

Mr. Kiran B. Banote

B.A.L.L.B.

Advocate High Court

Office : Trimurti Apartment, 1st Floor, Near Karnavat Class, Opp. Maruti Temple, Gandhi Chowk,
Kulgaon, Badlapur (E)- 421 503. Tal. Ambernath, Dist. Thane. • Email : kiranbanote12@gmail.com
• Tel. : 0251 - 2699069 / Mob. : 9324639187

Ref. No. chikholi/140/8B

Date : 06/10/14

TITLE CERTIFICATE

TO,

SHRI. PRASHANT ADITYA SHUKLA

R/at:- Indigo Apartment, Near Katrap

School, Katrap Badlapur (E)

Tal- Ambernath Dist- Thane.

DESCRIPTION OF PROPERTY:-

Land Bearing Survey No. 140 Hissa No. 8 B Admeasuring area 0H-43R-2P
P.K.0H-03R-0P Total Area Admeasuring 0H-46R-2P Asst. 0Rs-79 Paise
Situated at Village **CHIKHLOLI** Tal -Ambernath Dist-Thane. Within local limit
of Ambernath Municipal Council and Sub -Registrar Ulhasnagar -3 at Ambernath.

TRACING OF TITLE:-

A DOCUMENTS PERSUED

RE A D:-

- 1) 7/12 extract of Survey No. 140 Hissa No. 8 B Admeasuring area 0H-43R-2P P.K.0H-03R-0P Total Area Admeasuring 0H-46R-0P Asst. 0Rs-79 Paise Situated at Village **CHIKHLOLI** Tal -Ambernath Dist-Thane issued by Talathi Saja Ambernath in favour of 1) Shri. Santosh Jagannath Mhatre 2) Shri.Yashwant Jagannath Mhatre 3) Kantabai Bhagwan Wayle 4) Chandrabai Kundlik Patil



- 2) Read Mutation Entry No. 247
- 3) Read Sale Deed on dt. 07/01/1974 duly registered at the at the Office of Sub-Registrar Ulhasnagar at serial no. 32/1974 between Smt. Dagdabai Gopal Sonkamble 2) Shri. Balkrishna Gopal Sonkamble & Shri.Laxman Gopal Sonkamble (Vendors) & Shri. Narayan Kamlu Mhatre (Purchaser)
- 4) Read Mutation Entry No. 929
- 5) Read Release Deed on dt. 19/11/2013 duly registered at the office of Sub-Registrar Ulhasnagar-3 at serial no. 7058/2013 between Mrs. Ranjana Ramesh Chahale (Releasor) & Shri. Santosh Jagannath Mhatre (Releasee)
- 6) Read Release Deed on dt. 11/12/2013 duly registered at the office of Sub-Registrar Ulhasnagar-3 at serial no. 7639/2013 between 1) Kamlabai Jagannath Mhatre 2) Tarabai Ananta Bhoir 3) Shakuntala Raghunath Joshi 4) Vajiyanta Natha Gaikar 5) Nirmala Laxman Patil (Releasors) & 1) Shri. Santosh Jagannath Mhatre 2) Shri. Yashwant Jagannath Mhatre (Releasee)
- 7) Read Development Agreement dt. 18/12/2013 duly registered at the office of Sub-Registrar Ulhasnagar-3 at serial no. 7882/2013 for land bearing Survey No. 140 Hissa No. 8 B Admeasuring area 0H-43R-2P P.K.0H-03R-0P Total Area Admeasuring 0H-46R-2P Asst. 0Rs-79 Paise Situated at Village **CHIKHLOLI** Tal -Ambarnath Dist-Thane. between 1) Shri. Santosh Jagannath Mhatre 2) Shri. Yashwant Jagannath Mhatre 3) Mrs. Chandrabai Kundlik Patil 4) Mrs. Kantabai Bhagwan Wayle (As a Land Owners) & Shri.Prashant Aditya Shukla (As a Developers)



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8) Read Irrevocable Power of Attorney dt. 18/12/2013 duly registered at the office of Sub-Registrar Ulhasnagar-3 at serial no. 7883/2013 for land bearing Survey No. 140 Hissa No. 8 B Admeasuring area 0H-43R-2P P.K.0H-03R-0P Total Area Admeasuring 0H-46R-2P Asst. 0Rs-79 Paise Situated at Village **CHIKHLOLI** Tal -Ambarnath Dist-Thane. between 1) Shri. Santosh Jagannath Mhatre 2) Shri. Yashwant Jagannath Mhatre 3) Mrs. Chandrabai Kundlik Patil 4) Mrs. Kantabai Bhagwan Wayle (As a Principals) & Shri.Prashant Aditya Shukla (As a Power of Attorney Holder)

9) Read Construction permission granted by Ambarnath Municipal Council under order bearing No Javak No. ANP/ NRV/BP/13-14 1072/832/103 on Dated 20/12/2013 for land bearing Survey No. 140 Hissa No. 8 B Admeasuring area 0H-43R-2P P.K.0H-03R-0P Total Area Admeasuring 0H-46R-2P Asst. 0Rs-79 Paise Situated at Village **CHIKHLOLI** Tal -Ambarnath Dist-Thane. for area admeasuring 4600 Sq.Mtrs for Building No. A, B, C - Ground Floor + Seventh Floor, Building No. D- Ground + Third Floor.

10) Read Mutation entry no. 1493

11) Read Mutation entry no. 1494

12) Read N.A. Order issued by Collector Office , Thane by order bearing No. Kra. Mahasul/Kaksh-1/T-14/NAP/SR- 28 dated 08/08/2014.



13) Read Search Report on dated 11/11/2013 issued by Searcher Shri. Prakash Hindurao of land bearing Survey No. 140 Hissa No. 8 B Admeasuring area 0H-43R-2P P.K.0H-03R-0P Total Area Admeasuring 0H-46R-2P Asst. 0Rs-79 Paise Situated at Village **CHIKHLOLI** Tal -Ambernath Dist-Thane.

14) Read Search Report on dated 09/05/2014 issued by Searcher Shri. Satish Anand Farad of land bearing Survey No. 140 Hissa No. 8 B Admeasuring area 0H-43R-2P P.K.0H-03R-0P Total Area Admeasuring 0H-46R-2P Asst. 0Rs-79 Paise Situated at Village **CHIKHLOLI** Tal -Ambernath Dist-Thane for period of 2 years 2013 to 2014.

FLOW OF TITLE :-

WHEREAS According to 7/12 extract issued by Talathi Saja Ambernath the land bearing Survey No. 140 Hissa No. 8 B Admeasuring area 0H-43R-2P P.K.0H-03R-0P Total Area Admeasuring 0H-46R-2P Asst. 0Rs-79 Paise Situated at Village **CHIKHLOLI** Tal -Ambernath Dist-Thane. is mutated in name of 1) Shri. Santosh Jagannath Mhatre 2) Shri.Yashwant Jagannath Mhatre 3) Kantabai Bhagwan Wayle 4) Chandrabai Kundlik Patil

AND WHEREAS according to **Mutation Entry No. 247** certified by Talathi Circle Ambernath . T he said mutation entry is related to sub-division i.e. (Pot Hissa) Numbering of said land along with other lands mentioned in the said mutation entry.

