

VIJAYKUMAR B. PAWAR
B.Com., LL.B.
ADVOCATE HIGH COURT

2, Gr. Floor, Seeta Nandan,
Opp. Sai Point Honda Service
Centre, Kaushalya Hospital
Road, Near Nitin Company and
TMC Office, Ganesh Wadi,
Thane (W) - 400601.
Off. :- 022-2541 5246/2541 0563

Correspondence Address : 702, Seventh Floor, Building No. 10, Krishna
Green Land Park, Kasarvadavli, Ghod Bunder Road,
Thane (W) - 400 615. Mob. 93241 54307 / 81081 33309

Ref. No. 1/Shree Kulswami Developers/Thane/2014-15 Date : 10/03/2015

TITLE CERTIFICATE

In respect of all that part and parcel of Land lying, being and situate
Village Davale, Taluka and District Thane within the local limits of Thane
Municipal Corporation and the jurisdiction of the Sub-Registrar of
Assurances, Thane and bearing the following description -

Serial No.	Survey No.	Hissa No.	Area H - R - P	Assessment Rs. - Ps.
1)	1	5/A	0 - 09 - 0	1.00
2)	1	5/B	0 - 10 - 9 0 - 02 - 4 ----- 0 - 13 - 3	1.31
3)	1	6	0 - 07 - 8 0 - 00 - 5 ----- 0 - 08 - 3	1.00
		TOTAL	0 - 30 - 6	

i.e. equivalent to 30.6 Gunthas and bounded as follows -



...2/-

On or towards East :
On or towards West :
On or towards North : As per Record of Rights
On or towards South :

(hereinafter for brevity's sake called and referred to as the "SAID PROPERTY").

DEEDS AND DOCUMENTS PERUSED :

- 1) Deed of Partnership Dt. 16th August, 2014 of M/s. Shree Kulswami Developers.
- 2) V. F. No. 7/12 Extract.
- 3) V. F. No. 6 i.e. all Mutation Entries (Ferfar).
- 4) V. F. No. 8A i.e. Khate Utara.
- 5) Paper Notice Dt. 22 July, 2014 in respect of Survey No. 1, Hissa No. 5/ B given by Advocate Rachana Bhalke in Daily Sanmitra.
- 6) Search Report Dt. 21/8/2014 given by Search Clerk Shri. Virandra K. Tak for the period 1st January, 1985 to 31st December, 2013 in respect of Survey No. 1, Hissa No. 5/A and 5/B.
- 7) Search Report Dt. 8/1/2015 given by Search Clerk Shri. Virandra K. Tak for the period 1st January, 1985 to 31st December, 2013 in respect of Survey No. 1, Hissa No. 6.



...3/-

- 8) Paper Notice Dt. 9th January, 2015 in respect of Survey No. 1, Hissa No. 5 / A and 6 given by Smt. Ranjan J. Rajgor in Daily Sanmitra.
- 9) Registration Receipt bearing No. M000020973, Dt. 25th February, 2015 issued by The Registrar, Partnership Firms, Maharashtra State.
- 10) Development Agreement Dt. 26th August, 2014 between M/s. Shree Kulswami Developers through its Partners (1) Shri. Bhagwan Baban Kamthe and (2) Shri. Milind Madhukar Kamble, as Developers therein and Shri. Sadashiv Waman Patil and 17 Others, as Owners therein on the terms, conditions and price and/or consideration mentioned therein in respect of Survey No. 1, Hissa No. 5/B. This Development Agreement is duly Registered before the Sub-Registrar of Assurances, Thane No. 2 vide Document No. TNN2 - 7026 - 2014, Dt. 26/8/2014.
- 11) Power of Attorney Dt. 26th August, 2014 executed in favour of M/s. Shree Kulswami Developers through its Partners (1) Shri. Bhagwan Baban Kamthe and (2) Shri. Milind Madhukar Kamble, as Developers therein by Shri. Sadashiv Waman Patil and 17 Others, as Owners therein in respect of Survey No. 1, Hissa No. 5/B. This Power of Attorney is duly Registered before the Sub-Registrar of Assurances, Thane No. 2 vide Document No. TNN2 - 7027 - 2014, Dt. 26/8/2014.
- 12) Development Agreement Dt. 27th January, 2015 between M/s. Shree Kulswami Developers through its Partners (1) Shri. Bhagwan Baban Kamthe and (2) Shri. Milind Madhukar Kamble, as Developers therein and Smt. Asha Vishnu Patil, as Owner therein on the terms, conditions and price and/or consideration mentioned therein, in respect of Survey No. 1, Hissa No. 6. This Development Agreement is duly Registered before the Sub-Registrar of Assurances, Thane No. 2 vide Document No. TNN2 - 911 - 2015, Dt. 27/1/2015.

