



**MEHTA & CO.**  
ADVOCATES AND SOLICITORS

Ref. No.: H/2035/12-17

**TITLE CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

1. By an Indenture titled as Agreement for Sale with Possession dated 21<sup>st</sup> August 1987, registered with the Sub-Registrar of Assurances at Thane, under Serial No. 4422/1987 and made between Mr. Sharad Govind Bhoir, Mr. Ramesh Govind Bhoir, Mr. Ganesh Govind Bhoir, Mr. Rajesh Govind Bhoir, Mrs. Vecna Krishnakant Kini, Mrs. Leela Madhukar Subhedar, and Mrs. Vanita Ashok Tiwari (hereinafter referred to as **"Sharad Bhoir and 6 Others"**), therein referred to as the Vendors and Mr. Mohan Mangesh Nadkarni, Mrs. Sunanda Mohan Nadkarni, Mr. Diwakar Mohan Nadkarni and Mrs. Priti Diwakar Nadkarni (hereinafter referred to as **"Mohan Nadkarni and 3 Others"**), therein referred to as the Purchasers, Sharad Bhoir and 6 Others, sold, conveyed and transferred unto and in favour of Mohan Nadkarni and 3 Others, all that piece or parcel of then Agricultural land bearing Old Survey No. 27 (Part), now bearing New Survey No. 27, Hissa No. 6, admeasuring 4840 Square Yards equivalent to 4048 Square Meters or thereabouts, of Village Vadavali, in Taluka and Registration District of Thane, within the jurisdiction of Thane Municipal Corporation, situate, lying and being at Ghodbunder Road, Thane (West)-400 607 and more particularly described in the Schedule thereunder written, being the same property more particularly described in the Schedule hereunder written (hereinafter referred to as **"the said Property"**), at or for the consideration and on the terms and conditions more particularly stated therein.
2. In pursuance of the said Indenture dated 21<sup>st</sup> August 1987, vide Mutation Entries No. 225 dated 13<sup>th</sup> August 1988, the names of Mohan Nadkarni and 3 Others came to be entered on the Village Form No. 7 (7/12 Extract) and revenue record as the holders of the said Property.

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3. By an Indenture titled as Agreement for Sale with Possession dated 30<sup>th</sup> June, 1997, registered with the Sub-Registrar of Assurances at Thane, on 1<sup>st</sup> July, 1997, under Serial No. TNN-1/3283/1997, and made between Mohan Nadkarni and 3 Others, therein referred to as the Vendors of the One Part, and Parshvanath Charitable Trust (Foundation), therein referred to as the Purchasers of the Second Part, Mohan Nadkarni and 3 Others, sold, conveyed and transferred the said Property unto and in favour of the said Parshvanath Charitable Trust (Foundation), at or for the consideration and on the terms and conditions more particularly stated therein.
4. In pursuance to the said Indenture dated 30<sup>th</sup> June, 1997, vide Mutation Entry No. 457 dated 22<sup>nd</sup> February 2001, the name of the said Parshvanath Charitable Trust (Foundation) came to be entered on the Village Form No. 7 (7/12 Extract) and Revenue Records as the holder of the said Property.
5. By a Deed of Common Right of Way dated 28<sup>th</sup> December 2012, registered with the Sub-Registrar of Assurances at Thane, on 7<sup>th</sup> February 2013, under Serial No. TNN-5/1397/2013, and made between Parshvanath Charitable Trust (Foundation), therein referred to as the Party of the First Part, Mr. Dhiraj Popatlal Shah alias Dedhia, therein referred to as the Party of the Second Part and Mr. Dhiraj Popatlal Shah alias Dedhia and Mr. Deepak Vallabhji Dedhia, therein referred to as the Party of the Third Part, Parshvanath Charitable Trust (Foundation), the said Mr. Dhiraj Popatlal Shah alias Dedhia and the said Mr. Dhiraj Popatlal Shah alias Dedhia and Mr. Deepak Vallabhji Dedhia, agreed to construct a 9 Meter (29.5 Feet) Wide Running Road passing through the said Property and the adjoining properties of Mr. Dhiraj Popatlal Shah alias Dedhia and Mr. Deepak Vallabhji Dedhia, for being used as a common road, right of way and access for the property bearing Old Survey No. 27 (Part), now bearing New Survey No. 27, Hissa Nos. 2, 3, 4 and 5, of Village Vadavali, in Taluka and Registration District of Thane, within the jurisdiction of Thane Municipal Corporation, as more particularly stated therein.





