

Ph: 2536 6201
M: 9821241048

Sanjay Shriram Borkar

Advocate

101/102, Shri Sarika C.H.S. Arunkumar Vaidya Marg, above Hotel Utsav, Panchpakhadi, Thane 400602.

E-mail : sanjay_lawyer@yahoo.co.in

TITLE CERTIFICATE

30th NOVEMBER, 2016

DESCRIPTION OF PROPERTY:-

ALL that piece and parcel of land plots of land situate at Mouje Chendani, Taluka and District Thane then bearing survey no.77-A, Hissa no.4 (Part) and 77-A, Hissa no.6 (part), totally admeasuring 603 sq. yards corresponding to 504.19 sq. meters, (now reduced to 479.19 square meters) now corresponding to Tika no.23 City Survey No.9 (Now known as Tika no.23 City Survey no.9A), situate at Ram Maruti Cross Road, within the limits of Municipal Corporation of the City of Thane within registration District & Sub District of Thane, Taluka & District of Thane and bounded as under:

On or towards East: Municipal Garden

On or towards West: Om Villa

ON or towards South: Ram Maruti Cross Road no.1

On or towards North: Ram Maruti Cross Road no.2

Sanjay Borkar
Advocate

(hereinafter referred to as '**THE SAID PROPERTY**').

As per the instructions of my clients, viz M/S. ABHINANDAN ENTERPRISES, a partnership firm, having office at- 5, Vrindavan, Ram Maruti Road, Naupada, Thane (W.). I have investigated the title of the said property. During the course of investigation, I had an occasion to inspect the following documents.

1. Deed of Conveyance dated 30/01/1959 registered under book No.1 at page No.128 to 137 under serial No.169 dated 30/01/1959.
2. Property Card of the said property.
3. True Copy of Death Certificate of Shri Suryakant Bhojne.
4. Public Notice dated 27/7/2013 published by Advocate Sanjay Shriram Borkar.
5. Search reports dated 5/7/2013, 13/8/2013 and 22/11/2016.
6. Conveyance dated 17/09/2013 executed by Smt. Sudha Bhoje and Shri Girish Bhojne in favour of M.s, Abhinandan Enterprise.
7. Copy of the Sanctioned plan bearing VP no.S02/0156/15 TMC/TDD/1597/15 dated 15/12/2015.
8. Commencement certificate no. no.S02/0156/15 TMC/TDD/1701/16 dated 24/2/2016.
9. Public Notice dated 14/10/2016 published by Advocate Manish Krishnaji Chippalkatti.
10. Certificate dated 25/11/2016 issued by Advocate Shri. Manish Chippalkatti

After perusal of the abovementioned documents and after considering the representations made in the concerned documents by the concerned persons, I express my opinion about the title of the said property as under:-

- 1) It appears that one Shri Suryakant Anandrao Bhojne, (since deceased, hereinafter referred to as 'Deceased Shri Suryakant') vide registered Deed of Conveyance dated 30th January, 1959 registered in Book no.1 at page

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no.128 to 137 under serial no.166 dated 31/1/1959 with the Sub Registrar, Thane, purchased and acquired from the previous owner Shri Kesarinath Sadanand Somane, the said property, for the consideration as mentioned therein. From the said conveyance it is evident that said previous owner has represented that the said property was already converted into Non Agricultural user. It is also stated in the said conveyance that under said conveyance the possession of the said property was physically handed over to said deceased Shri Suryakant by carrying out measurement actually at site. A plan is also annexed to the said conveyance, inter alia demarcating the boundaries and area of the said property. I have inspected the original deed of conveyance. The same appears to be duly registered and indexed. The registration and indexing of the said conveyance is duly reflected in the above referred search reports. I have seen and inspected the property card extract maintained by the City Survey Office in respect of the said property, from which it is evident that at the relevant time on the basis of the said conveyance the said property was mutated in the name of the said deceased Shri Suryakant.

SS Borkar
Advocate

- 2) It appears that deceased Suryakant during his life time constructed upon the said land, a building, consisting of ground plus three upper floors, popularly known as 'Girivihar', comprising of 10 tenements and allotted the said tenements from time to time to various tenants on

monthly tenancy basis, but retained with himself and in his possession, the tenements situate on 1st, 2nd and third floor, admeasuring 1500 sq. feet carpet area, consisting of 7 rooms.

