

Office: Bhagyoday bldg., 1st floor,
Below Khardikar Classes,
Ramnagar, Dombivli (East)
Mob:9821140483

Email Id – sansaresmita@gmail.com

Visiting Hours: Mon to Sat. 6.00 pm to 8.30 pm.* Mumbai Consulting: Friday 6.00 to 8.00

Mrs. Smita Sansare-Parab

B.Com. LL.M. DBM

Advocate

TITLE CERTIFICATE

To,

M/s Balaji Builders and Developers

Dombivli (West)

Sub:- The property bearing Old Survey No. 209 ,Hissa No 6/1 ,And New Survey No 87 ,
Hissa No 6/1 ,admeasuring 922 Sq .Yards + 121 Sq.yards (Pot Kha)= 1043 Sq Yards
i.e.872.39 Sq .Mts situated at Village – Chole ,Taluka –Kalyan , Dist.-Thane.(herein after
referred as Said Land)

I have seen the search report of Advocate S.V.Tarte issued for the year 1982 to 2011 and
Title certificate. And search report of Advocate Deepali Mohite from year 2011 to 2019.

I am relying on the Title certificate issued by Advocate S.V.Tarte regarding mutation
entries and transportation of title of land.

From the available title certificate and search report it has been observed that Smt. Saro
Goma Mhatre was owner of the said land who has expired on 19/10/1955 and legal heirs
of her i.e. 1) Shri. Shankar Goma Mhatre (son), 2) Mrs. RAjubai Bhau Gaikar (daughter),
3) Mr. Ganpat Goma Mhatre (deceased) since his death his wife Smt. Soni Ganpat Mhatre
4) Mr. Kisan Ganpat Goma Mhatre, Ms Kashi Ganpat Goma Mhatre were recorded as
occupant of said land.

As per available title report of Advocate S.V.Tarte it has been observed.that plot no. 4 and
5 of said said land was sold by abovementioned land owners to Mr. Nanji Adnu Shah
vide sale Deed dated 21/10/2073.

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Advocate

Thereafter, plot no. 11 and 2 of the above said land was sold to 1) Mr. Govind Abaji Kulkarni, 2) Ramakant Gajanan, 3) Shri. Ramesh Kashinath Morvelkar 4) Ramdas Trambak Shimpi 5) Vinayak Manohar Wagh, 6) Sou Pramila Tanaji Dongare 7) Sanjiv Kisan Dongare 8) Shailini Sarvottam Nagarkar vide sale deed dated 14/08/1975.

Said Mr. Shankar Goma Mhatre has expired on 13/10/1990 and his legal heirs Smt Parvatibai Shankar Mhatre, Mr. Vitthal Shankar Mhare, Mrs. Girija Jagannath Bhoir, Mrs. Megha Arun Mhatre

They have given said property for development on 17/10/2006 to M/s Ganesh Constrcution prop Narayan Babu Mhatre. And in the year 2015 M/s Ganesh Constrcution prop Narayan Babu Mhatre has entered in to development agreement on 24/4/2015 with M/s Balaji Builder and Developers through partner Mr. Ravi Waman Mhare and Mr. Mangesh Babu Harne.

So as to ascertain whether there is a standing encumbrances upon over or in respect of the said land. There is no litigation pending in any court and there is no impendency on the said land.

I further certify that the said land is free from encumbrances, lien, mortgage, third party interest, and the title of said land can say as clear and Marketable so far as the lien, encumbrances, mortgage is concerned except entries seen in serch report.

At present M/s Balaji Builder and Developers are recorded as an owners of the said land whose title to the said land is not disputed.

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Advocate

I am issuing this Title Certificate on the request of party to show whether there is any third party interest or encumbrances created on the said land.

Place : Dombivli

Date:- 12/09/2019

(Advocate Smita Sansare)

Mrs. SMITA SANSARE PARAB

B.Com., LL.M., DBM

19/B, Yawteshwar CHS. Ltd.,

Rajaji Rd., 3rd Lane, Near Patkar School,

Dombivli (East), Dist. Thane

Rega. No. MAH/2172/2000

Note : This certificate is issued on the basis of entries found in search report, copies of the documents presented by the parties. This Certificate shows the opinion of the Advocate regarding encumbrances, lien etc. on the particular land .

