

Mr. Kiran B. Banote
B.A.LL.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/140/88

Date : 6/10/14

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AND WHEREAS according to 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) . The Vendors have sold the said land for lumpsum consideration of Rs. 8000/- to purchaser by registered Conveyance Deed mentioned above and hence in pursuant to the above said sale deed the said land is mutated in the name of Shri. Narayan Kamlu Mhatre.

AND WHEREAS according to **Mutation Entry No. 929** certified by Talathi Circle Ambernath . The said land bearing S.No. 140/ 8 B was owned by Shri. Narayan Kamlu Mhatre. Shri. Narayan Kamlu Mhatre had expired and leaving behind following legal heirs :-

- 1) Shri.Santosh Jagannath Mhatre (Grandson)
- 2) Shri.Yashwant Jagannath Mhatre (Grandson)
- 3) Kamlabai Jagannath Mhatre (Daughter In Law)
- 4) Tarabai Ananta Bhoir (Grand Daughter)
- 5) Shakuntala Raghunath Joshi (Grand Daughter)
- 6) Kantabai Bhagwan Wayle (Grand Daughter)
- 7) Chandrabai Kundlik Patil (Grand Daughter)
- 8) Vaijyanta Natha Gaikar (Grand Daguther)
- 9) Nirmala Laxman Patil (Grand Daughter)
- 10) Ranjana Jagannath Mhatre (Grand Daughter)

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AND WHEREAS according to Release Deed between Mrs. Ranjana Ramesh Chahale i.e. previously known as Ranjana Jagannath Mhatre have released her rights for said land in favour of Shri.Santosh Jagannath Mhatre by registered Released Deed on dt. 19/11/2013 which is duly registered at the office of Sub-registrar Ulhasnagar-3 at serial no. 7058/2013.

AND WHEREAS according to Release Deed between 1) Kamlabai Jagannath Mhatre 2) Tarabai Ananta Bhoir 3) Shakuntala Raghunath Joshi 4) Vajiyanta Natha Gaikar 5) Nirmala Laxman Patil have released their rights of said land in favour of 1) Shri.Santosh Jagannath Mhatre 2) Shri.Yashwant Jagannath Mhatre by registered Released Deed on dt. 11/12/2013 which is duly registered at the Office Of Sub-Registrar Ulhasnagar-3 at serial no. 7639/2013.

AND WHEREAS according to Development Agreement dt. 18/12/2013 registered at the 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-0P Asst. 0Rs-79 Paise Situated at Village **CHIKHLOLI** Tal -Ambemath Dist-Thane. The said Land Owner 1) Shri. Santosh Jagannath Mhatre 2) Shri. Yashwant Jagannath Mhatre 3) Mrs. Chandrabai Kundlik Patil 4) Mrs. Kantabai Bhagwan Wayle have granted Development Rights and authority for Development of Said land in favour of Developer. The said Developer in lieu of Development rights have allotted total 40% of constructed area for residential & commercial out of total constructed area upon said land to owner free of cost & Security Deposit of Rs.1,50,00,000/- as refundable and on specific terms and conditions mentioned in said Development Agreement, and therefore Power Of Attorney is also granted by 1) Shri. Santosh Jagannath Mhatre 2) Shri. Yashwant Jagannath Mhatre 3) Mrs. Chandrabai Kundlik Patil 4) Mrs. Kantabai Bhagwan Wayle dt. 18/12/2013 registered at the at the Office Of Sub-Registrar Ulhasnagar -3 under serial no.



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7834/2013 to Shri. Prashant Aditya Shukla for Development of said land and other right specifically mentioned in specifically the said Power Of Attorney.

AND WHEREAS according to **Mutation entry no. 1493** certified by Circle Officer Ambernath on dt. 06/01/2014. The Co-owner of said land Ranjana Jagannath Mhatre Alias Mrs. Ranjana Ramesh Chahale have release their right for said land in favour of Shri. Santosh Jagannath Mhatre by release deed on dt. 19/11/2013 duly registered at the office of Sub-registrar Ulhasnagar-3 at serial no. 7058/2013. And hence the name of Co-owner Ranjana Jagannath Mhatre Alias Mrs. Ranjana Ramesh Chahale was deleted from 7/12 extract of said land.

