



# P. K. Phopherkar

B.A., LL.B.,  
ADVOCATE HIGH COURT

1/18, Ashtami Niwas, Karmvir Bhaurao Patil Marg, Shivaji Nagar,  
Wagle Estate, Thane - 400 604 (Maharashtra State) Ph. : 022 - 25833360 Mob. :

REGD AD/ UCP

Date \_\_\_\_\_

26<sup>th</sup> August 2013

## TITLE CERTIFICATE TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT in the matter of investigation of title of Shri. Gajanan Ramdas Shinge and others ( land owners) of the property bearing Survey No. 6, Hissa No. 2, admeasuring 1210 Sq. Meter situated at Village Wadavali, Taluka and District Thane within the limits of Thane Municipal Corporation and within the Registration and Sub-Registration District of Thane is develop to M/s. Laabh Buildwell through its partner Shri. Prahlad Devkishan Daga, at - Flat No.6, Bhupali Bldg., Second floor, Ram Maruti Road, Thane(W) 400602.

I have been requested to investigate into the title and accordingly to give the opinion in respect of title and marketability of the same. For the said purpose M/s. Laabh Buildwell through its partner Shri. Prahlad Devkishan Daga have been provided certain documents and information having all the legal title pertaining to these immovable properties bearing Survey No. 6, Hissa No. 2, admeasuring 1210 Sq. Meter situated at Village Wadavali, Taluka and District Thane within the limits of Thane Municipal Corporation and within the Registration and Sub-Registration District of Thane.

Having perused the below mentioned Original documents such as :

- 1) 7/12 Extract dated 6/7/2013
- 2) Search Report dated 21/08/2013 taken by Ramesh Dhalape (Searcher)
- 3) Registered Development Agreement dated 29/04/2013 in favour of M/s. Laabh Buildwell through its partner Mr. Prahlad Devkishan Daga ( Reg. doc. No. TNN9-3418-2013 dtd. 29/4/2013)
- 4) Registered Power of Attorney dated 30/4/2013 in favour M/s. Laabh Buildwell through its partner Mr. Prahlad Devkishan Daga ( Reg. doc. No. TNN9-3419-2013 dtd. 30/4/2013)



- 5) Public Notice published in the 'Thane Vaibhav' daily news paper on dated 28<sup>th</sup> June, 2013 of the property bearing Survey No. 6, Hissa No. 2, admeasuring 1210 Sq. Meter situated at Village Wadavali, Taluka and District Thane

Therefore, I have investigated in the Title to land pertaining to bearing Survey No. 6, Hissa No. 2, admeasuring 1210 Sq. Meter situated at Village Wadavali, Taluka and District Thane within the limits of Thane Municipal Corporation and within the Registration and Sub-Registration District of Thane and after perusal of the above mentioned documents it is found that the properties bearing Survey No. 6, Hissa No. 2, admeasuring 1210 Sq. Meter situated at Village Wadavali Taluka and District Thane has been given for development to M/s. Laabh Buildwell through its partner Mr. Prahlad Devkishan Daga.

It is pertinent to note that in the investigation of title it appears that no encumbrance of adverse nature against the said property were noticed.

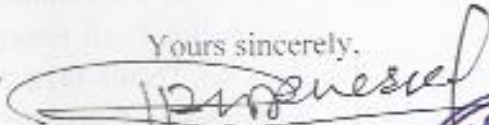
And fully investigation and going through all the documents and records available in respect of landed property pertaining to bearing Survey No. 6, Hissa No. 2, admeasuring 1210 Sq. Meter situated at Village Wadavali, Taluka and District Thane, I have found that the title of the land is free and clear and there is no any litigation and attachment pending towards the property. I am also satisfied that there is no any execution of the Decree and Order as per Order 21 of Civil Procedure Code is pending against the landed property bearing Survey No. 6, Hissa No. 2, admeasuring 1210 Sq. Meter situated at Village Wadavali, Taluka and District Thane.