...4/-



- 13) Power of Attorney Dt. 27th January, 2015 executed in favour of M/s. Shree Kulswami Developers through its Partners (1) Shri. Bhagwan Baban Kamthe and (2) Shri. Milind Madhukar Kamble, as Developers therein by Smt. Asha Vishnu Patil, as Owner therein in respect of Survey No. 1, Hissa No. 6. This Power of Attorney is duly Registered before the Sub-Registrar of Assurances, Thane No. 2 vide Document No. TNN2 - 912 - 2015, Dt. 27/1/2015.
- 14) Development Agreement Dt. 4th March, 2015 between M/s. Shree Kulswami Developers through its Partners (1) Shri. Bhagwan Baban Kamthe and (2) Shri. Milind Madhukar Kamble, as Developers therein and Shri. Baliram Kachru Patil and 3 Others, as Owners therein on the terms, conditions and price and/or consideration mentioned therein in respect of Survey No. 1, Hissa No. 5/A. This Development Agreement is duly Registered before the Sub-Registrar of Assurances, Thane No. 2 vide Document No. TNN2 - 2262 - 2015, Dt. 4/3/2015.
- 15) Power of Attorney Dt. 4th March, 2015 executed in favour of M/s. Shree Kulswami Developers through its Partners (1) Shri. Bhagwan Baban Kamthe and (2) Shri. Milind Madhukar Kamble, as Developers therein by Shri. Baliram Kachru Patil and 3 Others, as Owners therein in respect of Survey No. 1, Hissa No. 5/A. This Power of Attorney is duly Registered before the Sub-Registrar of Assurances, Thane No. 2 vide Document No. TNN2 - 2263 - 2015, Dt. 4/3/2015.

THIS IS TO CERTIFY THAT I, the undersigned, at the request of M/S. SHREE KULSWAMI DEVELOPERS, a Partnership Firm registered under the Indian Partnership Act, 1932 having its Registered Office at 204, 1st Floor, Abhyudaya Building, Sudarshan Colony, Near Thane

...5/-



Railway Station, Thane (W) - 400 601 through its Partners (1) Shri. Bhagwan Baban Kamthe and (2) Shri. Milind Madhukar Kamble, hereinafter for brevity's sake called and referred to as the "SAID DEVELOPERS" have investigated the title of the Said Property described hereinabove, on their behalf, they being the Developers of the Said Property.

- 1) I have perused the V.F. No. 7/12, 6 and 8A in respect of the Said Property and the present Owners / Holders are well and sufficiently entitled to the Said Property.
- 2) That the Said Developers have acquired the entire Development Rights of the Said Property from its various Owners vide Registered Development Agreements, details of Development Agreements are given hereinabove at Nos. 10, 12 and 14 of Deeds and Documents perused, on the terms, conditions and total price and/or consideration mentioned therein, I have also perused the certified copies of the Development Agreements provided to me by the Said Developers. As also the various Owners of the Said property have executed Registered Power of Attorney's details of Registered Power of Attorney's are given hereinabove at Nos. 11, 13 and 15 of Deeds and Documents perused, to carry out all the acts, deeds, things and matters in respect of the Said Property mentioned hereinabove, certified copies of which are provided to me by the Said Developers and I have perused the same.
- 3) That based on the Search Report and the information given by the Said Developers, I have not come across any entry of mortgage, lease, lien and/or charge of any nature whatsoever nature on the Said Property.

