

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- Ambarnath Dist- Thane. 421 503 E-mail Id :- krn4546@rediffmail.com

Ref. Title/ Shrutika Construction 01/13

Date :- 18.01.2013.

TITLE CERTIFICATE

TO WHOM IT MAY CONCERN

DESCRIPTION OF PROPERTY:-

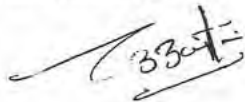
Survey No. 7 Hissa No. 1 Admeasuring Area 1H-42R-7P P.K. 0H-51R-0P Total Area Admeasuring 1H-93R-5P out of Area Admeasuring 0H-60R-0P in the name of Smt. Charubai Harichandra Dhumal out of area assign for Development 0H-42R-5P Asst. 3Rs. 60Paise Situated at Village KHARVAI Tal -Ambarnath Dist- Thane. Within local limit of Kulgaon- Badlapur Municipal Council and Sub -Registrar Ulhasnagar -2 at Badlapur. Title subject to only area admeasuring 0H-42R-5P assign for Development.

TRACING OF TITLE:-

A DOCUMENTS PERSUED

RE A D:-

- 1) 7/12 extract of Survey No. 7 Hissa No. 1 Admeasuring Area 1H-42R-7P P.K. 0H-51R-0P Total Area Admeasuring 1H-93R-5P out of Area Admeasuring 0H-60R-0P in the name of Smt. Charubai Harichandra Dhumal and for rest area in the name of Shri. Shrinivas Waman Oak & Prabhakar Waman Oak Situated at Village KHARVAI Tal -Ambarnath Dist- Thane. issued by Talathi Saja Kharvai.
- 2) Read Mutation entry No. 81
- 3) Read Mutation Entry No. 148
- 4) Read Mutation Entry No. 211
- 5) Read Mutation Entry No. 211
- 6) Read Mutation Entry No. 280



For SHRUTIKA CONSTRUCTION

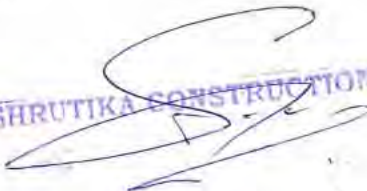

Authorised Signatory

- 7) Read Mutation Entry No. 426
- 8) Read Mutation Entry No. 447
- 9) Read Mutation Entry No. 449
- 10) Read Mutation Entry No. 554
- 11) Read Mutation Entry No. 583
- 12) Read Mutation Entry No. 689
- 13) Read Mutation Entry No. 821

- 14) Read Development Agreement on dt. 12/12/2011 for land bearing Survey No. 7 Hissa No. 1 Admeasuring Area 1H-42R-7P P.K. 0H-51R-0P Total Area Admeasuring 1H-93R-5P out of Area Admeasuring 0H-60R-0P in the name of Smt. Charubai Harichandra Dhumal out of this area assign for development 0H-40R-0P Asst. 3Rs. 60Paise between Smt. Charubai Harichandra Dhumal (As a Land Owner) & Shrutika Construction Through Proprietor Shri.Sandesh S. Sable . The said Development Agreement was duly registered at the office of Sub-registrar Ulhasnagar-2 at serial no. 12674/2011.

- 15) Read Irrevocable Power of Attorney on dt. 12/12/2011 for land bearing Survey No. 7 Hissa No. 1 Admeasuring Area 1H-42R-7P P.K. 0H-51R-0P Total Area Admeasuring 1H-93R-5P out of Area Admeasuring 0H-60R-0P in the name of Smt. Charubai Harichandra Dhumal out of this area assign for development 0H-40R-0P Asst. 3Rs. 60Paise between Smt. Charubai Harichandra Dhumal (As a Principal) & Shrutika Construction Through Proprietor Shri.Sandesh S. Sable (As a Power of Attorney Holder) . The said Irrevocable Power of attorney was duly registered at the office of Sub-registrar Ulhasnagar-2 at serial no. 12675/2011.




