



K. B. Kumare

B.A., LL.B.

ADVOCATE HIGH COURT

A/101, 1st Floor, Madhupuri Complex, Opp. Bassein Catholic Bank, Vasai Road (W) 401 202. Tel: 2330060, C/o 2332444

Ref No. _____

Date _____

TITLE CERTIFICATE

Ref: All that Piece and Parcel of Non-Agricultural Properties bearing Survey No. 69[172] Hissa No. 5 admeasuring 3450 Sq. Mtrs., Survey No. 71[173] Hissa No. 1 admeasuring 1240 Sq. Mtrs or thereabout, total admeasuring 4690 Sq. Mtrs, situate at Village Dongare, Taluka Vasai, District Thane owned and possessed by **M/S. HOUSING DEVELOPMENT AND INFRASTRUCTURE LTD.**

Under instructions from my client **M/S. HOUSING DEVELOPMENT AND INFRASTRUCTURE LTD** I have caused the searches taken in the office of the Sub- Registrar of Assurance at - Vasai and on verification of 7/12 Extracts, Mutation Entries, 8 A Extracts, certified copies of which have been furnished to me. I observed as under:



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For the said lands under reference name of Shri. Motya alias Motiram Rama Mangela has been reflected as the Tenant of the said lands as he was cultivating the said lands since prior to 1950 as stated in Mutation Entry No. 1509 duly certified on 26/9/1957.

As per the BTAL Act of 1948, as per Tenancy Certificate the Tenant of the said Lands Shri. Motiram Rama Mangela had paid the cost of the lands Rs. 1291.22/- as decided u/s 32 g to the owner of the said lands Shri. Hari Govind Vartak and as per the 32 m certificate No. 1478 dated 10/4/1968 encumbrances of the cost of the lands has been deleted from the record of rights, and conditions of Section 43 of transfer of land has been reflected on the record of rights, as stated in mutation Entry No. 5261 duly certified on 4/7/1968.

The said Shri. Motiram Rama Mangela expired on 20/12/1976 leaving behind him his sons 1) Raghunath Motiram Mangela 2) Jagannth Motiram Mangela 3) Dattatray Motiram Mangela 4) Vinayak Motiram Mangela 5) Dayaram Motiram Mangela 6) Suresh Motiram Mangela



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and wife 7) Malti Motiram Mangela as his legal heirs as stated in Mutation Entry No. 5515 duly certified on 9/3/1977.

The said Shri. Dayaram Motiram Mangela expired unmarried on 4/2/1979 leaving behind him brothers 1) Raghunath Motiram Mangela 2) Jagannth Motiram Mangela 3) Dattatray Motiram Mangela 4) Vinayak Motiram Mangela 5) Suresh Motiram Mangela and mother 6) Malti Motiram Mangela as his legal heirs as stated in Mutation entry No. 5721 duly certified by C. I. Virar on 26/11/1981.

The said Smt. Malti Motiram Mangela expired on 16/2/2004 leaving behind her sons 1) Raghunath Motiram Mangela 2) Jagannth Motiram Mangela 3) Dattatray Motiram Mangela 4) Vinayak Motiram Mangela 5) Dayaram Motiram Mangela 6) Suresh Motiram Mangela as stated in Mutation Entry No. 179 duly certified by C. I. Virar on 16/3/2004.



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The owners of the said land under reference Shri. Raghunath Motiram Mangela & Others had executed Deed of Conveyance Registered with the Sub-Registered of Registration under Serial No. 6574/2008 dated 3rd June 2008 with the office of Sub Registrar, Vasai II, in favour of M/ S. HOUSING DEVELOPMENT & INFRASTRUCTURE INDIA LTD. The purchaser had purchased the said property from the above mentioned land owners AND as per Mutation Entry No. 727 certified on 22/7/2008 M/S. HOUSING DEVELOPMENT & INFRASTRUCTURE INDIA LTD is absolute owner of the said properties under reference.

On the basis of the papers submitted to me and after perusing the relative title Deeds produced before me, I certify that **M/S. HOUSING DEVELOPMENT AND INFRASTRUCTURE LTD** has a clear, marketable and free from encumbrances, title to the properties hereunder reflected.

THE SCHEDULE ABOVE REFERRED TO:

All that Piece and Parcel of Non- Agricultural Properties bearing Survey No. 69[172] Hissa No. 5 admeasuring 3450 Sq. Mtrs., Survey



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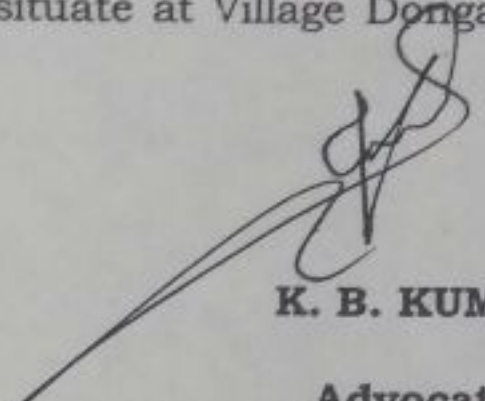
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No. 71[173] Hissa No. 1 admeasuring 1240 Sq. Mtrs or thereabout,
total admeasuring 4690 Sq. Mtrs, situate at Village Dongare, Taluka
Vasai, District Thane.

Dated: - 24th March 2011


K. B. KUMARE

Advocate