

R. P. MUDHOLKAR

B.Sc., LL.B.
ADVOCATE

Office : 202/203, Anand Palace, Tembhi Naka, Opp. Mun. School 12,
Near District / Session Court, Thane - 400 601.

Ref. :

Date : 9/9/2015

Ref:-Title/Cer/no 1/2015

TITLE CERTIFICATE

Reference : Land property situated at Mauje – Kolshet ,
Tal: and Dis:-Thane

Mauje	S No /Hissa no	Admeasuring
Kolshet, Tal: and Dis:-Thane.	33/3B	0-18-8 Po-Kh 0-01-9

This is to certify that as per instruction of KAPLESHWARA BUILDERS AND DEVELOPERS Through partner Shri Mukesh Alias Vicky Prakash Kukreja I have investigated title to property being Land property situated at Mauje – Kolshet ,Tal and ,Dis Thane,From the 7/12 extract of the above properties following position appears in record.

<u>N</u> <u>O</u>	<u>Date</u>	<u>Surve</u> <u>y no</u>	<u>Area</u>	<u>Present</u> <u>owner</u>	<u>Original</u> <u>Owner</u>
1	12/8/15	33/3B	0-18-8 Po-Kh 0-01-9	KAPLESHWARA BUILDERS AND DEVELOPERS	SHRI.ROHIDA VINAYAK GHARAT AND SHRI.YOGESH CHANDU PATIL

Perusal of this property documents show that the mauje Kolshet Tal and Dis Thane land bearing Survey . no 33/3B Admeasuring area shown in the name of KAPLESHWARA BUILDERS AND DEVELOPERS as per mutation entry no. 2858 dated 26/8/2013.

**1] SEARCH REPORT IN RESPECT OF MOUJE
KOLSHET SURVEY .NO 33/3B**

The search of property was taken vide search application no. 3025 date. 31/8/2015 for period from 1986 To 2015.

Name of Document	Survey no	Regd. no	Date	Parties
Sale Deed	33/3B	9806/2011	1/11/2011	Between Shri RohidasVinayak Gharat and Ors and Kapleshwara Builders and Developers

The said property is taken for purchased vide Sale Deed dt 1/11/2011 which was registered on 2/11/2011 vide registered no TNN-5-9806/2011.

2] INDEX II

The Index II of property was given by Sub Registrar Thane -5 vide application no. 9924 dt. 2/1/2011 and given Index II on 2/1/2011.

3] SEARCH AND THANE MUNICIPAL CORPORATION RECORD

A} The search taken in the office of Sub-Registrar Thane-5 does not reveal any encumbrance adversely affecting the owners. I have perused the DP remark given by Thane municipal Corporation Thane which is shows that the survey no 33/3B to be located in Residential zone as per DP Remark. I have

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perused the DP remark given by Thane Municipal Corporation which it shows that the survey no 33/3B to be located in partly residential and partly affected in 40 mt expanded road and 20 mt expanded road.

B}Thane Municipal Corporation has sanctioned and granted development commencement certificate as V.P no S05 /0047/11 on 3/8/2015 TMC/TD/DP/TPS/1469/15

4]PUBLIC NOTICE IN RESPECT OF SURVEY NO 33/3B

Public Notice was also given on 11 August 2015 in Thane Vaibhav but no objection has been received with any adverse title.The parties have revealed that they have not received notice of acquisition or requisition for any public purpose.

5] N.A PERMISSION GIVEN BY COLLECTOR THANE IN RESPECT OF SURVEY NO 33/3B SITUATED AT VILLAGE KOLSHET

The Collector Thane has granted non agriculture permission no No Mahsul /k-1/Te -1/NAP/SR-78/2012 dated 18/3/2013

6) ULC ORDER GIVEN BY ADDL. COLLECTOR AND COMPETENT AUTHORITY THANE URBAN AGGLOMERATION,

The Additional Collector given order no ULC/TA/ Kolshet / SR 30 on 28/3/2005.

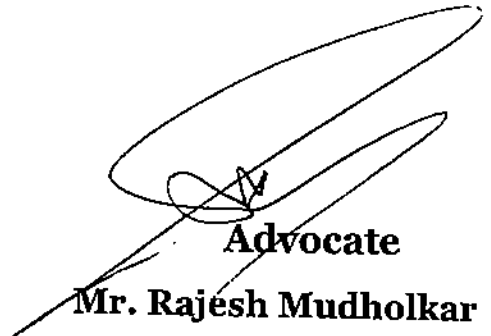
7] ACQUISITION OR REQUISITION.

No remark of acquisition or requisition is found in 7/12 extract .

8] CERTIFICATE OF TITLE.

Considering all these documents in my opinion subject to observations made in this Kapleshwara Builders and Developers as per 7 /12 extract and sale deed referred above have clear and marketable title to above property.

Date:


Advocate
Mr. Rajesh Mudholkar