

SHRI. KRUNAL A. ADHIKARI



B.A.L.L.B.
ADVOCATE HIGH COURT

Office : Nav Everest Towers co. Op. Hsg,
Soc. Ltd. Shop No. B-9, Karnik Rd.,
Kalyan (w)- 421 301
Res. : At & Post-Varap, Tal.-Kalyan, Murbad Rd.,
Dist. Thane- 421 301
Mob : 9167922789

Ref. No.

Date : 15/04/2017

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Reg : All those pieces and parcels of land lying, being and situated at
Village Varap, Taluka Kalyan, District Thane.
Bearing Survey no. 43, Hissa No. 3/A/1 (Old Survey No. 43/3 part)
Area Admeasuring 0H- 30R-0P
Out Of total area of 0H-48R-6P

Owner :- Shri. Laxman Govind Kongere and Others

**Developer/Builder :- M/s. Kedar Developers Through its
Proprietor
Mr. Mohan Kedarnath Krishnavanshi**

READ:

- 1) Extracts of 7/12
- 2) Relevant Mutation entries.
- 3) Search reports dated 21/03/2017 in respect of the said property.
- 4) Development Agreement dated 11/03/2014, which is registered at the office of Sub Registrar Kalyan 2, at Registration No. 1810/2014, on 11/03/2014, Wherein Smt. Droupadi Govind Kongere and others 10 are the Vendors/Owners and M/s. Kedar Developers Through its Proprietor Mr. Mohan Kedarnath Krishnavanshi is the purchaser / Developers.
- 5) Power Of Attorney dated 11/03/2014, which is registered at the office of Sub Registrar Kalyan 2, at Registration No. 1811/2014, on 11/03/2014, Wherein Smt. Droupadi Govind Kongere and others 10 are the Vendors/Owners and M/s. Kedar Developers Through its Proprietor Mr. Mohan Kedarnath Krishnavanshi is the Power of Attorney Holder.

(Signature)

It appears from the available revenue records in respect of the said land that Govind Pandurang Kongere and others are the original owner of the said land.

That the Oral Partition took place between Govind Pandurang Kongere as party of one part and Subhadrabai Parashram Kongere and others are party of the second part as stated in mutation entry no. 421, as per actual possession and mutual oral partition between the parties stated in mutation entry no. 421 said land of Survey No. 43/3P (New 43/3/A/1) allotted to the share of Govind Pandurang Kongere.

After the death of the said Govind Pandurang Kongere, names of his legal heirs i.e. Droupadi Govind Kongere, Lakshman Govind Kongere, Harishchandra Govind Kongere, Bhaskar Govind Kongere, Surekha Sakharam Bhoir, Laxmi Padmakar Sase, Vimal Uttam Gaikar and Vanita Dipak Pharde are mutated in revenue records as per mutation entry no. 648.

Thereafter said Harishchandra Govind Kongere died on 12/05/2013. The names of his legal heirs i.e. Anita Harishchandra Kongere, Nikhil Harishchandra Kongere and Manish Harishchandra Kongere are mutated in revenue records as per mutation entry no. 878, dated 01/10/2013.

That the owners of the said land 1) Droupadi Govind Kongere, 2) Lakshman Govind Kongere, 3) Bhaskar Govind Kongere, 4) Surekha Sakharam Bhoir, 5) Laxmi Padmakar Sase, 6) Vimal alias Kavita Uttam Gaikar, 7) Vanita alias Dhanashree Deepak Pharde, 8) Anita Harishchandra Kongere, 9) Nikhil Harishchandra Kongere, 10) Manish Harishchandra Kongere and 11) Nikita Harishchandra Kongere executed a Development Agreement dated 11/03/2014 in favour of M/s. Kedar Developers Through its Proprietor Mr. Mohan Kedarnath Krishnavanshi, which is registered at the office of Sub Registrar Kalyan 2, at Registration No. 1810/2014, on 11/03/2014, for the terms and conditions mentioned therein, Wherein Smt. Droupadi Govind Kongere and others 10 are the Vendors/Owners and M/s. Kedar Developers Through its Proprietor Mr. Mohan Kedarnath Krishnavanshi is the purchaser / Developers, for the area admeasuring 0H-30R-0P (30 Guntha), out of total area 0H-48R-6P.

