



PRASAD G. SHELKE

Mob. No. 9226224706

B.A.(L.L.B.)

ADVOCATE HIGH COURT =====

Office:- Kartik Complex, B/204, Katrap Road, Badlapur(E)-421503

Ref. No.:- _____

Date: - 24/10/2016

.TITLE CERTIFICATE.

1) Description of the Property:-

All that piece and parcel of N. A. land lying and situated at **Village-Belavali, Taluka-Ambernath, Dist:-Thane**, bearing Survey No. 51, H.No. 3(Part), area admeasuring about 2167.41 Sq. Mtrs., lying within the limits of Kulgaon Badlapur Municipal Council.

2) Tracing of Title :-

The Property hereinabove mentioned was owned & possessed by Mr. Shivaji Dagadu Raut & 4 others. And they have sold the aforesaid property to "**M/S. MAITRI DEVELOPERS**" by registered sale deed bearing no. 1725/2011, dated 15/02/2011. And the 7/12 extract has transferred in the name of "**M/S. MAITRI DEVELOPERS**" by mutation entry no. 3408 of Village Belavali, Tal:-Ambernath.

3) Certificate of Title:-

I have gone through the necessary records and documents which are made available to me by Mr. Mukesh S. Shah the partner of "M/s. MAITRIDEVELOPERS" as under :-

1. 7/12 extract of Survey no. 51, H.No. 3(P)a, area admeasuring about 2167.41 Sq. Meters.
2. Mutation entry no. 247 of Village Belavali.



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3. Mutation entry no. 1174 of Village Belavali.
4. Mutation entry no. 1762 of Village Belavali.
5. Mutation entry no. 2543 of Village Belavali.
6. Mutation entry no. 2747 of Village Belavali.
7. Mutation entry no. 3408 of Village Belavali.
8. Registered Sale Deed bearing no.1725/2011, dated 15/02/2011 executed between Mr. Shivaji D. Raut & 4 others and **"M/S. MAITRI DEVELOPERS"**.
9. N.A.Order issued by Collector of Thane bearing no. Mahsul/Kaksha-1/T-14/NAP/SR/242/2012, Dated 13/06/2013.
10. Commencement Certificate issued by Kulgaon Badlapur Municipal Council, bearing Outward No. KBNP/NRV/B.P/1427 /2014-2015, Unique No. 264, Dated 27 /02 /2015.
11. Order issued by Deputy Collector & Competent Authority Ulhasnagar Urban Agglomeration Thane, bearing No. ULC/ULN/6(1) SR-13/Belavali, Dated 26/11/2010.
12. Search Report issued by Adv. Prasad G. Shelke dated 14/08/2014.

After perusing the aforesaid documents I have Found that the aforesaid property was previously owned by Mr. Nama Anya Karale. And He sold the aforesaid property to Mrs. Yamubai Dagadu Raut & her name has been mutated on the said property by **Mutation Entry no. 247** of Village Belavali. And She has been expired on



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19/09/1979 and after her demise the name of her legal heirs has been recorded on 7/12 extract by **Mutation Entry no. 1174** of Village Belavali.

And whereas, As per the Taluka Order bearing No. RTS 387, dated 14.11.1987, the area of 2167.41 Sq. Mtrs has been declared excess by **Mutation entry no. 1762.** And thereafter by the Mutation Entry No. 2747, the name of the Owners has been deleted from the 7/12 Extract and name of the "MAHARASHTRA GOVT" is inserted accordingly.

But thereafter the order has been passed by the Deputy Collector of Ulhasnagar Urban Agglomeration Thane bearing No. ULC/U LN/6(1)SR-13/Belavali, Dated 26/11/2010, and the said land has been retained to Mr. Shivaji Dagadu Raut & others and again their name has been reinstated on the said property by Mutation Entry No. 3320 of Village Belavali, Tal-Ambernath, Dist-Thane.

And after demise of Mr. Dagdu Maruti Raut his name has been deleted from the 7/12 Extract by Mutation Entry No. 2543 from the 7/12 Extract, and Mr. Shivaji Dagdu Raut, Mrs. Sushma Suresh Mhatre, Smt. Kamal Dagdu Raut, Usha Dagdu Raut @ Usha Mangesh Patil, and Jaywant Dagdu Raut, had sold their ancestral property to "**M/S. MAITRI DEVELOPERS**" by Registered Sale Deed bearing no. 1725/2011, dated 15.02.2011. And their name has



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been mutated on the 7/12 Extract by **Mutation Entry No. 3408** of Village Belavali.

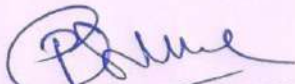
And thereafter M/s. Maitri Developers has applied for N.A. permission of the said property to Collector Office Thane on 26.12.2012, and they received the N.A. Permission from the Collector Office Thane bearing No. bearing no. Mahsul/Kaksha-1/T-14/NAP/SR/242/2012, Dated 13/06/2013.

And Whereas, M/s. Maitri Developers has already got sanctioned the building plan on the said property by Commencement Certificate issued by Kulgaon Badlapur Municipal Council, bearing Outward No. KBNP/NRV/B.P/1427 /2014-2015, Unique No. 264, Dated 27 /02 /2015.

But Now M/s. Maitri Developers intends to revise the said building plan, and want to submit revised building plan before the Chief Officer, K.B.M.C.

By this Title Certificate, I hereby certify that, as per the documents shown to me by **M/S. MAITRI DEVELOPERS**, are having good, right and Marketable Title in the aforesaid property.

Signed, Sealed and Delivered under my hands on this 24th Day of October 2016.


PRASAD G. SHELKE
 B.A.L.L.B.
 ADVOCATE HIGH COURT
 Office at:- Shree Kartik Complex,
 'B' Wing, Flat No.204,
 Behind Navratna Hotel, Badlapur(E)