

Date: 25<sup>th</sup> February, 2019**TITLE CERTIFICATE**

Ref: Land bearing Survey No.20, Hissa No.2/A, admeasuring 555 sq. meters, lying, being and situate at Village Vadavali, Taluka and District Thane, Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation,

The search in respect of the said property was provided to me since the year 1965. The publication was also issued in respect of the said property in Daily Maharashtra Janmudra, calling upon objections from the public at large against issuance of title certificate in respect of said property. However, no objection has been received. The revenue records and the title documents in respect of the said property, were scrutinized by me.

From scrutiny of above all docuemtns it is observed that one Walkya Joma Inamdar was in possession of the said property. He died in the year 1924, leaving behind his two brothers, Kachrya Joma Inamdar @ Patil and Gopal Joma Inamdar @ Patil.

It is further observed that by sale deed dated 5/5/1941, the said Kachrya Joma Inamdar @ Patil and Gopal Joma Inamdar @ Patil have sold the said property to Shri Suryakant Pandharinath Ovalekar; and, accordingly, the name of Shri Suryakant Pandharinath Ovalekar was recorded as the owner in the record of rights.

It is further observed that said Suryakant Pandharinath Ovalekar died on 16/6/1974, leaving behind Mr. Manohar Suryakant Owalekar, Mr Machhindra Suryakant Owalekar, Mr Prakash Suryakant Owalevkar, Mr Ramesh Suryakant Owalekar, Smt Nila K. Shroff, Smt. Sadhana S. Khedekar, Smt. Sapna K. Dhotre and Smt. Sunita Borgaonkar; and, accordingly, the names of the said legal heirs were mutated in the record of rights in respect of the said property.

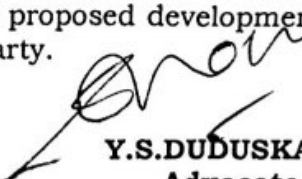
It is, therefore, observed from the revenue records that initially the said property being Survey No.20, Hissa No.2/A of Village Vadavali, was owned by Mr. Manohar Suryakant Owalekar, Mr Machhindra Suryakant Owalekar, Mr Prakash Suryakant Owalevkar, Mr Ramesh Suryakant Owalekar, Smt Nila K. Shroff, Smt. Sadhana S. Khedekar, Smt. Sapna K. Dhotre and Smt. Sunita Borgaonkar, who have granted the development rights of the said property to Shri Veerdhawal Sitaram Ghag (hereinafter referred to as 'SAID DEVELOPER') by and under registered development agreement dated 19/4/2007, which is registered in the office of S.R.O., Thane at Doc.Sr.No.TNN-01/2198/2007, for the consideration and upon the terms and conditions, more particularly mentioned therein and the names of the said Developer has been recorded in the records of rights. Pursuant to the said agreement, the said Mr Manohar Suryant Ovalekar & others have also executed power of attorney of even date, which is registered in the office of S.R.O., Thane at Doc.Sr.No.334/2007, to and in favour of said Developer. It is further observed that the said Mr. Manohar Suryakant Owalekar & others have handed over the vacant, peaceful, lawful and physical possession of the said property to and in favour of the said Developer.

It is observed that on account of the business exigencies of the said Developer, the said Developer approached the said Mr Manohar Suryakant Owalekar & others and the said Mr Manohar Suryakant Owalekar & others have sold the said property in confirmation of the said Developer; by and under the Agreement for Sale dated 2/7/2014 which is duly registered in the office of Sub Registrar of Assurances, Thane at Doc. Sr. No.TNN-1/5729/2014 to and in favour of M/s. Sai Pushp Enterprises, a partnership firm, presently having its office at PURANIKS-1, Kanchan Pushp, Ghodbunder Road, THANE (W), for the consideration and upon the terms and conditions, more particularly mentioned therein. In pursuance thereto, the said Mr Manohar Suryakant Owalekar and others as well as the said Developer also executed an irrevocable power of Attorney to and in favour of the said M/s. Sai Pushp Enterprises, on the same day, at Power Sr.No.TNN-1-5730/2014.

It is further observed that by the Deed of Conveyance dated 07.02.2019, registered in the office of S.R.O.Thane - 3, at Doc. Sr. No.TNN-3-2103/2019 the said (1) MANOHAR SURYAKANT OVALEKAR, (2) MACHINDRA SURYAKANT OVALEKAR(3) PRAKASH SURYAKANT OVALEKAR (4) SEEMA RAMSESH OVALEKAR (5) SADHANA S. KADEKAR, (6) SAPANA K. DHOTRE, (7) SUNITA J. BORGAONKAR AND (8) NEELA K. SHROFF, through their Power of Attorney Holder Mr. Virbhawal Sitaram Ghag, through his Power of Attorney Holder Mr. Jagdish K. Khetwani, Naresh K. Khetwani the partners of M/s. Sai Pushpa Enterprises, (Power No 5730/2014 dated 2.7.2014) through their Power of Attorney holder (1) Mr. Suresh Kashinath Haware and Mr. Amit Suresh Haware, (Power No.TNN5-9002-2014 dated 16.09.2014, the said M/s.HAWARE HOUSING, Pan No.PAN-AAHFH8891D A Partnership firm, having its office at - 413/416, Vardhama Market, Sector 17, Vashi, Navi Mumbai, Through its Partner SHRI AMIT SURESH HAWARE, has purchased the said property absolutely and forever, for consideration and on the terms and the conditions mentioned therein.

Thus, in my considered opinion, the said M/s.HAWARE HOUSING, Pan No.PAN-AAHFH8891D A Partnership firm, having its office at - 413/416, Vardhama Market, Sector 17, Vashi, Navi Mumbai are the absolute and lawful owners of the said property and also have legal, absolute, valid and lawful rights to develop the said property without anybody's objection and to sell the row houses, bungalows and any other premises in the proposed development of the said property for valid consideration to any third party.

Thane,  
Date 25<sup>th</sup> February, 2019

  
**Y.S.DUDUSKAR**  
Advocate

**Y.S. DUDUSKAR**  
B. Com. (Hons.) LL.M. Advocate  
Fazalpur, S. No. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 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