AND WHEREAS according to **Mutation entry no. 1494** certified by Circle Officer Ambernath on dt. 06/01/2014. The Co-owner of said land 1) Kamlabai Jagannath Mhatre 2) Shri. Tarabai Anant Bhoir 3) Shri. Shakuntala Raghunath Joshi 4) Vaijyanta Natha Gaikar 5) Nirmalal Laxman Patil have release their right for said land in favour of Shri. Santosh Jagannath Mhatre 2) Shri. Yashwant Jagannath Mhatre by release deed on dt. 11/12/2013 duly registered at the office of Sub-registrar Ulhasnagar-3 at serial no. 7639/2013. And hence the name of Co-owner 1) Kamlabai Jagannath Mhatre 2) Shri. Tarabai Anant Bhoir 3) Shri. Shakuntala Raghunath Joshi 4) Vaijyanta Natha Gaikar 5) Nirmalal Laxman Patil was deleted from 7/12 extract of said land.



AND WHEREAS according to Building construction permission granted by Ambernath Municipal Council under order bearing No. ANP/ NRV/BP/13-14 1072/832/103 on dated 20/12/2013 for Admeasuring Area 501.36 Sq. Mtrs only for area admeasuring 4600 Sq.Mtrs construction permission granted for Building No. A, B, C – Ground Floor + Seventh Floor, Building No. D- Ground + Third Floor.

AND WHEREAS according to N.A. Order grated by District Collector Thane dated 08/08/2014 bearing no. Mahasul/Kaksh-1/T-14/NAP/SR- 28. The said office have granted permission for Non- Agricultural use of the said land upon the specific terms and conditions mentioned therein.

AND WHEREAS 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-0P Asst. 0Rs-79 Paise Situated at Village **CHIKHLOLI** Tal –Ambarnath Dist-Thane. from year 1984 to 2013 i.e. 30 years there is no adverse entry on the Index of said land except mentioned above.

AND WHEREAS 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-0P Asst. 0Rs-79 Paise Situated at Village **CHIKHLOLI** Tal –Ambarnath Dist-Thane. from year 2013 to 2014 i.e. 2 years there is no adverse entry on the Index of said land except mentioned above.



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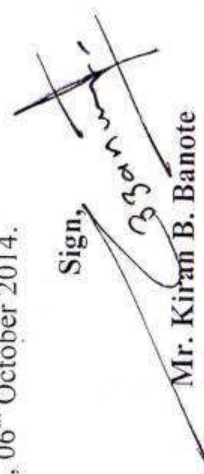
It is further observed from the document submitted before me that, in pursuant of the above Development Agreement and Power of Attorney in favour of Shri. Prashant Aditya Shukla (Promoter /Builder) the said builders have rights & title to develop land mentioned above by construction of building consisting of Building No. A, B, C – Ground Floor + Seventh Floor, Building No. D- Ground + Third Floor of Flats for sale on ownership basis as per the provisional Maharashtra Ownership Flat. (Regulation of Promotions of constructions, sale, Management and Transferred) Act 1962, and rules made there under, excluding the share of construction of land owner mentioned in Development Agreement dtd. 18/12/2013 above and thus, the developer can develop and sale rest of flats in Building to be constructed on land bearing 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 **CHIKHOLI** Tal –Ambernath Dist- Thane.

VERIFICATION OF TITLE :-

In the aforementioned circumstance I am of the Opinion that Property bearing 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 **CHIKHOLI** Tal –Ambernath Dist-Thane has good marketable title and free from all encumbrance .

Signed Under my hands and seal on this, 06th October 2014.

Sign,


Mr. Kiran B. Banote
(Advocate High Court)