan Sonkamble – Daughter in law

2/2) Shri. Shekhar Bhagwan Sonkamble – Grand Son

2/3) Shri. Rahul Bhagwan Sonkamble – Grand Son

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2/4) Shri. Gautam Bhagwan Sonkamble – Grand Son
2/5) Shri. Rohit Bhagwan Sonkamble – Grand Son
2/6) Monica Bhagwan Sonkamble – Grand Son
2/7) Shri. Roshan Bhagwan Sonkamble – Grand Son
3) Shri. Prakash Waman Sonkamble – Son
4) Shri. Arun Waman Sonkamble – Son
5) Smt. Indirabai Ashok Shinde – Daughter
6) Smt. Chaya Arun Gaikwad – Daughter
7) Shri. Subhash Waman Sonkamble – Daughter

AND WHEREAS according to Agreement for Sale (Sathe Karar) on dt. 05/08/2011, The land owner 1) Smt. Hausabai Vaman Sonkamble, 2) Smt. Shakuntala Bhagwan Sonkamble, 3) Shri. Shekhar Bhagwan Sonkamble, 4) Shri. Rahul Bhagwan Sonkamble, 5) Shri. Gautam Bhagwan Sonkamble, 6) Shri. Rohit Bhagwan Sonkamble, 7) Monika Bhagwan Sonkamble, 8) Shri. Roshan Bhagwan Sonkamble, 9) Shri. Prakash Waman Sonkamble, 10) Shri. Arun Waman Sonkamble, 11) Smt. Indirabai Ashok Shinde, 12) Smt. Chhaya Arun Gaikwad, 13) Shri. Subhash Waman Sonkamble had sold the said land to 1) Shri. Premji Bhanji Patel 2) Smt. Savitri Premji Patel for consideration of Rs. 26,40,000/- (Rupees Twenty Six Lacs Fourty Thousand Only). The said Agreement for sale (Sathe Karar) was duly registered at the office of Sub-Registrar Ulhasnagar-3 at serial no. 4070/2011

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AND WHERAS according to Power of Attorney on dated 05/08/2011, the Land Owners 1) Smt. Hausabai Vaman Sonkamble, 2) Smt. Shakuntala Bhagwan Sonkamble, 3) Shri. Shekhar Bhagwan Sonkamble, 4) Shri. Rahul Bhagwan Sonkamble, 5) Shri. Gautam Bhagwan Sonkamble, 6) Shri. Rohit Bhagwan Sonkamble, 7) Monika Bhagwan Sonkamble, 8) Shri. Roshan Bhagwan Sonkamble, 9) Shri. Prakash Waman Sonkamble, 10) Shri. Arun Waman Sonkamble, 11) Smt. Indirabai Ashok Shinde, 12) Smt. Chhaya Arun Gaikwad, 13) Shri. Subhash Waman Sonkamble (As Principals) & have granted full right & authority of the said land. 1) Shri. Premji Bhanji Patel 2) Smt. Savitri Premji Patel (As Power of Attorney Holder). The said Power of Attorney the land owners The said Agreement for sale (Sathe Karar) was duly registered at the office of Sub-Registrar Ulhasnagar-3 at serial no. 4071/2011

AND WHEREAS according to Conveyance Deed on dtd. 13/09/2011 duly registered at the office of Sub-Registrar Ulhasnagar- 3 under Sr. No. 4617/2011 between 1) Smt. Hausabai Vaman Sonkamble, 2) Smt. Shakuntala Bhagwan Sonkamble, 3) Shri. Shekhar Bhagwan Sonkamble, 4) Shri. Rahul Bhagwan Sonkamble, 5) Shri. Gautam Bhagwan Sonkamble, 6) Shri. Rohit Bhagwan Sonkamble, 7) Monika Bhagwan Sonkamble, 8) Shri. Roshan Bhagwan Sonkamble, 9) Shri. Prakash Waman Sonkamble, 10) Shri. Arun Waman Sonkamble, 11) Smt. Indirabai Ashok Shinde, 12) Smt. Chhaya Arun Gaikwad, 13) Shri. Subhash Waman Sonkamble, No. 1 to 13 Through Power of Attorney Holder 1) Shri. Premji Bhanji Patel 2) Smt. Savitri Premji Patel (As Vendor) & 1) Shri. Premji Bhanji Patel 2) Smt. Savitri Premji Patel (As Purchaser). The said vendor have sold the said land to purchaser for Total Consideration mentioned therein in the said Conveyance Deed. And thus, by **Mutation Entry No. 1251** certified by Circle Office Ambernath on dtd. 12/04/2012, the name of 1) Shri. Premji Bhanji Patel 2) Smt. Savitri Premji Patel was mutated on the 7/12 extract of said land as owners.

