

Date: 1st September, 2018

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

At this instance of our client **M/S. NARAYANI ASSOCIATES**, we hereby give our title certificate in respect of below mentioned land as under:-

LAND DETAILS:

All those piece & parcels of land lying and being situated at Village - Bhadwad, Taluka - Bhiwandi, District - Thane within the jurisdiction of Registration District and District Thane and Sub-Registrar District and Taluka - Bhiwandi.

SN	Survey No	Total Area on 7/12 Extract in (HRP)	Akar (Rs Paise)
1	4/3/2	0.54.8	11.05
Total Area		0.54.8	

In aggregate area admeasuring **5480.00** Sq. Mtrs. (hereinafter referred to as "the said land")

LAND RECORDS & DOCUMENTS PERUSED

- 7/12 Extract of dated: 3rd April, 2018.
- Mutation Entry No. 565, 753, 801, 831, 942, 1231, 1232, 1281 and 1309.
- Pik-Pani Extract since year 1954.
- Search Report issued by us.

7/12 Extract-

Adroit Legal



Referring to 7/12 Extract of dated: 3rd April, 2018 issued by Talathi Sajja - Temghar, Taluka - Bhiwandi, District - Thane, the name of the following Owner appear under occupant column.

SN	Survey No	Total Area on 7/12 Extract in (HRP)	Akar (Rs Paise)	Name in Occupants Column
1	4/3/2	0.54.8	11.05	MR. JITENDRA SADHURAM OCCHANI MR. MANISH RATILAL SHAH Partners of M/S. NARAYANI ASSOCIATES
Total Area		0.54.8		

Mutation Entry Details:-

Now referring to Mutation entries which are appearing on the 7/12 extract of "the said land".

Mutation No. 76: (Not Available)

As and upon Certificate issued by Talathi Sajja Temghar dated 09th December, 2016, it indicates that said Mutation is not available with their record.

Mutation No. 233: (Not Available)

As and upon Certificate issued by Talathi Sajja Temghar dated 09th December, 2016, it indicates that said Mutation is not available with their record.

Mutation No. 256: (Dated: 08th May 1959)

It indicates that, Mr. Ramji Aappa Bhadankar was cultivating said land accordingly his name had been recorded as the Protected Tenant in the record of right for the said land.

Mutation No. 259: (Not Available)

As and upon Certificate issued by Talathi Sajja Temghar dated 09th December, 2016, it indicates that said Mutation is not available with their record.

Mutation No. 327: (Dated: 10th August 1965)

It indicates that, Mr. Ramji Aappa Bhadankar died on 15/06/1965, accordingly the names of his legal heirs i.e. 1) Mrs. Moti Ramji (Wife), 2) Mr. Pangalu Ramji (Son), 3) Mr. Karsan Ramji (Son), 4) Mr. Hanuman Ramji (Son), Through their Natural Guardian Pangalya Ramji, 5) Mrs. Vithabai Barkya (Daughter), 6) Mrs. Bhimabai Raghu (Daughter), and 7) Mrs. Anandibai Maruti (Daughter) had been taken in Record of Right for the said land.

Mutation No. 355: (Not Available)

As and upon Certificate issued by Talathi Sajja Temghar dated 09th December, 2016, it indicates that said Mutation is not available with their record.

Mutation No. 357: (Not Available)

As and upon Certificate issued by Talathi Sajja Temghar dated 09th December, 2016, it indicates that said Mutation is not available with their record.

Mutation No. 361: (Dated: 15th March 1968)

It indicates that, vide office order no. 68/F-81 the Collector of Thane has acquired area admeasuring 0.01.0 (H-R-P) out of the land Survey No. 4, Hissa No. 3 Paiki on Lease for the Vaitarana Scheme.

Mutation No. 370: (Not Available)

As and upon Certificate issued by Talathi Sajja Temghar dated 09th December, 2016, it indicates that said Mutation is not available with their record.

Mutation No. 377: (Not Available)

As and upon Certificate issued by Talathi Sajja Temghar dated 09th December, 2016, it indicates that said Mutation is not available with their record.



Mutation No. 391: (Dated: 24th April, 1972)

It indicates that, the effect of revised decimal system was given vide order of Special District Inspector of Land Record (Decimal) Thane, under the provisions of Enforcement Act, 1958 & Indian Coinage Act, 1955.

Mutation No. 405: (Dated: 15th September, 1973)

It indicates that, the names of 1) Mrs. Moti Ramji Bhadankar, 2) Mrs. Vithabai Barkya Naik, 3) Mrs. Bhimabai Raghu Mhatre, and 5) Mrs. Anandibai Maruti Patil removed vide RTS order dated 13/09/1973 from Record of Right for the said land.