Moreover there is **no** entry of *Lis Pendense* found in respect of the Said Property, however, in the other rights column of Survey No. 1, ✓



...6/-

Hissa No. 5/A shows encumbrance of Rs.25,000/- and 25,000/- of Davale Seva Sahakari Society Ltd. being loan given by them and the Said Developers have intimated that they shall clear the same and no dues as well as no lien certificate shall be provided to me in near future.

- 4) The Said Developers are in possession of the Said Property since the date of Development Agreement till today.
- 5) The Said Developers have informed me that they have cleared all the government taxes in respect of the said property and there no outstanding amounts in that respect as of today.

I hereby **CERTIFY** that, except the encumbrance on Survey No. 1, Hissa No. 5/A, the title of **SAID OWNERS** to the Said Property is clear, marketable and free of encumbrances.

That the Said Owners have executed Registered Development Agreements and Power of Attorney's in favour of the Developers for the development of the said property, therefore, I, also hereby, **CERTIFY** that the Developers are well and sufficiently entitled to develop the said property by constructing multi-storied building thereon in accordance with the plans and specifications sanctioned by the Thane Municipal Corporation as mentioned herein and sell and/or dispose off all the flats, shops and offices in the proposed building as they deem fit and enter into Agreement for Sale with prospective Purchasers under the provisions of Maharashtra Ownership of Flats Act, 1960.




(VIJAYKUMAR B. PAWAR)
Advocate, High Court

VIJAYKUMAR B. PAWAR
B.Com., LL.B.
ADVOCATE HIGH COURT

First Floor, Prabhakar,
Plot No. AM2/4, Near Indian
Swad Hotel, L.B.S. Marg,
Mulund Check Naka,
Wagle Industrial Estate,
Thane (W) - 400604.

Correspondence Address : 702, Seventh Floor, Building No. 10, Krishna
Green Land Park, Kasarvadavli, Ghod Bunder Road,
Thane (W) - 400 615. Mob. 93241 54307 / 81081 33309

Ref. No. 2/Shree Kulswami Developers/Thane/2015-16 Date : 04/12/2015

ADDENDA TO TITLE CERTIFICATE

In respect of all that part and parcel of Land lying, being and situate
Village Davale, Taluka and District Thane within the local limits of Thane
Municipal Corporation and the jurisdiction of the Sub-Registrar of
Assurances, Thane and bearing the following description -

Serial No.	Survey No.	Hissa No.	Area H - R - P	Assessment Rs. - Ps.
1)	1	5/A	0 - 09 - 0	1.00
2)	1	5/B	0 - 10 - 9 0 - 02 - 4 ----- 0 - 13 - 3	1.31
3)	1	6	0 - 07 - 8 0 - 00 - 5 ----- 0 - 08 - 3	1.00
		TOTAL	0 - 30 - 6	

i.e. 30.6 Gunthas equivalent to 3,060.00 sq. mtrs. and bounded as follows -



...2/-

On or towards East :
On or towards West :
On or towards North : As per Record of Rights
On or towards South :

(hereinafter for brevity's sake called and referred to as the "SAID PROPERTY").

DEEDS AND DOCUMENTS PERUSED :

- 1) Deed of Partnership Dt. 25th June, 2015 of M/s. Shree Kulswami Developers.
- 2) Registration Receipt issued by The Registrar of Firms, Mumbai bearing No. M000025378, Dt. 10th July, 2015.
- 3) Acknowledgement given by The Registrar, Partnership Firms, Mumbai Dt. 10th July, 2015.
- 4) Permission Certificate for Sanction of Development issued by Thane Municipal Corporation, Thane bearing V. P. No. S11 / 0113 / 15 TMC / TDD / 1484 / 15, Dt. 21/08/2015.
- 5) Commencement Certificate for Sanction of Development issued by Thane Municipal Corporation, Thane bearing V. P. No. S11 / 0113 / 15 TMC / TDD / 1529 / 15, Dt. 20/10/2015.
- 6) Plans for development sanctioned by Thane Municipal Corporation.



