

TITLE CERTIFICATE

DESCRIPTION OF PROPERTIES

All that pieces and parcels of lands situated at village Kanchangaon, Taluka Kalyan, District Thane being as under:

Sr. No.	Old Survey No./ Hissa No.	New Survey No./ Hissa No.	Area (H-R-P)	Rate Rs- P
1	102/1	30/1	0-34-4 P.K. 0-02-3 Total 0-36-7	7-94
2	102/2(pt)	30/2A(pt)	402.94 sq. mtrs Out of the total area admeasuring 0H-56R-2P	10-34

DOCUMENTS

- (1) Photocopies of 7/12 extracts in respect to the above mentioned properties provided by our client M/s. Sai Balaji Enterprises.
- (2) Photocopies of Mutation Entries pertaining to the above mentioned properties provided by our client M/s. Sai Balaji Enterprises.
- (3) Photocopy of Development Agreement dated 21/10/2016 executed by and between Thakubai Gauru Patil & 90 Others, therein as the Vendors and M/s. Sai Balaji Enterprises, through its partner Mr. Sanjay Ramnarayan Singh, therein as the Developers, bearing Registration No. KLN-4-8564/2016.



- (4) Search reports of Mr. Mayur N. Surte dated 08/10/2017 and 14/04/2019 for the period of 30 years i.e. from 1988 to 2017 and from 2017 to 2019 in respect to the above mentioned properties.

OBSERVATIONS

- (1) On perusal of the various Search Reports dated 08/10/2017 and 14/04/2019 issued by Mr. Mayur N. Surte, it reveals that the search of the above mentioned properties for the year 1997 are not available as the Index II Registers are in police custody and for the years 2013 & 2017 are still not ready in the office of Sub-Registrar, Kalyan-1 and for the years 2013 to 2017 the Index-II registers are still not ready in the office of Sub-Registrar, Kalyan-4 and for the years 2015 & 2017 the Index II registers are still not ready in the office of Sub-Registrar, Kalyan- 2 & 3 and for the year 2017 the Index II Register is still not ready in the office of Sub-Registrar Kalyan -5. The search of the above mentioned properties for the years 2017 to 2019 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-1, 3 & 4 and for the years 2018 & 2019 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan – 2 & 5. However, the Searcher Mr. Mayur Surte have also taken E Search for the year 1988 to 2019 in the office of Sub-Registrar Kalyan 1, 2, 3 ,4 and 5 and thereby have issued the said Search Reports.
- (2) On perusal of the Mutation Entry no. 537, it reveals that Shri. Gopal Ragho Patil and Shri. Kalya Chango Komaskar, the predecessors-in-title of the Owners of the above mentioned properties have purchased the said properties from one Shri. Sarmel Ratnaji vide Deed of Conveyance dated 06/01/1942. The said Mutation Entry have been recorded and confirmed on 22/02/1942.
- (3) Vide Mutation Entry no. 1236, it is recorded that Shri. Gopal Ragho Patil died in the year 1960 leaving behind him Shri. Janardan Gopal Patil and others and his nephew Shri. Gaoru Kachru Patil and others as his only legal heirs, however the names of Shri. Janardan Gopal Patil and Gaoru Kachru Patil



have been recorded in the 7/12 extracts of the said properties. The said Mutation Entry have been recorded and confirmed on 27/04/1962.

- (4) Vide Mutation Entry no. 1452, it was confirmed that upon statement recorded of Shri. Kalya Chango Komaskar and Kali Tukaram Komaskar, the said properties have been distributed amongst them as per their actual possession and occupation. The said Mutation Entry have been confirmed on 29/06/1966.
- (5) On perusal of Mutation Entry no. 2033, it reveals that Shri. Kalu Chango Komaskar died on 16/11/1975 leaving behind him Smt. Anubai Kalu Komaskar and others as his only legal heirs surviving the deceased. The said Mutation Entry have been recorded and confirmed on 07/01/1979.
- (6) By and through mutual Partition the said properties were partitioned and divided amongst Shri. Janardan Gopal Patil and others in accordance to their respective actual possession and occupation. The said partition and division have been recorded and confirmed vide Mutation Entry No. 23 on 20/05/1987.
- (7) On perusal of Mutation Entry no. 431, it reveals that Shri. Gaoru Kachru Patil died on 23/04/1984 leaving behind him Thakubai Gaoru Patil and others as his only legal heirs surviving the deceased. The said Mutation Entry have been recorded and confirmed on 15/02/2010.
- (8) On perusal of Mutation Entry no. 444, it reveals that Shri. Janardan Gopal Patil died on 24/05/2010 leaving behind him Banubai Janardan Patil and others as his only legal heirs surviving the deceased. The said Mutation Entry have been recorded and confirmed on 21/06/2010.
- (9) By and under an Order dated 16/03/2011 issued by the Deputy Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane bearing no. ULC/ULN/681/SR.21, the name of Government of Maharashtra which was entered in the 7/12 extract of the land bearing Survey no. 30/2(P) being declared as excess land, have been deleted as the said Urban Land (Ceiling and Regulation) Act, 1976 have been repealed and accordingly the name of



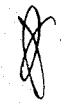
the original owners have been entered therein. The said change have been recorded and confirmed under Mutation Entry no. 521 on 13/06/2011.