**THIS IS MY OPINION**

The Title of the land bearing Survey No. 6, Hissa No. 2 admeasuring 1210 Sq. Meter situated at Village Wadavali, Taluka and District Thane within the limits of Thane Municipal Corporation and within the Registration and Sub-Registration District of Thane is clear and marketable free from any encumbrances and developer has being entitled to develop and construct the building by obtaining the sanction of plans / commencement together with a available benefits in the form of TDR / FSI, sale and transfer the premises consist in the building to be constructed on the said property.

Encl: As above.

Yours sincerely,

  
P.K. Phopherkar  
Advocate



# *Rajaram S. Tarmale*

B.A., LL.B.

ADVOCATE HIGH COURT

Office : Ground Floor, Bhalchandra Bldg., Anandvan C.H.S. Ltd. Near Gavdevi Bus Stop, Thane - 400 602.  
Mob.: ~~9892946031~~ Tel. (Resi.) : 25832911/ **9323038378**

Date :

28/10/2014

## TITLE CERTIFICATE TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT in the matter of investigation of title of the property bearing Survey No. 6 Hissa No.3 - C area admeasuring 100 Sq. meters lying being and situated at Village Vadavali, Talathi Saja Ovala, Taluka and District Thane within the limits of Thane Municipal Corporation and within the Registration and Sub-Registration District of Thane belonging to M/s. Tarangan Co. Operative Housing Society Limited, registered under provisions of Maharashtra Co. Operative Society Act, 1960 bearing Reg. No. TNA/(TNA)/HSG/(TC)/ 1138/2000, having its office at - 10/59, Valmiki Nagar CHS Ltd., Thane (East) 400603, through its constitute Attorney Mr. Shaunak Shashikant Deshmukh.

I have been requested to investigate into the title and accordingly to give the opinion in respect of title and marketability of the same. For the said purpose I have been provided certain documents and information having all the legal title pertaining to this immovable property bearing Survey No. 6 Hissa No.3 - C area admeasuring 100 Sq. meters, lying being



and situated at Village Vadavali, Talathi Saja Ovala, Taluka and District Thane within the limits of Thane Municipal Corporation and within the Registration and Sub-Registration District of Thane.

**Having perused the below mentioned Original documents such as :**

- 1) 7/12 Extract
- 2) Ferfar
- 3) Gatbook
- 4) Gaon Namuna No.12
- 5) Search Report dated 20.10.2014 taken by Sachin Patil (Searcher)
- 6) Registered Conveyance Deed dated 01/09/2014 bearing reg. doc. No. TNN1-7423-2014
- 7) Public Notice published by Adv. R.S. Tarmale in 'Thane Vaibhav' daily news paper, of the property bearing Survey No. 6 Hissa No.3 - C area admeasuring 100 Sq. meters lying being and situated at Village Vadavali, Talathi Saja Ovala, Taluka and District Thane.

Therefore, I have investigated in the Title to land pertaining to bearing Survey No. 6 Hissa No.3 - C area admeasuring 100 Sq. meters lying being and situated at Village Vadavali, Talathi Saja Ovala, Taluka and District Thane within the limits of Thane Municipal Corporation and within the Registration and Sub-

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Mob. : 9323038378 Off : 2539 4334 Resi : 2583 2911

Registration District of Thane and after perusal of the above mentioned documents it is found that the property bearing Survey No. 6 Hissa No.3 - C area admeasuring 100 Sq. meters lying being and situated at Village Vadavali, Talathi Saja Ovala, Taluka and District Thane was belong to Tarangan Co. Operative Housing Society Limited, registered under provisions of Maharashtra Co. Operative Society Act, 1960 bearing Reg. No. TNA/(TNA)/ HSG/(TC)/ 1138/2000, having its office at - 10/59, Valmiki Nagar CHS Ltd., Thane (East) 400603, through its constitute Attorney Mr. Shaunak Shashikant Deshmukh., vide registered Conveyance Deed with M/s. LAABH BUILDWELL a partnership Firm registered under the provision of Indian Partnership Act, 1932, having its office at - Office No.1 & 2, Bhoopali Bldg., Ram Maruti Road, Naupada, Thane (W) through its partner Shri Pralhad D. Daga and he has purchased the said property.