Mutation No. 565: (Dated: 5th December, 1985)

It indicates that, 1) Mr. Pangalya Ramji Tare, 2) Mr. Karsan Ramji Tare, 3) Mr. Hanuman Ramji Tare, and their nephew has affected oral Partition between them and got separated their ancestral land upon their possession as under:

1) In the name and share of Mr. Pangalya Ramji Tare,

Survey No	Area in Acre-Guntha	Potkharaba Area in Acre-Guntha	Total Area in Acre-Guntha	Assesment Rs-Paise
4/3P	1-11 II	0-2 I	1-13 III	11-05
69/1P	1-11	0-0	1-11	1-12

2) In the name and share of Mr. Karsan Ramji Tare

Survey No	Area in Acre-Guntha	Potkharaba Area in Acre-Guntha	Total Area in Acre-Guntha	Assesment Rs-Paise
4/1P	0-31 II	0-2 I	0-33 III	5-28
4/3P	0-15 II	0-1 I	0-16 II	3-69
69/1P	1-20	0-0	1-20	1-25

3) In the name and share of Mr. Hanuman Ramji Tare

[Handwritten signature]



Survey No	Area in Acre-Guntha	Potkharaba Area in Acre-Guntha	Total Area in Acre-Guntha	Assesment Rs-Paise
4/1P	1-12	0-5	1-17	8-68
69/1P	1-00	0-0	1-00	0-89

4) In the name and share of Mr. Harishchandra Chintu Gulavi

Survey No	Area in Acre-Guntha	Potkharaba Area in Acre-Guntha	Total Area in Acre-Guntha	Assesment Rs-Paise
5/OP	0-39 I	0-2 III	1-2	4-45

5) In the name and share of Mr. Gangaram Chintu Gulavi

Survey No	Area in Acre-Guntha	Potkharaba Area in Acre-Guntha	Total Area in Acre-Guntha	Assesment Rs-Paise
5/OP	40-4 I	0-2 III	1-7	5-00

6) In the name and share of Mr. Gurunath Dharma Gulavi

Survey No	Area in Acre-Guntha	Potkharaba Area in Acre-Guntha	Total Area in Acre-Guntha	Assesment Rs-Paise
5/OP	1-26 I	0-2 III	1-29	7-46

7) Collectively in the name and share of Mr. Ananta Aappa Gulavi, Mr. Santosh Aappa Gulavi, Mr. Sham Aappa Gulavi & Mrs. Shevanti Aappa Gulavi

Survey No	Area in Acre-Guntha	Potkharaba Area in Acre-Guntha	Total Area in Acre-Guntha	Assesment Rs-Paise
5/OP	2-20	0-6	2-26	11-25
69/1P	0-16	0-0	0-16	0-29

8) Collectively in the name and share of Mr. Pangalya Ramji Tare, Mr. Karsan Ramji Tare, Mr. Hanuman Ramji Tare Commonly

Latika Pravin Bhoir (daughter), Sujata Satish Kene (daughter) and Ajinkya Satish Kene (son) were record in record of right of said land.

Mutation No. 1231: (Dated 30th May, 2016)

It indicates that upon the reference of Government Resolution no. 04/2013/Pra.Kra./196/J-1 dated 16//07/2014 the najrana is paid by challan no. 11/2016 dated 03/03/2016 and accordingly the entry regarding section 43 of Tenancy Act was removed from other right column.

Mutation No. 1232: (Dated 08th May, 2016)

It indicates that Narayani Associates through its Partner Jitendra Sadhuram Occhani and Manish Ratilal Shah has purchased said land form Raibai Panghalu Tare, Sonibai Vanjar Mhatre, Naresh Panghalu Tare, Ramesh Panghyalu Tare, Sangita Santosh Vakde, Nitin Satish Kene, Latika Pravin Bhoir, Sujata Satish Kene and Ajinkya Satish Kene vide Sale Deed bearing no. 3380/2016 dated 04/05/2016.

Mutation No. 1281: (Required)

It indicates that upon the direction provided in Government Resolution no. *रा.म.अ./प्र.क्र.- १८०/ ल.१, दि ०६/०५/२०१६* regarding to match accurately the handwritten and computerized record of right by using edit module under E-Ferfar project; the Tahasildar Shashikant Bhibishan Gayakwad - REVSBGM8201, District Thane has passed the order on 05/05/2017 to rectify the computerized 7/12 Extracts of Survey numbers provided in said Mutation.