- (10) On perusal of Mutation Entry no. 708, it reveals that by virtue of registered Confirmation Deed dated 07/01/2008 executed by Shri. Lahu Tukaram Komaskar for self and as Constituted Attorney of Gaoru Kachru Patil and others in favour of Smt. Ratnabai L. Komaskar, the said land bearing Old Survey no. 102/2(P) New Survey no. 30/2(P) was sold and transferred in favour of Smt. Ratnabai L. Komaskar. The said Mutation Entry have been recorded and confirmed on 16/10/2014.
- (11) It further reveals that Notice Lis Pendency dated 23/04/2013 bearing registration no. KLN5-2302/2013 executed by Ratnadeep Dattatray Mhatre is been duly registered with respect to the lands bearing Survey No. 30/2(P) and other lands hereinabove mentioned.
- (12) It also reveals that by virtue of Release Deed dated 12/12/2014 executed by and between Smt. Banubai Janardan Patil and others, therein as the Releaser and Shri. Chintamani Janardan Patil and other, therein as the Releasee, the said Releaser have duly released and relinquished their respective right, title and interest with respect to the lands bearing Survey no. 30/2 and other lands therein mentioned unto and in favour of the Releasee. The said Release Deed dated 12/12/2014 is duly registered in the Office of the Sub Registrar of Assurances Kalyan 4 at serial no. KLN4-7590/2014.
- (13) By virtue of Development Agreement dated 26/03/2008 executed by and between Shri. Dashrath Kalu Komaskar and others, therein as the Owners and M/s. Om Ganaraj Developers, therein as the Developers, the said Owners granted and assigned development rights with respect to the lands bearing Survey no. 30/3 and other lands therein mentioned totally admeasuring 3500 sq.mtrs. to the said Developers for the consideration and upon the terms and conditions contained therein. The said Development Agreement dated 26/03/2008 is duly registered in the Office of Sub Registrar of Assurances Kalyan 1 at serial no. KLN1-2308/2008. Also by virtue of



Power of Attorney dated 26/03/2008 executed by Shri. Dashrath Kalu Komaskar and others, therein as the Owners in favour of M/s. Om Ganaraj Developers, therein as the Developers, the said Owners granted full power and absolute authority to the said Developers for the purpose of development of the lands bearing Survey no. 30/3 and other lands therein mentioned totally admeasuring 3500 sq.mtrs. The said Power of Attorney dated 26/03/2008 is duly registered in the Office of Sub Registrar of Assurances Kalyan 1 at serial no. KLN1-2309/2008.

- (14) It further reveals that by virtue of Cancellation Deed dated 21/10/2016 executed by and between Shri. Dashrath Kalu Komaskar and others, therein as the Owners in favour of M/s. Om Ganaraj Developers, therein as the Developers, the parties therein have mutually cancelled, revoked and annulled the said Development Agreement and Power of Attorney both dated 26/03/2008 upon the terms and conditions contained therein. The said Cancellation Deed is duly registered in the Office of Sub Registrar of Assurances Kalyan 4 at serial no. KLN4-8560/2016. Pursuant to the said Cancellation Deed dated 21/10/2016 the name of M/s. Om Ganaraj Developers have been deleted from the Other Rights column of the 7/12 extracts of the said properties.
- (15) On perusal of the photocopy of the Development Agreement dated 21/10/2016 executed by and between Smt. Thakubai Gaoru Patil and others, therein as the Owners and M/s. Sai Balaji Enterprises, through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Developers, the said Owners granted and assigned development rights with respect to the above described properties along with various other properties to the said Developers for the consideration and upon the terms and conditions contained therein. The said Development Agreement dated 21/10/2016 is duly registered in the Office of Sub Registrar of Assurances Kalyan – 4 at serial no. KLN4-8564/2016 dated 21/10/2016. The said Development Agreement is still valid, subsisting and enforceable under law.



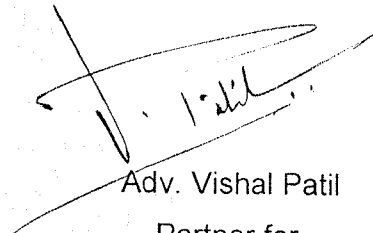
CONCLUSION

On going through the photocopies of the above mentioned documents provided by our client M/s. Sai Balaji Enterprises, through its partner Mr. Sanjay Ramnarayan Singh and in the light of the above observations, the undersigned is of the opinion that the title of the said properties rests in the names of **Smt. Thakubai Gaoru Patil and others** and the development rights rests with **M/s. Sai Balaji Enterprises**, through its partner **Mr. Sanjay Ramnarayan Singh**.

I hereby certify that, subject to the Notices of Lis Pendency, the above mentioned properties are free from defects, having no encumbrances of any nature, and hence it is having a clean marketable title.

This certificate of title is issued on the request of our client and on perusal of the photocopies of the documents provided by **M/s. Sai Balaji Enterprises**, through its partner **Mr. Sanjay Ramnarayan Singh**.

Under my signature on this 17th day of April, 2019 at Dombivli.


Adv. Vishal Patil
Partner for
M/S. RAY LEGAL