It is pertinent to note that in the investigation of title it appears that no encumbrance of adverse nature against the said property was noticed.

And fully investigated and gone through all the documents and records available in respect of landed property pertaining to bearing Survey No. 6 Hissa No.3 - C area admeasuring 100 Sq. meters lying being and situated at Village Vadavali, Talathi Saja



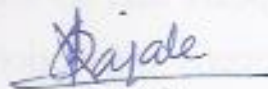
Ovala, Taluka and District Thane is free and clear and there is no any litigation and attachment pending towards the property. I also satisfied there is no any execution of the Decree and Order as per Order 21 of Civil Procedure Code is pending against the landed property bearing Survey No. 6 Hissa No.3 - C area admeasuring 100 Sq. meters lying being and situated at Village Vadavali, Talathi Saja Ovala, Taluka and District Thane

THIS IS MY OPINION

Title of the said property bearing in respect of the landed property bearing Survey No. 6 Hissa No.3 - C area admeasuring 100 Sq. meters lying being and situated at Village Vadavali, Talathi Saja Ovala, Taluka and District Thane within the limits of Thane Municipal Corporation and within the Registration and Sub-Registration District of Thane is clear and marketable free from any encumbrances and reasonable doubts.

Encl: As above.

Yours sincerely,



(Rajaram S. Tarmale)  
Advocate

**RAJARAM S. TARMALE**  
B.A., LL.B.  
ADVOCATE HIGH COURT  
Vc. Pt. Shalchandra Bldg., Anandam C.H.S. Ltd., Nr. Godevil Bus Stop,  
Thane - 400602. • Mob.: 9323068378 / 9425879900

**Preeti S. Gupte**

B.Com, LL.B.,  
ADVOCATE

1, Madhav Co-op. Hsg. Society,  
Ground Floor, Sahayog Mandir Path,  
Ghantali, Thane (W) - 2.

Date :

**DATE :- 25<sup>th</sup> FEBRUARY 2016**

**TITLE REPORT**

**TO WHOMSOEVER IT MAY CONCERN**

**REFERENCE:** Property consisting of all that pieces and parcels of the land bearing Survey No. 6, Hissa No.4, admeasuring 1130 Sq. Mts., situated at- Village - Kasar Vadavali, Taluka and District Thane, within the Limits of the Municipal Corporation of City of Thane, within the Registration and Sub-registration District of Thane.

Pursuant to the above said Property as per the instructions received and information received, and after going through the file, I have formed opinion for issuance of Title Report in respect of the above said property, viz.

The Following Documents were provided to me and I have perused the same respectively before forming my opinion for issuance of Title Report:-

1. Perused the 7/12 extracts in respect of the captioned property bearing names of Shri Ganesh Motiram Gavali and others as the Protected Tenants and then after following due procedure of Law became Deemed Purchasers / owners of the said Land by obtaining the Certificate U/s. 32(M) of BT&AL Act .
2. Perused the Mutation Entry No.136 which reflects the legal heirs of Late Hasan Hussain Akbar Patel were incorporated in the Record of Rights.
3. Perused the Mutation Entry 160 which reflects the legal heirs of Late Shri. Motiram Joma Gavli were added in Record of Rights.
4. Perused the Mutation Entry No. 187 wherein it reflects that the legal heirs of Late Akbar Khan were incorporated and the name of his father was deleted from the Record of Rights.
5. Perused the Mutation Entry No. 279 wherein reflects cultivation of crops in respect of Captioned Property.



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1, Madhav Co-op. Hsg. Society,  
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Ghantali, Thane (W) - 2.