Office : Bhagyoday bldg., 1st floor,
Below Khardikar Classes,
Ramnagar, Dombivli (East) 421 201,
Mob: 9987733204

Ms. Deepali mohite
B.A.LL.B

Visiting Hours: Mon to Sat 6.00 pm to 8.30 pm *

SEARCH REPORT

Sub:- The property bearing Old Survey No. 209 ,Hissa No 6/1 ,And New Survey No 87 ,Hissa No 6/1 ,admeasuring 922 Sq .Yards + 121 Sq.yards (Pot Kha)= 1043 Sq Yards i.e.872.39 Sq .Mts situated at Village - Chole ,Taluka -Kalyan , Dist.-Thane.(herein after referred as Said Land)

I have taken the search in respect of the above mentioned Land and I have gone through the available Index - II Registers kept in the office of Sub Registrar, Kalyan for the period of 09 years i.e. 2011 - 2019. For the year 2019 the INDEX II (printed) registers are not ready in the office of Sub-Registrar Kalyan but in the computer record I enquired in the department and I found following entries Up to 2019.

Search Report Is As Under

Year	Condition
2011	Nil
2012	Nil
2013	Nil
2014	Nil
2015	Entry
2016	Nil
2017	Nil
2018	Nil
2019	Nil

TRANSACTION THE YEAR :- 2015

1) DEVELOPMENT AGREEMENT

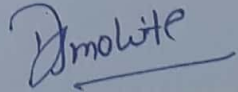
DATE OF REGISTRATION	24/04/2015
REGISTRATION NO	KLN 3 1773/2015
PROPERTY DETAILS	Old Survey No. 209 ,Hissa No 6/1 ,And New Survey No 87 ,Hissa No 6/1 ,admeasuring 922 Sq .Yards + 121 Sq.yards (Pot Kha)= 1043 Sq Yards i.e.872.39 Sq .Mts situated at Village - Chole ,Taluka -Kalyan , Dist.-Thane.
PARTY TO THE FIRST PART	M/s Ganesh Construction through prop Mr Narayan Babu Mhatre
PARTY TO THE SECOND PART	M/s Balaji Builders And Developers Through Partner Mr Ravi Waman Mhatre And Mr Mangesh Babu Harane

Except abovementioned Search I have not found any entry related to Said The property bearing Old Survey No. 209 ,Hissa No 6/1 ,And New Survey No 87 ,Hissa No 6/1 ,admeasuring 922 Sq .Yards + 121 Sq.yards (Pot Kha)= 1043 Sq Yards i.e.872.39 Sq .Mts situated at Village - Chole ,Taluka - Kalyan , Dist.-Thane.As per the entries recorded in the available Index II register in Sub Registrar Office Kalyan. I am furnishing Search Report.

Thus I hereby furnishing the search report as per the information I have received from the Sub Registrar's office, Kalyan.

Date : 09/09/2019

Place : Dombivli


(Ms. Deepali Mohite)

Searcher

Ms. Deepali S. Mohite
B.A. LL.B.
Bhagyoday Bldg., 1st Floor.
Below Khardkar Classes,
Ramnagar, Dombivli (E)

②

TITLE CERTIFICATE

PROPERTY : All that piece and parcel of land bearing Old Survey No. 209, Hissa No. 6/1, & New Survey No. 87, Hissa No. 6/1, admeasuring 922 Sq. Yards +121 Sq. Yards (pot kha) =1043 Sq. Yards i. e. 872.39 Sq. Mts. i. e. Sq. Mts. of Village Chole, Taluka Kalyan, Dist. Thane, and within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration Dist. Thane Sub-Registration Dist. Kalyan.

With a view to investigate the title of Shri Vitthal Shankar Mhatre & Others to the above described property. I have taken searches and perused the documents of title of the said property. My investigation revealed that as per my Search Report of even date the Title of Shri Vitthal Shankar Mhatre & Others to the above described property is free from any encumbrances, clear and marketable.

Under the circumstances, therefore in my opinion Shri Vitthal Shankar Mhatre & Others holds a clear and marketable title without any encumbrances which is agreed to be transferred to M/s. Ganesh Construction Prop. Shri Narayan Babu Mhatre.

Date : 02/11/2011


(S.V. TARTE)
Advocate & Notary



SEARCH REPORT

PROPERTY : All that piece and parcel of land bearing Old Survey No. 209, Hissa No. 6/1, & New Survey No. 87, Hissa No. 6/1, admeasuring 922 Sq. Yards +121 Sq. Yards (pot kha) =1043 Sq. Yards i. e. 872.39 Sq. Mts. i. e. Sq. Mts. of Village Chole, Taluka Kalyan, Dist. Thane, and within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration Dist. Thane Sub-Registration Dist. Kalyan.