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- 16) Read Rectification Deed on dt. 22/2/2012 for land bearing Survey No. 7 Hissa No. 1 Admeasuring Area 1H-42R-7P P.K. 0H-51R-0P Total Area Admeasuring 1H-93R-5P out of Area Admeasuring 0H-60R-0P in the name of Smt. Charubai Harichandra Dhumal out of this area assign for development 0H-42R-5P Asst. 3Rs. 60Paise between Smt. Charubai Harichandra Dhumal (As a Land Owner) & Shrutika Construction Through Proprietor Shri.Sandesh S. Sable . The said Rectification Deed was duly registered at the office of Sub-registrar Ulhasnagar-2 at serial no. 1925/2012
- 17) Read N.A. order issued by Collector, Collector Office Thane on dt. 08/01/2013 bearing no. K-Mahasul/K-1/T-14/NAP/SR-(86/12) 2011-2012
- 18) Read Building Construction Permission dt. 12/03/2012 granted by Kulgaon Badlapur Municipal Council by order bearing no. Unique No. 396, Javak No. KBNP/NRV/BP-2910-396.
- 19) Read Search Report issued by Searcher Mr. Satish Anand Farad on dt. 09/01/2013 bearing Survey No. 7 Hissa No. 1 Admeasuring Area 1H-42R-7P P.K. 0H-51R-0P Total Area Admeasuring 1H-93R-5P out of Area Admeasuring 0H-60R-0P Situated at Village KHARVAI Tal – Ambernath Dist- Thane



For SHRUTIKA CONSTRUCTION

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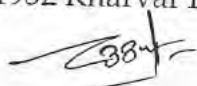
WHEREAS according to latest 7/12 extract issued by Talathi Saja Kharvai land bearing Survey No. 7 Hissa No. 1 Admeasuring Area 1H-42R-7P P.K. 0H-51R-0P Total Area Admeasuring 1H-93R-5P Asst. 3Rs. 60 Paise out of this land admeasuring 0H-60R-0P is owned Smt. Charubai Harishchandra Dhumal and rest of the land is owned by Shri. Shrinivas Waman Oak & Shri. Prabhakar Waman Oak

AND WHEREAS according to **Mutation entry no 81** certified by talathi Saja Kharvai on dt. 09/05/1943 . The said land was purchased by Shri.Waman Prabhakar Oak from landlord Shri.Bhagwan Prabhakar Oak by sale deed dt. 10/03/1943.

AND WHEREAS according to **Mutation Entry No. 148**. The said land bearing Survey no 7 part was cultivated by Shri. Bhau Valku Katkari. And hence his name was mutated as protected Tenant upon said land.

AND WHEREAS according to **Mutation entry no 211** certified by Talathi Saja Kharvai on dt. 22/09/1956. The land bearing Survey no 7 Part is mutated in the name of Shri. Bhau Valku Katkari as protected tenant. But he is not cultivating the said land from 1955, the said land is cultivated by Shri. Navsu Bhau Katkari. Hence, his name was mutated at normal Tenant by Government Notification bearing no. 2242/49.

AND WHEREAS according to **Mutation entry no 280** certified by Talathi Saja Kharvai on dt. 08/09/1962. The said land is originally owned by land owner Shri.Waman Prabhakar Oak but some part of land S.No 7 (Part) is cultivated by Shri.Navsu Bhau Katkari. And hence his name was mutated as protected tenant by Taluka Hukum dt. 20/01/1952 Kharvai 11.




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AND WHEREAS according to Mutation entry no 426 certified by Talathi Saja Kharvai on dt. 19/04/1967. That the tenant Shri. Navsu Bhau Katkari have purchase land bearing S.No. 7 (Part) Are Admeasuring 1H-36R-0P Asst. 1Rs. 50 Paise under provision of Sec. 32 G of Bombay Tenancy & Agricultural Act 1947 by order of Mamledar Kalyan No. 1 for purchase price of Rs. 1667.00/- and thus the name of tenant was mutated on 7/12 extract of land bearing Survey No. 7 (Part) and the name & charge of original land owner Shri. Waman Prabhakar Oak was mutated in other rights column of land bearing Survey No. 7 (Part)

AND WHEREAS according to Mutation Entry No. 447 is related to Enforcement Act 1958 & Indian Coinage Act 1956.

AND WHEREAS according to Mutation Entry No. 449 certified by Talathi Saja Kharvai on dt. 04/05/1968. The said land bearing Survey No. 7 Part Area Admeasuring 2H-10R-0 was purchased by Shri. Waman Prabhakar Oak from land owner Shri. Waman Gopal Patil by sale deed dt. 13/09/1955.

