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KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

Office at :- Trimurti Apartment , First Floor, Near Karnavat Class, Opp.Maruti Temple, Gandhi Chowk
Kulgaon Badlapur (E)Tal- Ambernath Dist- Thane. 421 503 E-mail Id :- kiranbanote12@gmail.com

Ref.

TITLE CERTIFICATE

Date:- 02/01/2017.

To,

SHIVAM DEVELOPERS

Through Its Partners

1) MR.BHARAT NASHIK THAKRE

2) MR. DHANANJAY PANDHARINATH GHORPADE

Having Office address at:- C/o Shankar Rama Ghorpade, House No H-
293,Katrap Badlapur,Tal Ambernath Dist Thane

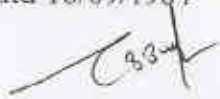
-: SCHEDULE OF PROPERTY:-

Land Bearing Survey No.32, Hissa No.1/A/8, Plot No 8 Admeasuring Area 0H-03R-22P i.e. 322.74 Sq. Mtrs, Asst. 0Rs.-10Paise, Situated at Village SHIRGAON, Tal.- Ambernath, Dist.-Thane within local limit of Talathi Saja Kulgaon Badlapur Municipal Council and Sub-Registrar Ulhasnagar-2/4 at Badlapur.

TRACING OF TITLE:-

A DOCUMENTS PERSUED:-

- 1) Read 7/12 extract of Survey No.32, Hissa No.1/A/8, Plot No 8 Admeasuring Area 0H-03R-22P i.e. 322.74 Sq. Mtrs Asst. 0Rs.-10Paise, Situated at Village BADLAPUR, Tal -Ambernath, Dist- Thane in favour of (1) Smt. Madhuri Madhukar Joshi, (2) Mr. Purnanand Madhukar Joshi
- 2) Read Mutation Entry No. 810
- 3) Read Mutation Entry No. 2845
- 4) Read Mutation Entry No. 2862
- 5) Read N.A Order issued by Tahasildar Ulhasnagar bearing no NAP.SR/982/1979 dtd 18/09/1984



6) Read Sale Deed on dated 17/01/2017, duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at Serial No. 529/2017 between (1) Smt. Madhuri Madhukar Joshi, (2) Mr. Purnanand Madhukar Joshi (As Land Owners) & Shivam Developers Through Its Partner 1) Mr. Bharat Nashik Thakre, 2) Mr. Dhananjay Pandharinath Ghorpade (As Purchasers).

7) Read Search Report dated 28/10/2016 issued by Searcher Mr. Satish Anand Farad regarding land bearing Survey No.32, Hissa No.1/A/8, Plot No 8 Admeasuring Area 0H-03R-22P i.e. 322.74 Sq. Mtrs, Asst. 0Rs.-10Paise, Situated at Village SHIRGAON Tal -Ambernath, Dist- Thane for the period of 30 years i.e. 1987 to 2016.

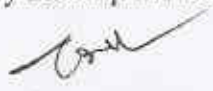
FLOW OF TITLE:-

AND WHEREAS according to Mutation Entry No. 810, the said land was previously owned by Mr. Balya Gopal Mukne, the said owner Mr. Balya Gopal Mukne had sold the said land to Mr. Madhukar Laxman Joshi by Sale Deed on dated 12/10/1972. & Hence, the name of Mr. Madhukar Laxman Joshi stood mutated in the record of rights as evident by mutation entry no. 810

AND WHEREAS as evident by to mutation entry No. 2845 certified by Circle Officer Ambernath on dated 18/02/2009, since said the land owner Mr. Madhukar Laxman Joshi expired, on dated 09/11/1995 and he leaving behind his following legal heirs :

- 1) Smt. Madhuri Madhukar Joshi, - Wife
- 2) Mr. Purnanand Madhukar Joshi - Son
- 3) Mrs. Rupa Anil Kale - Daughter
- 4) Mrs. Madhavi Narendra Apte - Daughter

AND WHEREAS according to Mutation Entry No. 2862 on dated 29/05/2009 Serial no 9386/2008 1) Mrs. Rupa Anil Kale, 2) Mrs. Madhavi Narendra Apte have released their share, without Consideration upon the land bearing Survey No.32, Hissa No.1/A/8, Plot No 8 Admeasuring Area 0H-03R-22P i.e. 322.74 Sq. Mtrs in favour of (1) Smt. Madhuri Madhukar Joshi, (2) Mr. Purnanand Madhukar Joshi by Relinquish Deed dated 30/12/2008 and hence the names of 1)



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Ref.

Date:- 02/01/2017.

.. 3 ..

Mrs. Rupa Anil Kale, 2) Mrs. Madhavi Narendra Apte were deleted from the 7/12 extract of the said land.