...3/-

- 7) Search Report Dt. 26/11/2015 given by Search Clerk Shri. Virandra K. Tak for 2014 and till 26/11/2015 in respect of Survey No. 1, Hissa No. 5/A.
- 8) Search Report Dt. 26/11/2015 given by Search Clerk Shri. Virandra K. Tak for 2014 and till 26/11/2015 in respect of Survey No. 1, Hissa No. 5/B.
- 9) Search Report Dt. 26/11/2015 given by Search Clerk Shri. Virandra K. Tak for 2014 and till 26/11/2015 in respect of Survey No. 1, Hissa No. 6.

IN FURTHERANCE TO THE TITLE CERTIFICATE DT. 10/03/2015 issued by me in respect of the Said Property I, the undersigned, at the request of **M/S. SHREE KULSWAMI DEVELOPERS**, a Partnership Firm registered under the Indian Partnership Act, 1932 having its Registered Office at 202, Riddhi Siddhi Complex, Plot No. 824, Sector 11, Above Welcome Super Market, Vashi, Navi Mumbai - 400 703, District Thane through its Partners 1) **SHRI. BHAGWAN BABAN KAMTHE**, 2) **SHRI. MILIND MADHUKAR KAMBLE**, 3) **SHRI. MAVJI GELA GANDHI** and 4) **SHRI. RAJU HARJI CHOUDHARY** hereinafter for brevity's sake called and referred to as the "**SAID DEVELOPERS**" hereby provide this Addenda to the aforesaid Title Certificate and **I HEREBY CERTIFY THAT** I have further investigated the title of the Said Property described hereinabove, on their behalf, they being the Developers of the Said Property by perusing the aforesaid Deeds and Documents -



- 1) The Said Developers have converted their previous Partnership Firm which was "**A Partnership At Will**" to "**A Particular Partnership**"

...4/-

and have formed amongst themselves a Particular Partnership vide Deed of Partnership Dt. 25th June, 2015 by taking the aforesaid Partner No. (3) and (4) as partners for the beneficial and efficient completion of the development of the Said Property. The Said Developers have submitted the necessary application alongwith annexures for registration of the aforesaid partnership firm as required under the provisions of Indian Partnership Act, 1932 as in force at that time.

- 2) The Said Developers have also obtained the Permission Certificate and Commencement Certificate from the Thane Municipal Corporation as mentioned at No. 4 and 5 of the Deeds and Documents. The Said Developers have also obtained sanction to the Development Plans from the Thane Municipal Corporation as mentioned at No. 6 of the Deeds and Documents.
- 3) The Said Developers have also caused to take the Search Report for 2014 till 26/11/2015 and based on the Search Report and the information given by the Said Developers, I have not come across any entry of mortgage, lease, lien and/or charge of any nature whatsoever nature on the Said Property. Moreover there is no entry of *Lis Pendense* found in respect of the Said Property, however, as mentioned in the previous Title Certificate, the other rights column of Survey No. 1, Hissa No. 5/A shows encumbrance of Rs.25,000/- and 25,000/- of Davale Seva Sahakari Society Ltd. being loan given by them and the Said Developers have intimated that they have cleared the same.
- 4) The Said Developers are in possession of the Said Property.



...5/-



- 5) The Said Developers have informed me that they have cleared all the government taxes in respect of the said property and there no outstanding amounts in that respect as of today.
- 6) The Said Developers are constructing a Residential - cum - Commercial Complex on the Said Property known as "**OM RESIDENCY**" as per the sanctioned plans and permissions given by Thane Municipal Corporation.

I hereby again reiterate and **CERTIFY** that the title of **SAID OWNERS** to the Said Property is clear, marketable and free of encumbrances.

I, also hereby further **CERTIFY** that the Developers are well and sufficiently entitled to develop the said property by constructing multi-storied building complex to be known as "**OM RESIDENCY**" thereon in accordance with the plans and specifications sanctioned by the Thane Municipal Corporation as mentioned herein and sell and/or dispose off all the flats, shops and offices in the proposed building as they deem fit and enter into Agreement for Sale with prospective Purchasers under the provisions of Maharashtra Ownership of Flats Act, 1963.




(VIJAYKUMAR B. PAWAR)
Advocate, High Court