

Amit Suhas Gadkari

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Enrollment no. MAH. 754/2001

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TO WHOM SO IT MAY CONCERN
TITLE CERTIFICATE

12-07-2012

I have gone through documents and relevant record in respect of property/ land which M/s. Satyabhama Developers are developing as the promoter under the provisions of Maharashtra Ownership Flats (Regulation of promotion of construction, sale, management and transfer) Act 1963 hereafter referred to as 'the Said Act' and my observations are as follows:

DESCRIPTION OF THE PROPERTY

Piece and parcel of non-agricultural land bearing City Survey No. 9285 corresponding to Plot No. 10 (P) admeasuring 0-44R-5 situated at village Morivali Taluka Ambernath Dist. Thane within the limits of Ambernath Municipal Council

DOCUMENTS SCRUTINIZED

Sr. No.	Date of Document	Nature of the document	Whether Original/ Certified/ True Copy/ Photostat
1.	20-06-2012	Development Agreement executed by the land owners Mr. Sudhakar Sadashiv Dalal & 8 others in confirmation with Mrs. Shweta Parag Yeram & 17 others in favour of M/s Satyabhama Developers Sr. No. UHN3-03196/ 2012	Original Seen
2.	20-06-2012	Power of Attorney executed by the land owners Mr. Sudhakar Sadashiv Dalal & 8 in favour of M/s Satyabhama Developers Sr. No. UHN3-03197/ 2012	Original Seen
3.		Partnership Deed of M/s Satyabhama Developers	
4.	19-07-2010	Property card extract	
5.	23-04-2012	Record of Rights	Certified
6.	23-04-2012	Mutation Extracts No. 486, 1127, 1233 & 1369	Certified
7.	18-04-2012	N. A Permission	Certified

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8.	27-01-2012	Building Permission issued by the Ambernath Municipal Council	Certified
9.	10-10-2011	Power of Attorney executed by the land owners Mr. Sudhakar Sadashiv Dalal & 8 in favour of favour of Mr. Anil S. Dalal & Smt. Swati S. Bidvi Sr. No.UHN3-05075/ 2011	Original Seen
10.		Suit for Declaration (Plaint copy) Suit No.158/ 2012 in the Hon'ble Court Civil Judge S. D. At Kalyan	Certified Copy

TRACING OF TITLE FOR LAST 30 YEARS

Land/ property in question was originally owned by late Shri Sadashiv Ganpat Dalal and same was his self acquired property. Said Shri Sadashiv G. Dalal expired on 12-02-2002 and land in question was inherited by his legal heirs viz. Smt. Satyabhama Sadashiv Dalal (wife), Mr. Sudhakar Sadashiv Dalal (son), Mr. Manohar (alias Manoj) Sadashiv Dalal (son), Mr. Rajendra Sadashiv Dalal (son), Mr. Anil Sadashiv Dalal (son), Mrs. Neeta Vinayak Panvelkar (married daughter), Smt. Swati Sudhakar Bidvi (married daughter), Mrs. Anita Anant Chaudhari, (married daughter), Mrs. Pooja Dinesh Patkar (married daughter) & Mrs. Nikita Navin Shete (married daughter) vide mutation entry no 1127.

Subsequently Mr. Manohar (alias Manoj) Sadashiv Dalal expired on 12-10-2004 and his share in the said land/ property was inherited by his wife Smt. Madhura Manohar (Alias Manoj) Dalal vide mutation entry no.1233.

Smt. Satyabhama Sadashiv Dalal expired on 01-06-2010 and her share in the said land/ property was deleted vide mutation entry no.1389.

Hence Mr. Sudhakar Sadashiv Dalal, Smt. Madhura Manohar (Alias Manoj) Dalal, Mr. Rajendra Sadashiv Dalal, Mr. Anil Sadashiv Dalal, Mrs. Neeta Vinayak Panvelkar, Smt. Swati Sudhakar Bidvi, Mrs. Anita Anant Chaudhari, Mrs. Pooja Dinesh Patkar & Mrs. Nikita Navin Shete acquired rights as Owners over land in question

Land is capable for development as the Ambernath Municipal Council has shown said area for residential use in its development plan. Entire property described above can be amalgamated and developed jointly



Owners require funds for education, marriage, repaying loans and other urgent necessary needs of the their family and the Owners has come to conclusion that property should be developed and utilize funds generated through such development for benefit of the family and minor members in the family.

Said land owner have executed Power of Attorney dt.10-10-2011 in favour of favour of Mr. Anil S. Dalal & Smt. Swati S. Bidvi and same was duly executed and registered in the Office of Sub-Registrar of Assurances Ulhasnagar 3 at Sr. No.UHN3-05075/ 2011.

Said owners through their said constituted attorneys obtained necessary permission for development from Ambarnath Municipal Council is obtained vide permission no. अथ/नरवी/ बांघ/ ११-१२/ १२४२/ २०७९-१२७ ता २७-०९-२०१२

Thereafter said owners through their said constituted attorneys converted land in question to non-agricultural use vide महसुल/ क-१/ टे-१४/ इन ए पी/ एस आर १२/ २०१२ ता १०-०४-२०१२ from the Office of Collector Thane at Thane.

Subsequently the said owners had no financial capacity/ technical knowledge and peripheries required for such development hence said owners mentioned herein above have allowed M/s. Satyabhama Developers to develop said land as per registered Development Agreement dated 20-06-2012 which was duly executed and registered in the Office of Sub-Registrar of Assurances Ulhasnagar 3 at Sr. no.UHN3-03196/ 2012 dt.20-06-2012 for a consideration stated therein. The said Owner have also executed necessary irrevocable General Power of Attorney dt.20-06-2012 in favour of said partners of the M/s. Satyabhama Developers which was duly executed and registered in the Office of Sub-Registrar of Assurances Ulhasnagar 3 at Sr. no UHN3-03197/ 2012 dt. 20-06-2012 and said Development Agreement and Power of Attorneys are still subsisting and valid.