With a view to investigate the title of **Shri Vitthal Shankar Mhatre & Others** to the above described property. I have taken searches in the offices of the Sub-Registrar Kalyan for past 30 years i.e. from 1982 to 2011. Further I have also perused the documents of title of the said property. On scrutiny of all my detailed report of the same is as under :-

Initially Piece and parcel of the land bearing Old Survey No. 209, Hissa No. 6/1, & New Survey No. 87, Hissa No. 6/1, admeasuring 922 Sq. Yards +121 Sq. Yards (pot kha) =1043 Sq. Yards i. e. 872.39 Sq. Mts. of Village Chole, Taluka Kalyan, Dist. Thane, and within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration Dist. Thane Sub-Registration Dist. Kalyan, was belonging to Smt. Saro Goma Mhatre.

AS PER MUTATION ENTRY NO. 1251 : - Smt. Saro Goma Mhatre expired on 19/10/1955 leaving behind him following legal heirs

- | | | |
|------|-----------------------------------|----------|
| 1) | Mr. Shankar Goma Mhatre | Son |
| 2) | Mrs. Rajubai Bhau Gaikar | Daughter |
| 3) | Mr. Ganpat Goma Mhatre (Deceased) | Son |
| 3 a. | Smt. Soni Ganpat Mhatre | Wife |
| 3 b. | Mr. Kisan Ganpat Mhatre | Son |
| 3 c. | Mr. Kashi Ganpat Mhatre | Daughter |

(3b & 3c are minor natural guardian mother 3a Smt. Soni Ganpat Mhatre).

S. V. Tarte

B. Com, LL.B.

Advocate & Notary

Tarte Plaza, Ground Flr., Plot No. 121,
Gandhi Nagar, Dombivli (E) 421 204,
Dist. Thane. Phone : 2820491

AS PER MUTATION ENTRY NO. 1809:- Afterwards Mr. Shankar Goma Mhatre & Others Sold the plot No. 4 & 5 of the above said property/land to Mr. Nanji Adnu Shah. Vide sale Deed dated 21/10/73.

AS PER MUTATION ENTRY NO. 3051:- Afterwards Mr. Shankar Goma Mhatre & Others Sold the plot No. 11& 2 of the above said property/land to Mr. Govind Abaji Kulkarni 2) Ramakant Gajanan 3) Shri Ramesh Kashinath Morvelkar 4) Ramdas Trambak Shimpri 5) Vinayak Manohar Wagh 6) Sou Pramila Tanaji Dongare 7) Sanjiv Kisan Dongare 8) Shalini Sarvottam Nagarkar. Vide sale deed dated 14/08/1975.

AS PER MUTATION ENTRY NO. 3344 : Mr. Shankar Goma Mhatre expired on 13/10/1990 leaving behind him following legal heirs

- | | | |
|----|--------------------------------|----------|
| 1) | Smt. Parvatibai Shankar Mhatre | Wife |
| 2) | Mr. Vitthal Shankar Mhatre | Son |
| 3) | Mrs. Girija Jagannath Bhoir | Daughter |
| 4) | Mrs. Megha Arun Mhatre | Daughter |

And Since then Smt. Parvatibai Shankar Mhatre & Others are the owner of above described property.

Thereafter, Shri. Vitthal Shankar Mhatre & Others decided to develop the above said land. Development Agreement executed on 17/10/2006 between Shri Vitthal Shankar Mhatre & Others And M/s. Ganesh Construction Prop. Shri Narayan Babu Mhatre which is registered with Sub-Registrar Kalyan under the Sr. No. KLN-3-03981/2006. Power of Attorney also executed in favour of M/s. Ganesh Construction Prop. Shri Narayan Babu Mhatre



S. V. Tarte

B. Com. LL.B.

Advocate & Notary

Tarte Plaza, Ground Flr., Plot No. 121,
Gandhi Nagar, Dombivli (E) 421 204,
Dist. Thane. Phone : 2820491

In result I did not come across any adverse entry regarding this in the records indicating their transfer of ownership by the above referred Shri Vitthal Shankar Mhatre & Others to any one else except Development Agreement and Power Of Attorney with M/s. Ganesh Construction Prop. Shri Narayan Babu Mhatre, to any one else by way of Sale, Mortgage, Gift, Will, Charity, Donation etc.

Under the circumstances, therefore in my opinion Shri Vitthal Shankar Mhatre & Others bears a clear and marketable title without any encumbrances to the above described property which is agreed to be transferred to of M/s. Ganesh Construction Prop. Shri Narayan Babu Mhatre.

Date : 02/11/2011


(S.V. TARTE)
Advocate & Notary
