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 : 15/4/2017

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 (Old Survey No. 43/3 part)
Area Admeasuring 0H- 30R-0P
Out Of Total Area 0H-46R-0P + Pot Kharaba 0H-02R-8P

Owner :- **Mr. Dilip Parashram Kongere and**
Mr. Kamlakar Parashram Kongere

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) Release Deed dated 08/10/2012, which is registered at the office of Sub Registrar Kalyan 2, at Registration No. 8635/2012, on 08/10/2012, Wherein Smt. Subhadrabai Parashram Kongere and others 2 are the releasor's and Shri Dilip Parashram Kongere and others 1 are the releasee.

5) Development Agreement dated 27/11/2013, which is registered at the office of Sub Registrar Kalyan 2, at Registration No. 8482/2013, on 27/11/2013, Wherein Shri Dilip Parashram Kongere and other 1 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, out of total area 0H-48R-8P.

6) Power Of Attorney dated 27/11/2013, which is registered at the office of Sub Registrar Kalyan 2, at Registration No. 8483/2013, on 27/11/2013, Wherein Shri Dilip Parashram Kongere and other 1 are the 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, out of total area 0H-48R-8P.

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

After the death of the said Parashram Pandurang Kongere, names of his legal heirs i.e. Subhadrabai Parashram Kongere, Dilip Parashram Kongere, Kamlakar Parashram Kongere, Jijabai Parashram Kongere and Minabai Parashram Kongere are mutated in revenue records as per mutation entry no. 408.

Thereafter Oral Partition took place between Govind Pandurang Kongere as the 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 as stated in mutation entry no. 421 said land of Survey No. 43/3P (New 43/3A) allotted to the share of Subhadrabai Parashram Kongere and others.

Thereafter Subhadrabai Parashram Kongere, Jijabai Parashram Kongere (Jijabai Subhash Suroshi) and Minabai Parashram Kongere (Meenabai Mahadu Dandkar), executed a Release Deed dated 08/10/2012, in favour of Dilip Parashram Kongere and Kamlakar Parashram Kongere, which is registered at the office of Sub Registrar Kalyan 2, at Registration No. 8635/2012, on 08/10/2012, Wherein Smt. Subhadrabai Parashram Kongere and others 2 are the releasor's and Dilip Parashram Kongere and Kamlakar Parashram Kongere are the releasee. As per said release deed releasers released their rights in favour of releasee. That the effect of the said release deed is given in revenue record vide mutation entry no. 861, dated 17/10/2012.

That the owners of the said land Dilip Parashram Kongere and Kamlakar Parashram Kongere executed a Development Agreement dated 27/11/2013 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. 8482/2013, on 27/11/2013, for the terms and conditions mentioned therein, Wherein Dilip Parashram Kongere and Kamlakar Parashram Kongere are the Vendors / Owners and M/s. Kedar Developers Through its Proprietor Mr. Mohan Kedarnath Krishnavanshi is the Developer, for the area admeasuring 0H- 30R-0P (30 Guntha), out of total area 0H-48R-8P.

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That the owners of the said land Dilip Parashram Kongere and Kamlakar Parashram Kongere also executed a Power Of Attorney dated 27/11/2013 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. 8483/2013 on 27/11/2013, Wherein Dilip Parashram Kongere and Kamlakar Parashram Kongere are the 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-8P.

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 286/2015 dated 18/11/2015 and the effect of the said order mutated in Revenue Record vide Mutation Entry No. 930 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 (30 Guntha) and also for survey no. 43/3A/1 (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 (30 Guntha) and also for survey no. 43/3A/1 (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 04/02/2017 for the area mentioned therein, in respect of the said land of survey no. 43/3A (30 Guntha) and also for survey no. 43/3A/1 (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.

Bap.

ADVOCATE

K. A. ADHIKARI