Accordingly in respect of said Survey no. 4/3/2 the said land sold by virtue of Section 32 G of Mumbai Tenancy & Agricultural Land Act 1948 was inserted in record of right (7/12 Extract) instead of New Condition of Various Acts and Applicable to Section 43 of Tenancy Act.



Mutation No. 1309: (Dated: 31st January, 2018)

It indicates that upon the direction provided in Government Resolution no. रा.भू.अ./प्र.क्र.- १८०/ न-१, दि ०७/०५/२०१६ regarding to match accurately the handwritten and computerized record of right by using edit module under E-Ferfar project; the Tahasildar Shashikant Bhibishan Gayakwad - REVSBGMS201, District Thane has passed the order on 12/10/2017 to rectify the computerized 7/12 Extracts of Survey numbers provided in said Mutation.

ULC Orders:

- a. Vide order no. ULC/ULN/6(1)/SR-28+44/Bhadwad passed on 22nd November 2002 by Additional Collector and competent authority ULC, Thane has declared the admeasuring about 5540 Sq. Mtrs as the excess of the ceiling limit hold by the land owners and allowed to hold/retain the area as 1500 Sq. Mtrs by each person i.e. 1) Smt. Raibai Pangalu Tare, 2) Shri. Naresh Pangalu Tare, 3) Shri. Ramesh Pangalu Tare, 4) Smt. Sangita Santosh Wakade, 5) Shri. Karsan Ramji Tare and 6) Shri. Hanuman Ramji Tare. As upon above said order authority allowed to hold/retain the aggregated admeasuring area 9000 Sq. Mtrs by six person as mentioned above.
- b. Vide order no. ULC/ULN/Revision/S.R.-7/2006 passed on 09th May, 2006 by Additional Collector and competent authority ULC, Thane in revision petition has quashed and set-aside the order ULC/ULN/6(1)/SR-28+44/Bhadwad and allowed to hold/retain the area as 1500 Sq. Mtrs by six persons as mentioned in previous order along with the other legal heirs i.e., 1) Smt. Vithabai Barku Naik, 2) Smt. Bhimabai Raghunath Umratkar, 3) Smt. Anandibai Maruti Patil, 4) Smt. Raghubai Dharma Gulavi, 5) Smt. Sonibai Vandar Mhatre, 6) Shri. Suresh Pangalu Tare, 7) Shri Pradip Karsan Tare, 8) Shri Lalchand Karsan Tare, 9) Shri Nitin Karsan Tare, 10) Shri Pritam Karsan Tare, 11) Smt. Bebibai Karsan Tare,



12) Smt. Reman Pangalu Tare, 13) Shri Laxman Hanuman Tare, 14) Shri Chandrakant Hanuman Tare and 15) Smt. Hausabai Hanuman Tare. As upon above said order authority allowed to hold/retain the aggregated admeasuring area 31500 Sq. Mtrs by twenty one person.

The area details of allowed area to retain are as under;

SN	Survey No.	Total Area In Sq. Mtrs.	Open Space/ Area for Road In Sq. Mtrs.	Open Space In Sq. Mtrs.	Area allowed to retain in Sq. Mtrs.
1	69/1 P	3720	-	3720	3720
2	69/1 P	4000	280	3720	3720
3	69/1 P	9720	3170	6550	6550
4	69/1 P				
5	69/1 P				
6	4/3	7160	-	7160	7160
7	4/1	9180	-	9180	9180
8	11/1	530	-	530	530
9	11/4	300	-	300	300
10	19/1	280	-	280	280
Total		34890	3450	31440	31440

OBSERVATION IN RESPECT OF ULC ORDER:

While comparing the above said ULC order and mutation entries as regards we found that two names i.e. Rghubai Dharma Gulvi and Suresh Panghule Tare are additional in the ULC order which are missing in family tree drawn out of above said mutation entries.

CONCLUSION:

In these circumstances and what is stated hereinabove as regards we issued this title certificate. We are of the opinion that upon reference of available Mutations recorded on the 7/12 extracts, ULC orders, our

search report dated 30th August, 2018, said land is clear and marketable and free from all liabilities.



For Adroit Legal
(Adv. Sunil J Roongta)
MAH/7140/2017

Adv. Sunil J. Roongta
ADVOCATE
B.Com LL.B.
Off/- Adroit Consultancy,
Eternity Mall, 2nd Floor,
Office No. 20, Thane (W) 400 602