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Ref. No. Arham/140/8A/1 Date : 25/6/14

AND WHEREAS according to **Mutation entry no.1461** certified by Circle Office Ambernath on dtd.25/08/2013, the said was also converted into non-agricultural use by order dated 15/07/2013 bearing no. Mahsul/Kaksh-1/T-14/NAP/SR-115/13 granted by Collector office Thane.

AND WHEREAS according to Conveyance Deed on dtd. 18/03/2014 duly registered at the office of Sub-Registrar Ulhasnagar- 3 under Sr. No. 1967/2014 between 1) Shri. Premji Bhanji Patel 2) Smt. Savitri Premji Patel (As Vendors) & M/s. Arham Enterprises Through Partners 1) Shri. Premji Bhanji Patel 2) Miss. Kuntal Premji Patel. (As Purchaser). The said vendors have sold the said land to purchasers for Total Consideration mentioned therein in the said Conveyance Deed. And thus, by **Mutation Entry No. 1521** certified by Circle Office Ambernath on dtd. 29/05/2014, the name of M/s. Arham Enterprises Through Partners 1) Shri. Premji Bhanji Patel 2) Miss. Kuntal Premji Patel was mutated on the 7/12 extract of said land as owners.

AND WHEREAS accordingly Building Construction permission is also granted by Ambernath Municipal Council Bearing no. Javak K./ ANP/NRV/BP/12-13/909/2189-78 dated 26/11/2012 for construction of Building upon said land.

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AND WHEREAS the said land is also converted into Non-Agriculture use by Order of Collector Office Thane, on dated 15/07/2013 bearing no. Mahasul/K-1/T-14/NAP/SR-(26/13)115/2013 in favour of Shri. Premji Bhanji Patel & Other 1.

AND WHEREAS accordingly Revised Building Construction permission is also granted by Ambernath Municipal Council Bearing no. Javak K./ANP/NRV/BP/13-14/1045/8319-92 dated 13/12/2013 for construction of R1 - Ground + First floor, R2 – Ground + Seventh floor Building upon said land.

AND WHEREAS according to Search Report given by Searcher Shri. Satish Anand Farad on dtd. 24/06/2014 for year 1984 to 2013 i.e. 30 Years regarding land bearing Survey No. 140 H. No. 8 A/1 Area Admeasuring 0H-13R-0P P.K.0H-03R-0P Total Area Admeasuring 0H-16R-0P Asst. 0Rs.28 Paise Situated at -Village **CHIKHLOLI** Tal-Ambernath Dist- Thane. & there is no adverse entry on the Index –II of said land except mentioned above.

It is further observed from the document submitted before me that in pursuant of the above Deed of Conveyance, 7/12 extract, & on the specific condition laid down by Collector Office Thane & Ambernath Municipal Council the said land owners M/s. Arham Enterprises Through Partners 1) Shri. Premji Bhanji Patel 2) Miss. Kuntal Premji Patel have rights & title develop land mentioned above construction building subject to specific conditions as laid down by concerned authority & Collector Office Thane & thus, builder /Promoter have right to sale of flat/shop/basement etc. for sale on ownership basis as per the provisional Maharashtra Ownership Flat, (Regulation of Promotions of constructions, sale, Management and transferred Act, 1962 and rules for

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building constructed on Survey No. 140 H. No. 8 A/1 Area Admeasuring 0H-13R-0P P.K.0H-03R-0P Total Area Admeasuring 0H-16R-0P Asst. 0Rs.28 Paise Situated at -Village **CHIKHLOLI** Tal- Ambernath Dist- Thane.

VERIFICATION OF TITLE:-

In the aforementioned circumstance I am of the Opinion that Property bearing Survey No. 140 H. No. 8 A/1 Area Admeasuring 0H-13R-0P P.K.0H-03R-0P Total Area Admeasuring 0H-16R-0P Asst. 0Rs.28 Paise Situated at -Village **CHIKHLOLI** Tal- Ambernath Dist- Thane has good marketable title and free from all encumbrance.

Signed Under my hands and seal on this, dt. 25th June, 2014.

Sign,

Mr. K. B. BANOTE

(Advocate High Court)

Adv. Kiran B. Banote
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