M/s. Satyabhama Developers have acquired development rights over piece and parcel of non-agricultural land bearing City Survey no.9285 corresponding Gut no 10 (P) admeasuring 0-44R -5 situated at village Morivali Taluka Ambarnath Dist. Thane within the limits of Ambarnath Municipal Council

M/s. Satyabhama Developers as a Promoter/ Developer are constructing multi-storied buildings over land in question as per permission granted by the Ambarnath Municipal Council having residential flats therein and the promoter is entitled to deal with/ sell/ flats and units/ premises, receive consideration, give possession, execute and register agreements for sale as per said development agreement and power of attorney executed by the owner;



Said M/s. Satyabhama Developers have acquired right of development of the said land as the promoter under the said act and they are entitled to develop said land as per permission granted by the Ambernath Municipal Council, sale flats/ premises/ units therein, receive consideration, execute agreements, give possession and do other related acts. No prior charge/ mortgage noticed.

It is informed/ observed that one M/s. Bagaria Builders & Developers has filed a Civil Suit for declaration and injunction in the Hon'ble Civil Judge S. D. at Kalyan bearing Special Suit No.158/ 2012 against the land owners. It is seen that M/s. Bagaria Builders & Developers is a developer of adjacent land/plot and the said suit is pertaining to some dispute in respect of ascertaining the boundary towards north side of the said property, however NO Injunction/ relief prayed is granted to M/s. Bagaria Builders & Developers by the Hon'ble Court in the said matter and the said suit is still pending.

POSSESSION

Possession of the land is with M/s. Satyabhama Developers as the Developer/ Promoter.

CERTIFICATE OF TITLE

I have gone through documents and relevant record. From said record and documents I certify that Mr. Sudhakar Sadashiv Dalal & 8 others as referred hereinabove are the owners of the land and they have valid, legal right over said land and same was free from encumbrances and reasonable doubts as on 20-06-2012 and since then the said M/s. Satyabhama Developers have acquired development right, interest over same as the promoter and they have valid right to develop said land and sale flats/ premises/ units therein under the provisions of the said Act, receive consideration and give possession.

Amit S. Gadkari

Advocate



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B. Com., LL.B.

Advocate (High Court)

Enrollment no MAH/ 754/ 2001

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ANNEXURE

SEARCH REPORT FOR 30 YEARS

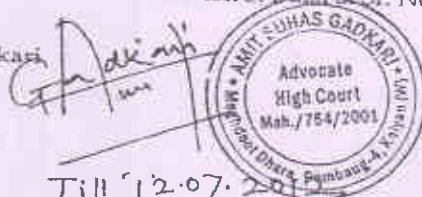
I have gone through relevant documents and record maintained by the Sub Registrar of Assurances of Ulhasnagar 3 in respect of property in question my observations are as follows :

- 1982 Nil
1983 Nil
1984 Nil
1985 Nil
1986 Nil
1987 Nil
1988 Nil
1989 Nil
1990 Nil
1991 Nil
1992 Nil
1993 Nil
1994 Nil
1995 Nil
1996 Nil
1997 Nil
1998 Nil
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2002 Nil
2003 Nil
2004 Nil
2005 Nil
2006 Nil
2007 Nil
2008 Nil
2009 Nil
2010 Nil
2011 Power of Attorney dt.10-10-2011 executed by the land owners Mr. Sudhakar Sadashiv Dalal, Smt. Madhura Manohar (Alias Manoj) Dalal, Mr. Rajendra Sadashiv Dalal, Mr. Anil Sadashiv Dalal, Mrs. Neeta Vinayak Panvelkar, Smt. Swati Sudhakar Bidvi, Mrs. Anita Anant Chaudhari, Mrs. Pooja Dinesh Patkar & Mrs. Nikita Navin Shete in favour of Mr. Anil S. Dalal & Smt. Swati S. Bidvi at Sr. No.UHN3-05075/ 2011 dt.10-10-2011
2012 Development Agreement dt.20-06-2012 executed by the land owners Mr. Sudhakar Sadashiv Dalal, Smt. Madhura Manohar (Alias Manoj) Dalal, Mr. Rajendra Sadashiv Dalal, Mr. Anil Sadashiv Dalal, Mrs. Neeta Vinayak Panvelkar, Smt. Swati Sudhakar Bidvi, Mrs. Anita Anant Chaudhari, Mrs. Pooja Dinesh Patkar & Mrs. Nikita Navin Shete in confirmation with Mrs. Shweta Parag Yeram & 17 others in favour of M/s. Satyabhama Developers at Sr. No.UHN3-03196/ 2012
Power of Attorney dt.20-06-2012 executed by the land owners Mr. Sudhakar Sadashiv Dalal, Smt. Madhura Manohar (Alias Manoj) Dalal, Mr. Rajendra Sadashiv Dalal, Mr. Anil Sadashiv Dalal, Mrs. Neeta Vinayak Panvelkar, Smt. Swati Sudhakar Bidvi, Mrs. Anita Anant Chaudhari, Mrs. Pooja Dinesh Patkar & Mrs. Nikita Navin Shete in favour of partners of M/s. Satyabhama Developers Mr. Anil S. Dalal & Mr. Sonesh S. Dalal at Sr. No.UHN3-03197/ 2012

Yours sincerely

Amit Suhas Gadkari

Advocate



Till 12.07.2012