- 3) It seems that during the passage of time said land came to be included within City Survey limits of the city of Thane and as such the office of City Survey created records of right in the form of property card extract and as per the said record, the said property came to be allotted as stated above, Tika no. 23, CTS no.9 and subsequently as CTS No.9A.
- 4) From the Death Certificate issued by the Municipal Corporation for the City of Thane, it appears that deceased Shri Suryakant expired on 19th September, 2010. From the PR Card it appears that on the basis of the death certificate and upon application and statement given by Smt. Sudha Suryakant Bhojne and Shri Girish Suryakant Bhojne (hereinafter referred to as 'legal heirs of deceased Suryakant') their names came to be mutated in the PR Card as the legal heirs of the deceased Shri Suryankant to succeed to the said property as per the law of succession.
- 5) It seems that the said legal heirs of deceased Shri Suryakant had decided to sale and transfer all their rights, titles and interests in, over and upon the said property, said old building, together with the liability of

8) Thereafter my clients vide the Deed of Conveyance dated 17/09/2013 duly registered with the Sub Registrar of Assurances, Thane at Serial No.TNN1-6994-2013 dated 17/09/2013, purchased and acquired the said property, together with said then existing Girivihar Building, from the said legal heirs of the deceased Shri Suryakant, upon the terms and conditions and for the consideration as mentioned in the conveyance. In the said deed of conveyance, said legal heirs of the deceased Shri Suryakant as the owners have otherwise assured and indemnified about their clear and marketable and also annexed to the said Deed of Conveyance Title Certificate dated 17/09/2013 of Advocate Mrs. Pournima Ranade. In the said title certificate said Advocate has certified the title of said legal heirs of deceased Suryakant as free from any charges and or encumbrances save and except the right and interest of the respective tenants of the said old building GIRIVIHAR.

9) In the said conveyance said legal heirs of deceased Shri Suryakant acknowledged the receipt of the entire consideration and have clearly stated that they have sold and conveyed the said property to my clients, together with the liability of the tenants as listed in Schedule III of the said conveyance and also handed over the legal and physical possession of the said property alongwith their own premises situate on the ground, first and second floor of the said Girivihar building to my clients.

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10) From the PR Card it is evident that the effect of the said conveyance is duly given and as such the name of my clients is recorded as the holder of the said property in the said PR Card.

11) I have inspected the original deed of conveyance dated 17/09/2013. In my opinion it is duly registered and indexed.

12) My clients then entered into with the said ten tenants as mentioned in the schedule III of said conveyance dated 17/09/2013, diverse documents, inter alia settling their rights, qua their then existing respective tenanted premises

13) My clients then with a view to undertake the development of the said property by demolishing the said old Girivihar building, submitted to the Thane Municipal Corporation, development plan, contemplating the construction of the new building. Such plans were submitted through M/s. Jitesh Pawar and Associates the Licensed Architect. It seems that the Thane Municipal Corporation, has sanctioned the said plans vide VP No.S02/0156/15 TMC/TDD/1597/15 dated 15/12/2015 and issued the Commencement Certificate bearing No. VP No.S02/0156/15 TMC/TDD/1701/16 dated 24/02/2016.

14) In order to again investigate the title of the said Abhinandan Enterprises viz. my clients over the said property, my colleague Advocate Manish Krishnaji

Sanjay Borkar
Advocate

Chippalkatti, caused to be published the Public Notice dated 14/10/2016 in the daily News paper Thane Vaibhav. Pursuant to the said notice, the said Advocate did not receive any objection/s from anybody and accordingly has issued a certificate dated 25/11/2016 to that effect.

15) Thereafter my clients also caused to be taken one more search report dated 22/11/2016 from said Shri Sachin Patil, particularly from the period from 2013 to 2016. In the said search report, registration and indexing of the said Conveyance dated 17/09/2016 in favor of my clients is duly reflected. So also, Indemnity bond registered on 19/1/2016 executed by my clients inter alia handing over 25 square meters of land out of said property to Thane Municipal Corporation for road widening, is reflected. Thus 25 square meters land out of the said property affecting in the Road widening is handed over to the TMC. In the sanctioned plan such 25 square meters of land under the road is deducted from the total area of the said property and accordingly in the sanctioned plan, the net area of the said property is shown as the 479.19 square meters.

16) In view of above stated circumstances in my opinion my clients viz. M/s Abhinandan Enterprises, the partnership firm has become owner of the said property vide registered deed of conveyance dated 17/09/2013 and acquired legal and physical possession thereof. In the

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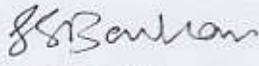
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capacity of the owner and as promoter under the law they are entitled to construct new building upon the said property in accordance with the said sanctioned plan, subject to conditions imposed in the said commencement certificate and as the promoter are entitled to allot new premises situate in the new building to the prospective purchasers, save and except the premises agreed to be allotted to the tenants.

17) Subject to what is stated hereinabove, in my opinion the title of the said M/s. Abhinandan Enterprises upon the said property is clear and marketable.

Hence, this Title Certificate.



Sanjay Shriram Borkar,
Advocate