6. The Joint Charity Commissioner, Maharashtra State, Mumbai, by an Order dated 2<sup>nd</sup> February 2013, granted permission to Parshvanath Charitable Trust (Foundation) to transfer of the said Property in favour of M/s. Key Tech, on the terms and conditions recorded in the said Order.
7. In pursuance of the permission granted by the Joint Charity Commissioner, Maharashtra State, Mumbai, by a Deed of Exchange dated 13<sup>th</sup> March, 2013, registered with the Sub-Registrar of Assurances at Thane, under Serial No. TNN-4/2158/2013, and made between M/s. Key Tech, of the One Part and Parshvanath Charitable Trust (Foundation), of the Other Part, Parshvanath Charitable Trust (Foundation) transferred and conveyed the said Property, unto and in favour of the said M/s. Key Tech, in exchange of some properties of the said M/s. Key Tech, as more particularly mentioned therein.
8. In pursuance of the said Deed of Exchange dated 13<sup>th</sup> March 2013, the name of M/s. Key Tech, came to be entered on the Village Form No. 7 (7/12 Extract) and Revenue Records as the holder of the said property, vide Mutation Entry No. 1426 dated 3<sup>rd</sup> April 2013.
9. With a view to perfect the title of the said property in the hands of M/s. Key Tech, by a Sale Deed dated 17<sup>th</sup> August 2015, registered with the Sub-Registrar of Assurances at Thane, under Serial No. TNN-1/7636/2015, and made between Mr. Diwakar Mohan Nadkarni (being the only surviving heir and legal representative of Mr. Mohan Mangesh Nadkarni and Mrs. Sunanda Mohan Nadkarni, who died intestate on 25<sup>th</sup> November 2002 and 25<sup>th</sup> December 2000, respectively) and Smt. Priti Diwakar Nadkarni, therein referred to as the Vendors of the One Part, and Parshvanath Charitable Trust (Foundation), therein referred to as the Purchasers of the Other Part, Mr. Diwakar Mohan Nadkarni and Smt. Priti Diwakar Nadkarni, while confirming the transfer of the said property by Parshvanath Charitable Trust (Foundation) unto and in favour of M/s. Key Tech by the said Deed of Exchange dated 13<sup>th</sup> March, 2013, conveyed and transferred the said Property unto and in favour of



Parshvanath Charitable Trust (Foundation), at or for the consideration and on the terms and conditions more particularly stated therein.

10. The said Property is affected by the reservation of Housing for Dishoused and is capable of development as per Regulation 68 read with Appendix "P" of the D.C. Regulations for the City of Thane, 1994, with the permission of the Thane Municipal Corporation.
11. We have caused to investigate the title to the said Property by taking search in the office of the Sub-Registrar of Assurances at Thane and by inviting claims, if any, by issuing Public Notices in local Newspapers and also by perusing the revenue records and other title documents.
12. Accordingly, in our opinion, the title of **M/s. Key Tech**, to the said Property is clear, marketable and free from encumbrances, subject to the right of way and access granted on a portion of the said property vide the aforesaid Deed of Common Right of Way dated 28<sup>th</sup> December 2012.

**THE SCHEDULE ABOVE REFERRED TO**  
**(OF THE SAID PROPERTY)**

ALL THAT piece or parcel of agricultural land bearing Old Survey No. 27 (Part), now bearing New Survey No. 27, Hissa No. 6, admeasuring 4840 Square Yards equivalent to 4050 Square Meters or thereabouts (out of which 250 Square Meters has been surrendered and handed over to the Thane Municipal Corporation for 12.0 Meter Wide Road Widening and 50 Square Meters not in possession of M/s. Key Tech), of Village Vadavali, in Taluka and Registration District of Thane, within the jurisdiction of Thane Municipal Corporation, situate, lying and being at Ghodbunder Road, Thane (West) – 400 607.

Dated this 17<sup>th</sup> day of March, 2017

For **M/s. Mehta & Co.**  
Advocates & Solicitors

  
**(Hemant Mehta)**  
Proprietor