AND WHEREAS as per the order of tahasildar Ulhasnagar dtd 08/09/1984 the said Authority garneting permission to convert the said land to Non Agriculture Purpose by Order bearing no NAP.SR/982/1979 dtd 18/09/1984

AND WHEREAS according to Sale Deed dated 17/01/2017, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No.529/2017 between (1) Smt. Madhuri Madhukar Joshi, (2) Mr. Purnanand Madhukar Joshi (As Owners) & Shivam Developers Through Its Partner 1) Mr.Bharat Nashik Thakre, 2) Mr. Dananjay Pandharinath Ghorpade (As Purchasers). for land bearing Survey No.32, Hissa No.1/A/8, Plot No 8 Admeasuring Area 0H-03R-22P i.e. 322.74 Sq. Mtrs, Asst. 0Rs.-10Paise , Situated at Village SHIRGAON Tal -Ambernath, Dist- Thane. The Owners have sold the mentioned land to Purchasers for consideration of Rs.99,00,000/- (Rupees Ninety Nine Lacs only).

AND WHEREAS according to Search Report dated 28/10/2016 issued by Searcher Mr. Satish Anand Farad regarding land bearing Survey No.32, Hissa No.1/A/8, Plot No 8 Admeasuring Area 0H-03R-22P i.e. 322.74 Sq. Mtrs, Asst. 0Rs.-10Paise, Situated at Village SHIRGAON Tal -Ambernath, Dist- Thane for the period of 30 years i.e. 1987 to 2016 & There is no adverse entry on the Index-II of said land except stated above.

AND WHEREAS in the manner as a mentioned herein, the Shivam Developers herein are well and sufficiently entitle to the said property and the right to develop the same in the term of the sanctions and permissions and or deal with the same as they may deem feet and proper

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VERIFICATION OF TITLE:-

In the aforementioned circumstance I am of the Opinion that Property bearing Survey No.32, Hissa No.1/A/8, Plot No 8 Admeasuring Area 0H-03R-22P i.e. 322.74 Sq. Mtrs, Asst. 0Rs.-10Paise , Situated at Village SHIRGAON Tal -Ambernath, Dist- Thane has good marketable title and free from all encumbrance.

Signed, Under my hands and seal on this, 02 February, 2017.

Sign,


MR. K. B. BANOTE
(Advocate High Court)

Adv. Kiran B. Banote
B.A U.L.B.
Trimurti Apt. 11-- Karmaveer Class.
Opp. Maruti Mall, Gandhi Chowk.
Kulgaon-Bedindur (E.)
Tal. Ambernath, Dist. Thane

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Ref.

TITLE CERTIFICATE

Date:- 03/04/2017

To,

SHIVAM DEVELOPERS

Through Its Partners

1) **MR. BHARAT NASHIK THAKARE**

2) **MR. DHANANJAY PANDHARINATH GHORPADE**

Having Office address at:- C/o Shankar Rama Ghorpade,

House No. H-293, Katrap Badlapur, Tal. Ambernath, Dist. Thane.

-: SCHEDULE OF PROPERTY:-

Land Bearing Survey No.32, Hissa No.1/A/8, Plot No 8 Admeasuring Area 0H-03R-22P i.e. 322.74 Sq. Mtrs, Asst. 0Rs.-10Paise, Situated at Village **SHIRGAON**, Tal.- Ambernath, Dist.-Thane within local limit of Talathi Saja Kulgaon Badlapur Municipal Council and Sub-Registrar Ulhasnagar-2/4 at Badlapur.

TRACING OF TITLE:-

A DOCUMENTS PERSUED:-

- 1) Read 7/12 extract of Survey No.32, Hissa No.1/A/8, Plot No. 8 Admeasuring Area 0H-03R-22P i.e. 322.74 Sq. Mtrs., Asst. 0Rs.-10Paise, Situated at Village **SHIRGAON**, Tal -Ambernath, Dist- Thane in favour of Shivam Developers Through Its Partner 1) Mr. Dananjay Pandharinath Ghorpade, 2) Mr. Bharat Nashik Thakare.
- 2) Read Mutation Entry No. 810.
- 3) Read Mutation Entry No. 2845.
- 4) Read Mutation Entry No. 2862.
- 5) Read N.A Order issued by Tahsildar Ulhasnagar bearing No. NAP.SR/982/1979, dtd .18/09/1984.



6) Read Sale Deed on dated 17/01/2017, duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at Serial No. 529/2017 between (1) Smt. Madhuri Madhukar Joshi, (2) Mr. Purnanand Madhukar Joshi (As Land Owners) & Shivam Developers Through Its Partner 1) Mr. Bharat Nashik Thakare, 2) Mr. Dhananjay Pandharinath Ghorpade (As Purchasers).

7) Read Mutation Entry No. 4700.

8) Read Search Report dated 28/10/2016 issued by Searcher Mr. Satish Anand Farad regarding land bearing Survey No.32, Hissa No.1/A/8, Plot No. 8, Admeasuring Area 0H-03R-22P i.e. 322.74 Sq. Mtrs, Asst. 0Rs.-10Paise, Situated at Village SHIRGAON, Tal. -Ambernath, Dis.- Thane for the period of 30 years i.e. 1987 to 2016.