That the owners of the said land 1) Droupadi Govind Kongere, 2) Lakshman Govind Kongere, 3) Bhaskar Govind Kongere, 4) Surekha Sakharam Bhoir, 5) Laxmi Padmakar Sase, 6) Vimal alias Kavita Uttam Gaikar, 7) Vanita alias Dhanashree Deepak Pharde, 8) Anita Harishchandra Kongere, 9) Nikhil Harishchandra Kongere, 10) Manish Harishchandra Kongere and 11) Nikita Harishchandra Kongere also executed a Power Of Attorney dated 11/03/2014 in favour of M/s. Kedar Developers Through its Proprietor Mr. Mohan Kedarnath Krishnavanshi, which is registered at the office of Sub Registrar Kalyan 2, at Registration No. 1811/2014 on 11/03/2014, Wherein Smt. Droupadi Govind Kongere and others 10 are the

End.

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Vendors / Owners and M/s. Kedar Developers Through its Proprietor Mr. Mohan Kedarnath Krishnavanshi is the Power of Attorney Holder, for the area admeasuring 0H- 30R-0P (30 Guntha), out of total area 0H-48R-6P.

Thereafter said Droupadi Govind Kongere died on 15/10/2014 The names of her legal heirs i.e. 1) Lakshman Govind Kongere, 2) Bhaskar Govind Kongere, 3) Surekha Sakharam Bhoir, 4) Laxmi Padmakar Sase, 5) Vimal alias Kavita Uttam Gaikar, 6) Vanita alias Dhanashree Deepak Pharde, 7) Anita Harishchandra Kongere, 8) Nikhil Harishchandra Kongere and 9) Manish Harishchandra Kongere are mutated and confirmed in revenue records as per mutation entry no. 933, dated 16/01/2016 .

That the said land was purchased under Bombay Tenancy and Agricultural Act 1948 (Maharashtra Tenancy and Agricultural Land Act) subject to condition of section 43. That the Owner/Developer herein obtained necessary permission/order by depositing Nazarana Amount to remove condition of section 43 of Bombay Tenancy and Agricultural Land Act 1948 from Tahsildar Kalyan under their order No. KULVAHIVAT/SHEJANYA/ SHART-SHITHIL/SR 285/2015 dated 18/11/2015 and the effect of the said order mutated in Revenue Record vide Mutation Entry No. 929 dated 20/11/2015 and thereby said condition is removed.

That the Grampanchayat Varap issued no objection certificate vide their outward No. 2015/16/163 dated 17/10/2015 to obtain necessary permission from concern department for develop the said property, in respect of the said land of survey no. 43/3A/1 (30 Guntha) and also for survey no. 43/3A (30 Guntha).

It further appears that relying upon the documents stated hereinabove, Owner/Developer obtained the Building Construction permission from Assistant Director; Town Planning Thane vides their Letter No. BSP/ BP/VILLAGE VARAP/ TALUKA KALYAN/ SSTHANE/1392, dated 03/08/2016 and thereby ADTP Thane sanctioned the proposed plan of construction, in respect of the said land of survey no. 43/3A/1 (30 Guntha) and also for survey no. 43/3A (30 Guntha).

That The Collector of Thane issued non-agricultural use permission under No. Mahasul/K-1/T-7/NAP/VARAP-KALYAN/SR-1/2016 dated

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04/02/2017 for the area mentioned therein, in respect of the said land of survey no. 43/3A/1 (30 Guntha) and also for survey no. 43/3A (30 Guntha).

In the matter of investigation of title of above stated land. It appears that the developer is well and sufficiently entitled to Develops the said land property by obtaining other necessary permissions which may be required by law and also entitled to sale Flats, Shops or other Units sanctioned by concern authorities in approved plans.

That the revenue records in respect of the said land do not reveals any entry, which may fall in the category of encumbrances over the said property.

I have also gone through the search reports taken at the office of Sub-Registrar of assurance at Kalyan 1 to 5 and the same does not reveals any entry, which may fall in the category of encumbrances over the said land property.

Upon perusal of the above said documents, available revenue records and search reports, I am of the opinion that the title of the owner in respect of above stated land appears clear, marketable and free from all encumbrances and the developer is well and sufficiently entitled to Develops the said land property by obtaining other necessary permissions and following due process of law.

Hence this title Certificate issued by me on this 15th day of April 2017.



ADVOCATE

K. A. ADHIKARI