

Vaishali Kapure

B.A.L.L.B.

ADVOCATE HIGH COURT

101, Laxmi Bazar Trust, Above Jai Malhar Hotel, Shivaji Path, Kalyan (W)

Tel. : 0251 - 2206482 • Email : vaishalikapure@gmail.com

Timing : 5.00 p.m. to 8.00 p.m. (Mon. - Friday)

Ref. No. :

Date : 01/10/2018

TITLE CERTIFICATE

This title certificate has been issued by the undersigned in respect of the properties situated at Village Thakurli, Tal- Klayan, Dist Thane. The details are as under-

| Sr. No | Old Survey Number | New Survey Number | Hissa Number | area (H-R-P) | Pot Kharaba (H-R-P) | Total area (sq.mtrs) |
|--------|-------------------|-------------------|--------------|--------------|---------------------|----------------------|
| 1. | 29 | 60 | 7 | 0-08-6 | - | 860 |
| 2 | 363 | 61 | 80 | 0-26-0 | 0-06-0 | 3200 |
| 3. | 363 | 61 | 52 | 0-58-0 | - | 5800 |
| | | | | | Total | 9860 |

I have referred and investigated the following document and record before issuing this certificate of title.

1. The 7/12 extract of the land.
2. The relevant Mutation Entries.
3. The Agreement for sale dated 18/10/2016.
4. The Registered Power of Attorney dated 18/10/2016.
5. The Agreement for sale dated 10/04/2017.
6. The Registered Power of Attorney dated 10/04/2017.
7. The Agreement for sale dated 28/03/2018.
8. The Registered Power of Attorney dated 28/03/2018.
9. The search report taken by Mr.G.H Jagtap, the Searcher issued on 18/01/2008 and 25/10/2016 in respect of property under reference.
10. The sale Deed dated 13/04/2018.

1. On going through and investigating the above mentioned documents and records it reveals that the said property was originally owned and possessed by one Ambo Katodi Mahar (Gaikwad). The said Ambo Katodi Mahar died 86 years ago.
2. It further appear that the property under reference came to be affected under the Government Resolution dated 17/05/1950 under Standard area and accordingly by M.E entry No- 1334 dated 2/11/1953 the effect was given in the revenue records.

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3. It appears that there was entry in the name of one Shri. Balu Kondu Bhoir on 7/12 extract in Pikphani in respect of Survey No-60/7. The said entry was deleted by the order of Tehsildar dated 14/12/1967 from the column of other rights by Me. No-2441 dated 21/12/1967.
4. It further appears that there was entry of Maharashtra State on 7/12 extract of the said land due to abolition of Mahar Inam on 1/08/1960. The said name of Maharashtra state was removed on 10/03/1973 as the amount of Nazrana was paid by Ambo Katodi Mahar. Accordingly it reflected in 7/12 extract by M.E No-2959 dated 10/03/1973.
5. It further reveals from the record that after the death of Ambo Katodi Mahar (Gaikwad) his legal heirs were brought on record i.e. Sitaram Ambo Mahar, Krushna Ambo Mahar and Maruti Ambo Mahar. However after the death of these legal heirs in succession, the names of their legal heirs was brought time to time on revenue records in respect of the land by different Mutation entries. Therefore the surviving legal heirs shown on 7/12 extract have agreed to sell and transfer their respective undivided share in favour M/s.

Swaminarayan Space LLP by registered Agreement for sale dated 18/10/2016, 10/04/2017 and 28/03/2018.