AND WHEREAS according to Mutation Entry No. 554 certified by Talathi Saja Kharvai on dt. 20/05/1981. The land owner Shri. Waman Prabhakar Oak have expired on 04/07/1977 leaving behind following legal heirs:-

- 1) Smt. Sumatibai Waman Oak (Wife)
- 2) Shri. Shrinivas Waman Oak (Son)
- 3) Shri. Prabhakar Waman Oak (Son)
- 4) Sau. Sulabha Vijay Chitale (Married Daughter)

 For SHRUTIKA CONSTRUCTION

Authorised Signatory

- 5) Sau.Sunanda Waman Pedekar (Married Daughter) , However deceased Shri.Waman P.Oak had made will on dt. 15/08/1976 and according to the will the name mentioned above at serial no. 1, 4,5 was deleted and the said land was mutated only in the name of Shri.Shrinivas Waman Oak & Shri.Prabhakar Waman Oak

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AND WHEREAS according to **Mutation Entry No. 583** certified by Talathi Saja Kharvai on dt. 30/08/1986. Area Admeasuring 1322 Sq.Yards of land bearing Survey No. 7 (Part) is purchased by Shri.Shankar Ragho Khade from land owner Shri. Shrinivas Waman Oak & Shri.Prabhakar Waman Oak by sale deed dt. 29/11/1985.

AND WHEREAS according to **Mutation Entry No. 689** certified by Talathi Saja Kharvai on dt. 20/06/1994. The Land Area Admeasuring 0H-21R-0P out of land bearing Survey no 7 Part was purchase by Shri.Anant Ragho Khade from Shri.Shrinivas Waman Oak and Shri.Prabhakar Waman Oak by sale deed dt. 22/04/1994.

AND WHEREAS according to **Mutation Entry No. 821** certified by Talathi Saja Kharvai on dt. 14/01/2010. The Land Area Admeasuring 0H-60R-0P out of total land bearing no. Survey No. 7 Hissa No. 1 Admeasuring Area 1H-42R-7P P.K. 0H-51R-0P Total Area Admeasuring 1H-93R-5P was purchased by Smt.Charubai Harishchandra Dhumal from Shri.Shrinivas Waman Oak & Shri.Prabhakar Waman Oak by sale deed on dt. 07/12/2009 registered at serial no. 7241/2009. And hence the area admesuring 0H-60R-0P was mutated in the name of Smt.Charubai Harishchandra Dhumal.



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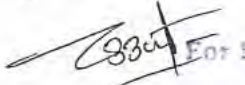
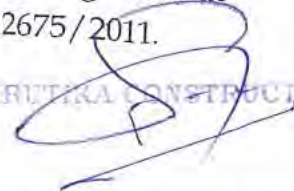
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Date :- 18.01.2013.

AND WHEREAS according to Development Agreement on dt. 12/12/2011 for land bearing Survey No. 7 Hissa No. 1 Admeasuring Area 1H-42R-7P P.K. 0H-51R-0P Total Area Admeasuring 1H-93R-5P out of Area Admeasuring 0H-60R-0P in the name of Smt. Charubai Harichandra Dhumal out of this area assign for development 0H-40R-0P Asst. 3Rs. 60Paise between Smt. Charubai Harichandra Dhumal (As a Land Owner) & Shrutika Construction Through Proprietor Shri. Sandesh S. Sable . The said land owner have granted development rights of area admeasuring 0H-40R-0P to developer for consideration of Rs. 30,00,000/- and kind consideration of 46% of constructed area i.e. 21000 Sq.ft. residential and commercial shop to be given to land owner in the building to be constructed upon said land . The said Development Agreement is duly registered at the office of Sub-registrar Ulhasnagar-2 at serial no. 12674/2011.

AND WHEREAS according to Irrevocable Power of Attorney on dt. 12/12/2011 for land bearing Survey No. 7 Hissa No. 1 Admeasuring Area 1H-42R-7P P.K. 0H-51R-0P Total Area Admeasuring 1H-93R-5P out of Area Admeasuring 0H-60R-0P in the name of Smt. Charubai Harichandra Dhumal out of this area assign for development 0H-40R-0P Asst. 3Rs. 60Paise between Smt. Charubai Harichandra Dhumal (As a Principal) & Shrutika Construction Through Proprietor Shri.Sandesh S. Sable (As a Power of Attorney Holder) . The Land owner have given full rights and authority for development and also other rights more specifically mentioned in the said power of attorney to developer regarding said land . The said Irrevocable Power of attorney is duly registered at the office of Sub-registrar Ulhasnagar-2 at serial no. 12675/2011.


