(Sanchita)

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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: - 28.09.2015.

-: TITLE CERTIFICATE :-

1) **Description of the property:-**

All that piece and parcel of Non Agricultural Land lying and situated at Village:-Belavali, Taluka:-Ambernath, Dist:-Thane, mentioned as under:-

Village	Survey/Hissa No	Area	Akar
Belavali, Tal:- Ambernath, Dist:- Thane.	28A/2/1(p)	1602.84 Sq. Mtrs + Pot Kharaba of 275 Sq. Mtrs., out of which area owned by Mrs. Rajani Rajendra Chavan & 1 other is 352 Sq. Mtrs.	0.22
	28A/2/1(p)	299.95 Sq. Yards i.e. 250.79 Sq. Mtrs. area owned by Mrs. Rajani Rajendra Chavan.	0.05

Within the limits of Kulgaon Badlapur Municipal Council, Taluka and Sub-District registration Ulhasnagar-2, District registration:– Thane.

2) **Tracing of Title :-**

"SANCHITA CONSTRUCTION" through its partner Mr. Rajendra Dashrath Chavan and Mrs. Rajani Rajendra Chavan, are the Owners/ Developer" of the property mentioned in Para No. 01, situated at village:-Belavali, Tal:-Ambernath, District:-Thane.

3) **Certificate of Title :-**

I have gone through the necessary records and documents, which are made available to me by "SANCHITA CONSTRUCTION" through its partners Mr. Rajendra D. Chavan. viz :-

a) 7/12 Extract of Survey No. 28A, Hissa No. 2/1(p), area admeasuring about 1602.84 Sq. Mtrs and Pot Kharaba of 275 Sq. Mtrs. Out of which area purchased by the Developer is 352 Sq. Mtrs. lying and situated at Village:-Belavali, Tal:-Ambernath, District:-Thane.

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h) 7/12 Extract of Survey No. 28A, Hissa No. 2/1(p), area admeasuring about 299.95 Sq. Yards, i.e. 250.79 Sq. Mtrs. lying and situated at Village:-Belavali, Tal:-Ambernath, District:-Thane.

c) Mutation Entry No. 377, of Village:-Belavali, Tal-Ambernath, Dist-Thane.

d) Mutation Entry No. 791, of Village:-Belavali, Tal-Ambernath, Dist-Thane.

e) Mutation Entry No. 2155, of Village:-Belavali, Tal-Ambernath, Dist-Thane.

f) Mutation Entry No. 2738, of Village:-Belavali, Tal-Ambernath, Dist-Thane.

g) Mutation Entry No. 3474, of Village:-Belavali, Tal-Ambernath, Dist-Thane.

h) Mutation Entry No. 3482, of Village:-Belavali, Tal-Ambernath, Dist-Thane.

i) Mutation Entry No. 3864, of Village:-Belavali, Tal-Ambernath, Dist-Thane.

j) N. A. Order Issued by Collector of Thane, bearing No. _____ _____, Dated _____.

j) Building Commencement Permission issued By Kulgaon Badlapur Municipal Council, bearing No. KBNP/NRV/BP/5272/2015-16, Unique No. 91, Dated 28/08/2015.

k) Registered Sale Deed executed between Mr. Suresh Vaman Joshi & 03others & Mrs. Rajani Rajendra Chavan & Mr. Rajendra Dasharath Chavan, bearing no. 7901/2011, Dated 29/07/2011 of Survey No. 28A, Hissa No. 2/1(p), area admeasuring about 299.95 Sq. Yards, i.e. 250.79 Sq. Mtrs. lying and situated at Village:-Belavali, Tal:-Ambernath, District:-Thane.

l) Registered Sale Deed executed between Mr. Vijaykumar Vitthal Sawant & 03 others & Mrs. Rajani Rajendra Chavan & Mr. Rajendra Dasharath Chavan, bearing no. 6278/2014, Dated 19/06/2014 of Survey No. 28A, Hissa No. 2/1(p), area admeasuring about 275 Sq. Mtrs., lying and situated at Village:-Belavali, Tal:-Ambernath, District:-Thane.

m) Deed of partnership of **"Sanchita Construction"** Dated 20/08/2014.

n) Search Report issued by MR. RUPESH G. SHELKE, dated 28/09/2015.

