Mr. Sanman N. Pathari
B.Com. LL.B.

ADVOCATE
HIGH COURT, MUMBAI

Shop No. 4, Mathura Apt., Near Maruti Mandir, Gandhi Chowk, Kulgaon, Badlapur(East)

SNP-31/2016 Date: 08.11.2016

TITLE CERTIFICATE

Ref : In respect of piece and parcel of plot of land bearing Gut No. 12, Hissa No. 1, area admeasuring 0H-40R-0P out of total area admeasuring 1H-31R-9P AND Pot Kharaba 0H-06R-8P, Akar 4.53 Village Sonivali, Taluka Ambernath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar.

I have been requested to give my opinion on the marketability of the title of the above subject property. For this purpose I have been provided of certain documents on title and information;

Further, on the aforesaid basis, I have carried out necessary search for last 30 years viz, year 1987 - 2016, maintained in the office of Sub - Registrar of Assurance of Ulhasnagar and for that the necessary charges has been paid with the office of Sub - Registrar of Assurance of Ulhasnagar;

I have examined the documents placed in my hands as such on the basis of the above my opinion is as under:-

Further it appears that originally **SMT. LILABAI DUNDA GHAVAT** was the owner of piece and parcel of plot of land bearing Gut No. 12, Hissa No. 1, area admeasuring 1H-31R-9P AND Pot Kharaba 0H-06R-8P, Village Sonivali, Taluka Ambernath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2. (Hereinafter for sake of brevity referred as **ENTIRE PROPERTY.);**

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Further by Mutation Entry No. 561, dated 11.05.1995, it appears that said **SMT. LILABAI DUNDA GHAVAT** died on 28.01.1994, leaving behind him **1. MR. ANNA DUNDA GHAVAT, 2. MR. KASHINATH DUNDA GHAVAT, 3. SMT. JANABAI SURAJI MATE, 4. SMT. MANDABAI SAMBHAJI DURGE,** as her legal heirs and mutated as owners of **"ENTIRE PROPERTY";**

Further by Mutation Entry No. 810, dated 13.08.2009, it appears that said **MR. ANNA DUNDA GHAVAT** died on 02.11.2008, leaving behind him **1. MR. KASHINATH DUNDA GHAVAT, 2. SMT. JANABAI SURAJI MATE,** as his legal heirs and mutated as owners of **"ENTIRE PROPERTY";**

Further by Mutation Entry No. 825, dated 20.02.2010, it appears that said by Release Deed dated 16.02.2010, **SMT. JANABAI SURAJI MATE,** released the rights in piece and parcel of plot of land bearing Gut No. 12, Hissa No. 1, area admeasuring 1H-31R-9P AND Pot Kharaba 0H-06R-8P, Village Sonivali, Taluka Ambernath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2, in favour of **MR. KASHINATH DUNDA GHAVAT,** the said Release Deed duly registered at Sub-Registrar Office Ulhasnagar-2, under serial No. 1459/2010;

Further it appears that by Conveyance Deed dated 01.04.2010, said **1. MR. KASHINATH DUNDA GHAVAT, 2. MR. RAHUL KASHINATH GHAVAT, 3. DARSHANA DEEPAK DABHANE, 4. APARNA ACHYUT MOHITE, 5. MR. RAJENDRA KASHINATH GHAVAT** sold piece and parcel of plot of land bearing Gut No. 12, Hissa No. 1, area admeasuring 0H-38R-0P out of total area admeasuring 1H-31R-9P AND Pot Kharaba 0H-06R-8P, Village Sonivali, Taluka Ambernath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2, in favour of **1. MR. ANIL JAGANNATH TIWARI, 2. MR. SANJESH GOPAL PATKAR,** the said Conveyance Deed duly registered at Sub-Registrar Office Ulhasnagar-2, under serial No. 3026/2010;

Further it appears that said **1. MR. ANIL JAGANNATH TIWARI, 2. MR. SANJESH GOPAL PATKAR,** mutated as owner in 7/12 extract of piece and parcel of plot of land bearing Gut No. 12, Hissa No. 1, area admeasuring 0H-38R-0P, Village Sonivali, Taluka Ambernath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2, by Mutation Entry No. 858, dated 30.11.2010;

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Further it appears that by Conveyance Deed dated 21.06.2011, said **MR. KASHINATH DUNDA GHAVAT,** sold piece and parcel of plot of land bearing Gut No. 12, Hissa No. 1, area admeasuring 0H-2R-0P out of total area admeasuring 1H-00R-7P, Village Sonivali, Taluka Ambernath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub-Registration District Ulhasnagar-2, in favour of **1. MR. ANIL JAGANNATH TIWARI, 2. MR. SANJESH GOPAL PATKAR,** the said Conveyance Deed duly registered at Sub-Registrar Office Ulhasnagar-2, under serial No. 6433/2011;