6. It further appears from above mentioned Search Reports taken out by the searcher from the year 1969 to 2016, it shows the entry of transaction in respect of the property under reference alongwith other properties as Agreement to sale dated 18/10/2016 duly executed by landowners Shri. Mirabai Eknath Gaikwad and others jointly in favour of M/s. Swaminarayan Life Space LLP. The said document was registered in the office of Sub-Registrar Kalyan-4 at Sr No- 8438/2016.
7. Pursuant to this agreement for sale the landowner Shri. Mirabai Eknath Gaikwad and others jointly have executed Registered Power of attorney in favour of M/s. Swaminarayan Life Space LLP, bearing Sr. No- 8439/2016 dated 18/10/2016.
8. As well as another agreement for sale of the said property executed by landowners Smt. Janabai Balaram Gaikwad and others in favour of M/s. Swaminarayan Life Space LLP on 10/04/2017 registered in

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the office of Sub-Registrar Kalyan-4 on 10/04/2017 at Sr. No-3808/2017 as reflected from Index II and document.

9. Pursuant to this agreement for sale the landowner Shri. Janabai Balaram Gaikwad and others jointly have executed Registered Power of attorney in favour of M/s. Swaminarayan Life Space LLP, bearing Sr. No- 3809/2017 dated 10/04/2017.
10. An another agreement for sale of the said property executed by landowners Smt. Taibai Sudam Jadhav and others in favour of M/s. Swaminarayan Life Space LLP on 28/03/2018 registered in the office of Sub-Registrar Kalyan on 28/03/2018 at Sr. No-3651/2018 as reflected from Index II and document.
11. Pursuant to this agreement for sale the landowner Smt. Taibai Sudam Jadhav and others jointly have executed Registered Power of attorney in favour of M/s. Swaminarayan Life Space LLP, bearing Sr. No- 3652/2017 dated 28/03/2018.
12. On going through the 7/12 extract of Survey No- 60/7 there appears the entry of Occupant Class-II (Bhogwatdar No-2). In this respect an

application is filed on 17/02/2018 to Tehsildar, Kalyan for conversation from class II to Class I, and the same is under process.

13. Likewise on going through 7/12 extract of Survey No- 61/80, it appears that by M.E No-4916 dated 31/03/2018 the condition of Navin Shart has been relaxed and the tenure of land under reference has been converted from Occupant Class II to Occupant Class –I (Bhogwatdar No-1). As regards the Survey No- 61/52 is concerned, there is already classification and placed in category of Occupant Class I.
14. In pursuance to Agreement for sale dated 18/10/2016, 10/04/2017 and 28/03/2018 in respect of Survey No- 61/80 and Survey No- 61/52 as referred above, the sale Deed has been executed on 13/04/2018 registered in the office of Sub-Registrar Kalyan-2 at Sr. No-4450/2018. By and under this Sale Deed the M/s. Swaminarayan Life Space LLP became absolute owner in respect of this property.
15. On perusing the above mentioned documents as well as the search reports and the other relevant instruments, it is crystal clear that the land under reference, in respect of Survey No- 61 Hissa No-80 and

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Survey No- 61 Hissa No- 52 has been legally sold and transferred in favour of M/s. Swaminarayan Life Space LLP through its Partners Shri. Hemant Mulchand Patel and Shri. Sachin Mulchand Vaviya. Therefore the M/s. Swami Narayan Life Space LLP is absolute owner in respect of the above mentioned land. In respect of Survey No- 60 Hissa No-7, the landowners have executed Agreement for sale unto M/s. Swaminarayan Life Space LLP.

16.I, Therefore certify that the Title of land owners in respect of Survey No- 60 Hissa No-7 is clear and marketable and they have executed Power of Attorneys & other documents in favour of M/s. Swaminarayan Life Space LLP for doing all acts, deeds and things set out therein and are further entitled to carry out construction on said property by obtaining requisite permission and approval from competent authorities subject to relaxation of condition Navin Shart and to convert the lands from Class II to Class I.

17.I, therefore certify that the Title of the above mentioned land Survey No- 61 Hissa No-80 and Survey No- 61 Hissa No- 52 with M/s. Swaminarayan Life Space LLP through its Partners, as absolute

owners of land under reference are having a clear, valid and marketable title without any encumbrances.



Vaishali Kapure
(Advocate High Court)