FLOW OF TITLE:-

AND WHEREAS according to Mutation Entry No. 810, the said land was previously owned by Mr. Balya Gopal Mukne, the said owner Mr. Balya Gopal Mukne had sold the said land to Mr. Madhukar Laxman Joshi by Sale Deed on dated 12/10/1972 & hence, the name of Mr. Madhukar Laxman Joshi stood mutated in the record of rights as evident by mutation entry no. 810

AND WHEREAS as evident by to mutation entry No. 2845 certified by Circle Officer Ambernath on dated 18/02/2009, since said the land owner Mr. Madhukar Laxman Joshi expired on dated 09/11/1995 and he leaving behind his following legal heirs :

- 1) Smt. Madhuri Madhukar Joshi, - Wife
- 2) Mr. Purnanand Madhukar Joshi - Son
- 3) Mrs. Rupa Anil Kale - Daughter
- 4) Mrs. Madhavi Narendra Apte - Daughter

AND WHEREAS according to Mutation Entry No. 2862 on dated 29/05/2009 Serial no 9386/2008 1) Mrs. Rupa Anil Kale, 2) Mrs. Madhavi Narendra Apte have released their share, without Consideration upon the land bearing Survey No.32, Hissa No.1/A/8, Plot No 8, Admeasuring Area 0H-03R-22P i.e. 322.74 Sq. Mtrs in favour of (1) Smt. Madhuri Madhukar Joshi, (2) Mr. Purnanand Madhukar Joshi by Relinquish Deed dated 30/12/2008 and hence the names of



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Ref.

Date:- 03/04/2017

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1) Mrs. Rupa Anil Kale, 2) Mrs. Madhavi Narendra Apte were deleted from the 7/12 extract of the said land.

AND WHEREAS as per the order of Tahsildar Ulhasnagar dtd. 08/09/1984, the said Authority garneting permission to convert the said land to Non Agriculture Purpose by Order bearing no NAP.SR/982/1979, dtd. 18/09/1984.

AND WHEREAS according to Sale Deed dated 17/01/2017, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No.529/2017 between (1) Smt. Madhuri Madhukar Joshi, (2) Mr. Purnanand Madhukar Joshi (As Owners) & Shivam Developers Through Its Partner 1) Mr. Bharat Nashik Thakare, 2) Mr. Dananjay Pandharinath Ghorpade (As Purchasers). for land bearing Survey No.32, Hissa No.1/A/8, Plot No. 8, Admeasuring Area 0H-03R-22P i.e. 322.74 Sq. Mtrs, Asst. 0Rs.-10Paise, Situated at Village SHIRGAON, Tal. - Ambernath, Dist.- Thane. The Owners have sold the mentioned land to Purchasers for consideration of Rs.99,00,000/- (Rupees Ninety Nine Lacs only).

AND WHEREAS according to Mutation Entry No. 4700 certified by Circle Officer Ambernath on dated 16/03/2017, the land owners i.e. (1) Mr. Purnanand Madhukar Joshi, (2) Smt. Madhuri Madhukar Joshi have sold the said land to Shivam Developers Through Its Partner 1) Mr. Dananjay Pandharinath Ghorpade, 2) Mr. Bharat Nashik Thakare for amount of Rs.99,00,000/- (Rupees Ninety Nine Lacs only) by Sale Deed on dated 17/01/2017, the said Sale Deed duly registered at the Officer of Sub-Registrar Ulhasnagar-2 under Serial No.529/2017. And hence, according to the said Sale Deed the names of Shivam Developers Through Its Partners 1) Mr. Dananjay Pandharinath Ghorpade, 2) Mr. Bharat Nashik Thakare were mutated on the 7/12 extract of the said land as owners.

AND WHEREAS according to Search Report dated 28/10/2016 issued by Searcher Mr. Satish Anand Farad regarding land bearing Survey No.32, Hissa No.1/A/8, Plot No. 8, Admeasuring Area 0H-03R-22P i.e. 322.74 Sq. Mtrs.,



Asst. 0Rs.-10Paise, Situated at Village SHIRGAON, Tal. - Ambernath, Dist.- Thane for the period of 30 years i.e. 1987 to 2016 & There is no adverse entry on the Index-II of said land except stated above.

AND WHEREAS in the manner as a mentioned herein, the Shivam Developers herein are well and sufficiently entitle to the said property and the right to develop the same in the term of the sanctions and permissions and or deal with the same as they may deem feet and proper

VERIFICATION OF TITLE:-

In the aforementioned=circumstance I am of the Opinion that Property bearing Survey No.32, Hissa No.1/A/8, Plot No. 8, Admeasuring Area 0H-03R-22P i.e. 322.74 Sq. Mtrs, Asst. 0Rs.-10Paise, Situated at Village SHIRGAON Tal -Ambernath, Dist- Thane has good marketable title and free from all encumbrance.

Signed, Under my hands and seal on this, 03 April, 2017.

Sign,


MR. K. B. BANOTE

(Advocate High Court)

Adv. Kiran B. Banote

B. A. LL. B.

Trimurti Apt., Near Karnavat Glass,
Opp. Maruti Mandir, Gandhi Chowk,
Kulgaon-Badlapur (E.)
Ambarnath, Dist. Thane