Date :

6. Perused the M.E No.313 wherein it reflects the legal heirs of late Mohammad Mammud Patel are incorporated in the Record of Rights.
7. Perused the Mutation Entry No378 reflects that vide TNC 8113 dated 14.01.56 shows the protected Tenants.
8. Perused the Mutation Entry No395 reflects the Legal heirs of late Mohammad Hussain Akbar Patel.
9. Perused the Mutation Entry No. 552 which shows legal heirs of late Jainabai Mahommad Hussain Patel who died on 7/04/98.
10. Perused the Mutation Entry No1514 shows that as per the Order passed in Remand Case No.3/2012 and (32G/Vadavli/07/1994 dated 13/01/2014 which show Bashir Mohammad Hussain Patel and others have received amount from Nagubai Gavali and others , the purchase price Rs.1245 along with the interest thereon and the names of Nagubai Gavli and others have

been added in Kabjedar Column and the names of the original Owners are deleted.

11. Perused the Mutation Entry No.1515 which reflects that as per Sec 32M of the BT and AL Act , Purchase Certificate has been issued by the Tahasildar in the name of Smt. Nagubai Gavli and others vide No.47/2014 dated 3/02/14 of the said Act and the same is lodged and Registered at the Office of the Sub-Registrar , Thane under the Document Serial No. 1292/2014 and Receipt NO. 1367 .
12. Perused the Mutation Entry No.1559 which shows that Nagubai M. Gavli died on 4/09/14 and her legal heirs were incorporated in Record of Rights.
13. Perused the Order dated 13/01/2014 passed by the Tahasildar and in remand case No.03/2012 and (32G/Vadavli/07/1994) filed by the said Smt.Nagubai M. Gavli and others before

Date :

Agricultural Land Tribunal, Thane under Section 32G of the BT and AL Act in which the Said Nagubai M. Gavli and others were declared to be the Protected Tenants and Deemed Purchasers .

14.Perused the 32 M Certificate dated 3/2/2014 in respect of the captioned property.

15.Perused the Sale Certificate Form No.9 under Section 32M of BT and AL Act 1948.

16.Perused the agreement dated 3/12/2013 executed by and between Mukesh Dhedhia and one and Smt Nagubai Motiram Gavali and others which is Registered at Serial No. TNN-5/11970/2013.

17.Perused the Registered Power of Attorney dated 3/12/2013 bearing No. TNN-5/ 11971/2013 executed by Smt Nagubai Motiram Gavali and

others in favour of Shri Mukesh Dedhia and Manish Dedhia.

18. Perused Sale Permission under section 43A dated 12/09/2014 issued by SDO, Thane, by Order vide NO.TD/TE6/KV/THANE/VP/SR75/14 whereby permission has been granted to Smt. Nagubai Gavli and others.

19. Perused the Sale Deed dated 11/11/2014 bearing Registration No. TNN-2 /9113/2014 executed by and between Mr. Mukesh Dedhia and one and Mr. Ganesh Motiram Gavali and others along with the Declarations and Affidavits and registered power of Attorney.

20. Perused the Registered Agreement for sale dated 08/09/15 bearing No. TNN-2/10906/2015 executed by and between Mr. Mukesh Dedhia and one and M/s. Laabhi Buildwell in respect of captioned property.

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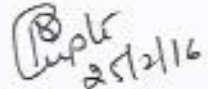
21. Perused the registered Power of Attorney dated 28/08/14 executed by Mr. Pralhad Daga.

22. Perused the Registered Power Of Attorney Dated 9/09/15 bearing registration No. TNN-1/10908/15 executed by and between Mr. Mukesh Dedhia and one and Shri Pralhad D. Daga, partner of M/s. Laabh Buildwell in respect of captioned property.

23. Perused the Search Report dated 18/02/16 carried out by the Searcher Ramesh Dhalpe.

After perusing the above mentioned documents I am of the opinion that Laabh Buildwell, is having Title of Captioned Property, which is Clear, Marketable and free from Encumbrances.

Date:- 25/02/16

  
Preeti S. Gupte

Advocate