After perusing the aforesaid documents, & Search Report issued by **MR. RUPESH G. SHELKE,** it appears that, the aforesaid property bearing 28A, Hissa No. 2/1(p), area admeasuring about 299.95 Sq. Yards, i.e. 250.79 Sq.

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Mtrs. & 77.00 Sq. Mtrs. Of Survey No. 28A/2/1(part), lying and situated at Village:-Belavali, Tal:-Ambernath, District:-Thane was previously owned by Mr. Vitthal Mahadev Sawant. And he sold the aforesaid property to Smt. Avantika Vaman Joshi on 16/02/1970 by Registered Sale Deed area adm. About 500 Sq. Yards. But she sold some of the property to the another purchaser by mutation entry no 2503, 2504, 2505 and the balance land area adm. About 299.95 Sq. Yards stands in her name and thereafter she again purchase 77.00 Sq. Mtrs. Land from Mr. Vitthal Mahadev Sawant by registered Sale Deed bearing Old No. 205/1991 Dated 23/10/1991, New No. 1368/1996. Therefore Mrs. Avantika Vaman Joshi holds Total 327.79 Sq. Mtrs. Land during her lifetime. But She expired on 19/09/2008. And thereafter name of her legal heirs has been transferred on the above property by mutation entry no. 3454 of Village Belavali, Tal-Ambernath, Dist-Thane. And thereafter her legal heirs Suresh Vaman Joshi & 04 others had sold the aforesaid property to Mrs. Rajani Rajendra Chavan & Mr. Rajendra Dasharath Chavan, bearing no. 7901/2011, Dated 29/07/2011. And there name has been mutated on 7/12 extract by mutation entry no. 3482.

And whereas 275 Sq. Mtrs. Land of 28A, Hissa No. 2/1(p), out of Total area admeasuring about 1602.84 Sq. Mtrs and Pot Kharaba of 275 Sq. Mtrs. was previously owned by Mr. Vitthal M. Sawant. But he expired on 25/3/1992. And name of his legal heirs has been recorded on 7/12 extract by mutation no. 2155 of Village Belavali, Tal-Ambernath, Dist-Thane. And Mr. Sanjay Vitthal Sawant also expired on 11/12/2005. And name of his legal heirs has been recorded on 7/12 extract by mutation no. 2738 of Village Belavali, Tal-Ambernath, Dist-Thane.

And thereafter legal heirs of Mr. Vitthal M. Sawant i.e. Vijaykumar Vitthal Sawant, Mrs. Pratibha P. Patel, Mrs. Shobha N. Rane, Mrs. Rekha G. Sawant, has sold 275 Sq. Mtrs. Land to Mrs. Rajani Rajendra Chavan & Mr. Rajendra Dasharath Chavan, bearing no. 6278/2014, Dated 19/06/2014. And there name has been mutated on 7/12 extract by mutation entry no. 3864

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Thus area adm. About 602.79 Sq. Mtrs. Of Survey No. 28A, Hissa No. 2/1(part), is stands in the name of Mrs. Rajani Rajendra Chavan & Mr. Rajendra Dasharath Chavan, by mutation entry no. 3482 & 3864.

And thereafter Mrs. Rajani Rajendra Chavan & Mr. Rajendra Dasharath Chavan, by and under a Deed of Partnership dated 20/08/2014 have entered into a partnership Deed under the name and style as "SANCHITA CONSTRUCTION" for doing the business of Building construction and sale of flats on ownership basis and Mrs. Rajani Rajendra Chavan & Mr. Rajendra Dasharath Chavan, had brought their respective lands as a capital contribution for the firm i.e. "SANCHITA CONSTRUCTION".

And thereafter Mrs. Rajani Rajendra Chavan & Mr. Rajendra Dasharath Chavan, had applied for the Commencement Certificate through their Architect Smt. Aarti V. Jamgaonkar and accordingly Kulgaon Badlapur Municipal Council, has granted the commencement Certificate to M/s. Pinnacle Construction, bearing Outward No. KBNP/NRV/BP/5272/2015-16, Unique No. 91, Dated 28/08/2015.

The Said Properties are already converted to Non Agricultural Use, by the Order of the Collector Office Thane.

I have found that as per the documents, **"SANCHITA CONSTRUCTION"** are having full authority and rights to develop the said properties mentioned in para No. 01 and sell flat/Shops/Offices to the prospective purchasers for the valuable consideration as they deems fit and proper.

Signed, Sealed and Delivered under my hands on this 15th day of September 2015.

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)