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AND WHEREAS according to Rectification Deed on dt. 22/2/2012 between Smt. Charubai Harichandra Dhumal (As a Land Owner) & Shrutika Construction Through Proprietor Shri.Sandesh S. Sable (As a Developer), that there was mistake in Development Agreement on dt. 12/12/2011 registered under serial no. 12674/2011 and Power of Attorney on dt. 12/12/2011 registred under serial no. 12675/2011, actually the land owner have granted development rights of land Area Admeasuring 0H-42R-5P i.e. 4250 Sq.mtrs. But the said land was incorrectly mentioned as 0H-40-0P, And therefore the kind consideration to be given to land owner was also rectified from 46% to 16380 Sq.ft. Carpet in the building to be constructed upon said land and thus the Development Agreement dt. 12/12/2011 was modify and rectified accordingly the said Rectification deed was duly registered at the office of Sub-Registrar Ulhasnagar-2 at serial no. 1925/2012.

AND WHEREAS according to N.A. order issued by Collector, Collector Office Thane on dt. 08/01/2013 bearing no. K-Mahasul/K-1/T-14/NAP/SR-(86/12) 2011-2012 . The said authority have granted permission for Non-Agricultural use of land area admeasuring 4250 Sq.Mtrs. out of this land area admeasuring 4110.50 Sq.Mtrs. residential and 139.50 Sq.Mtrs. Commercial to land owner Smt.Charubai Dhumal Through Power of Attorney Holder Shrutika Construction Through Proprietor Shri.Sandesh S.Sable.

AND WHEREAS according to Building Construction Permission dt. 12/03/2012 granted by Kulgaon Badlapur Municipal Council by order bearing no. Unique No. 396, Javak No. KBNP/NRV/BP-2910-396. according to Building Construction Permission & floor plan permission for construction of Ground /Stilt + Seven Upper floor in wing A,B, C & Ground + Three Upper Floors as wing D was granted to be constructed upon said land.



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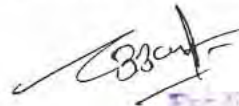
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AND WHEREAS according to Search Report issued by Searcher Mr. Satish Anand Farad on dt. 09/01/2013 bearing Survey No. 7 Hissa No. 1 Admeasuring Area 1H-42R-7P P.K. 0H-51R-0P Total Area Admeasuring 1H-93R-5P out of Area Admeasuring 0H-60R-0P Situated at Village KHARVAI Tal- Ambernath Dist- Thane . There is no adverse entry on the index of the said land accept mentioned above.

It is further observed from the document submitted before me that in pursuant of the above Development Agreement and Power of Attorney in favour of Shrutika Construction Through Proprietor Shri. Sandesh S. Sable (Promoter / Builder) the said builders have rights & title to develop land mentioned above by construction of building upon said land and sale flats on ownership basis excluding the share of land owner as per the Development Agreement & Rectification Deed mentioned above the developer can sale rest of flat as per the provisional Maharashtra Ownership Fiat. (Regulation of Promotions of constructions, sale, Management and Transferred) Act 1962, and rules made there under on 1 Survey No. 7 Hissa No. 1 Admeasuring Area 1H-42R-7P P.K. 0H-51R-0P Total Area Admeasuring 1H-93R-5P out of Area Admeasuring 0H-60R-0P in the name of Smt. Charubai Harichandra Dhumal out of this area assign for Development 0H-42R-5P Asst. 3Rs. 60Paise.





Authorized Signatory

VERIFICATION OF TITLE:-

In the aforementioned circumstance I am of the Opinion that Property bearing Survey No. 7 Hissa No. 1 Admeasuring Area 1H-42R-7P P.K. 0H-51R-0P Total Area Admeasuring 1H-93R-5P out of Area Admeasuring 0H-60R-0P in the name of Smt. Charubai Harichandra Dhumal out of area admeasuring 0H-60R-0P area assign for Development 0H-42R-5P Asst. 3Rs. 60Paise Situated at - Village **KHARVAI** Tal -Ambarnath Dist-Thane. Within local limit of Kulgaon Badlapur Municipal Council and Sub Registrar Ulhasnagar -2 has good marketable title and free from all encumbrance and doubts and promoters are well and sufficiently entitled to develop the said property in terms of the agreement and to sell the flats and units to intending purchasers.

Signed, Under my hands and seal on this, 18 January 2013.

Sign



Shri. K.B. Banote
(Advocate High Court)



 **Adv. Kiran B. Banote**
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Trimurti Apartment, First Floor.
Near Karnavat Glass, Opp. Maruti Temple
Gandhi Chowk, Kulgaon-Badlapur (E.),
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