Further it appears that by Conveyance Deed dated 10.12.2015, said **1. MR. ANIL JAGANNATH TIWARI, 2. MR. SANJESH GOPAL PATKAR,** sold their share in piece and parcel of plot of land bearing Gut No. 12, Hissa No. 1, area admeasuring 0H-20R-0P out of area admeasuring 0H-40R-0P, Village Sonivali, Taluka Ambernath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2, in favour of **MR. RITESH VIRENDRA RAMCHARITRA MISHRA,** the said Conveyance Deed duly registered at Sub-Registrar Office Ulhasnagar-2, on same date under serial No. 10898/2015 on 10.12.2015;

Further it appears that said **MR. RITESH VIRENDRA RAMCHARITRA MISHRA** mutated as owner in 7/12 extract of piece and parcel of plot of land bearing Gut No. 12, Hissa No. 1, area admeasuring 0H-20R-0P, Village Sonivali, Taluka Ambernath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2, by Mutation Entry No. 1105, dated 10.02.2016;

Further it appears that by Conveyance Deed dated 30.06.2016, said **1. MR. ANIL JAGANNATH TIWARI, 2. MR. SANJESH GOPAL PATKAR,** sold their share in piece and parcel of plot of land bearing Gut No. 12, Hissa No. 1, area admeasuring 0H-20R-0P out of area admeasuring 0H-40R-0P, Village Sonivali, Taluka Ambernath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2, in favour of **MR. RITESH VIRENDRA RAMCHARITRA MISHRA,** the said Conveyance Deed duly registered at Sub-Registrar Office Ulhasnagar-2, on same date under serial No. 6576/2016 on 30.06.2016;

Further it appears that said **MR. RITESH VIRENDRA RAMCHARITRA MISHRA** mutated as owner in 7/12 extract of piece and parcel of plot of land bearing Gut No. 12, Hissa No. 1, area admeasuring 0H-20R-0P, Village Sonivali, Taluka Ambernath, Dist Thane, within the limits of

Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2, by Mutation Entry No. 1114, dated 14.08.2016;

Further it appears that **MR. RITESH VIRENDRA RAMCHARITRA MISHRA,** is a Partner of Partnership Firm namely **M/S. ASSETS REALITY,** formed by Partnership Deed dated 15.09.2014, formed by and between Partners **1. MR. PANKAJ J. TRIVEDI, 2. MR. RITESH VIRENDRA RAMCHARITRA MISHRA,** the said Partnership Firm duly notarized by Notary Adv. Mr. Sanjeev Kr. C. Mishra.

Further it appears that said **MR. RITESH VIRENDRA RAMCHARITRA MISHRA,** obtained the commencement Certificate dated 12.01.2016 bearing No. **KBNP/NRV/BP/324/2015-2016 unique No. 166,** from Kulgaon Badlapur Municipal Council.

Further it appears that said **MR. RITESH VIRENDRA RAMCHARITRA MISHRA,** obtained the revised commencement Certificate dated 26.10.2016 bearing No. **KBNP/NRV/BP/7825/2016-2017 unique No. 96,** from Kulgaon Badlapur Municipal Council.

Further accordingly as per new rules the said land is converted to non-agriculture use by the order of the Tahsildar, Ambernath, District Thane vide its office order No. MA/K-1/T-3/JAMINBAB/ VINISHITI/KV-75/ 2016 dated 26-08-2016.

Further it appears that by Gazette issued by Government of Maharashtra, published on 22.08.2014, Ordinance No. XVII of 2014, as per section 42 – No prior permission shall be necessary for conversion of use of any land held as an Occupants – Class I for any purpose as defined in the sanctioned Development plan or draft the Development plan prepared and published as per the provisions of the Maharashtra Regional and Town Planning Act, 1966 on certain terms and conditions, which will be obligatory on Builders/Developers.

I have inspected all the relevant documents relating to the Title of the said property i.e. piece and parcel of plot of land bearing Gut No. 12, Hissa No. 1, area admeasuring 0H-40R-0P, out of total area admeasuring 1H-31R-9P AND Pot Kharaba 0H-06R-8P, Akar 4.53, Village Sonivali, Taluka Ambernath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2.

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I hereby state and Certify that the title of the Owner in respect of said properties is clear marketable and free from reasonable doubts and encumbrances.

I further certify that **M/S. ASSETS REALITY** have rights to develop and construct building on piece and parcel of plot of land bearing Gut No. 12, Hissa No. 1, area admeasuring 0H-40R-0P, out of total area admeasuring 1H-31R-9P AND Pot Kharaba 0H-06R-8P, Akar 4.53, Village Sonivali, Taluka Ambernath, Dist Thane, within the limits of Kulgaon-Badlapur Municipal Council, within registration District Thane, Sub - Registration District Ulhasnagar-2, in Accordance with the plans to be sanctioned and to sell and transfer the premises/flats/shops therein to the prospective purchasers.

S. N. Pathari
Advocate High Court

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