



KIRAN BADGUJAR

B.A., LL. B.

Advocate High Court

4/576, Suryodaya C.H.S. Ltd.,
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Ref. No.: HKO-7/2020

Date : 02 MAR 2020

CERTIFICATE OF TITLE

Re. :- The immovable property being Non-Agricultural Lands situated at Village Kopar, Talathi Saja: Kalher, Taluka Bhiwandi and District Thane, Registration District Thane and Sub-District Bhiwandi and within the limits of the Panchayat Samiti Bhiwandi and Zilla Parishad Thane, having description as per Revenue Records as follows:-

Sr. No.	Survey No.	Area (Sq.Mtrs.)
1.	11/7	1290.00
2.	13/2	230.00
Total Area : 1520.00		

(hereinafter referred to as the "SAID LANDS")

Adrika Developers Pvt. Ltd. - Owners

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT, I have investigated the title of the Owners to the said Lands and on the basis of search cause to be taken with the office of the concerned Sub-Registrar of Assurances; and on perusal of Revenue Records and documents submitted, I have observed as under:-

(Handwritten signature)



1. As reflects from revenue record, said Lands were owned by one Barakya Budhya Patil who had purchased the same from one Gajanan Jairam Shet on 20/12/1945 as recorded under Mutation No. 208 dated 10/01/1946. Thereafter, as recorded under Mutation No. 221 dated 16/09/1949, said Barakya Bhudhya Patil died prior to one year and the name of his legal heir being his wife namely Raibai Barkya Patil was recorded on 7/12 extracts of said lands. Thereafter, as recorded under Mutation No. 392 dated 18/04/1964, said Raibai Barakya Patil died on 21/06/1963 and the name of her legal heir being her daughter namely Kalibai Ganapat Mhatre was recorded on 7/12 extracts of said lands. Thereafter, as recorded under Mutation No. 607 dated 12/09/1986, said Kalibai Ganapat Mhatre died prior to 2/3 years and the names of her legal heirs namely (i) Dagadu Ganapat Mhatre, son, (ii) Anant Ganapat Mhatre, son, (iii) Shantabai Jagganath Fulore, daughter and (iv) Gangubai Raghunath Dalavi, daughter were recorded on 7/12 extracts of said Lands (hereinafter said (i) Dagadu Ganapat Mhatre, (ii) Anant Ganapat Mhatre, (iii) Shantabai Jagganath Fulore and (iv) Gangubai Raghunath Dalavi are collectively referred to as the "**said Original Owners**").
2. The said Lands do not fall under the provisions of the Urban Land Ceiling and Regulations Act, 1976- since repealed w.e.f. 29th November, 2007.



3. On perusal of 7/12 extracts of said Lands, prima-facie it appears that the said Lands have not been declared as "Forest" Land, under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.
4. Further on perusal of 7/12 extracts of said lands prima-facie it appears that the said lands are not Adivasi lands.
5. By the Deed of Conveyance dated 5th June, 2008, registered with Sub-Registrar of Assurances, under Sr. No. BVD-2/2846 of 2008 on 5th June, 2008, said Original Owners have sold, conveyed and transferred said Lands to and in favour of Sanjay Nemchand Dodhia, Hasmukh Nemchand Dodhai and Mukesh Nemchand Dodhia for consideration and as per the terms and conditions as contained therein and delivered the legal and physical possession of said lands to said Sanjay Nemchand Dodhias, Hasmukh Nemchand Dodhai and Mukesh Nemchand Dodhia. By virtue of said Deed of Conveyance the names said Sanjay Nemchand Dodhia, Hasmukh Nemchand Dodhia and Mukesh Nemchand Dodhia were recorded on 7/12 extracts of said Lands vide Mutation No. 811 dated 20/08/2008 (hereinafter said Sanjay Nemchand Dodhia, Hasmukh Nemchand Dodhia, Mukesh Nemchand Dodhia are collectively referred to as the "**said Sanjay Nemchand Dodia and others**").
6. By & under permission No. TNC 2708/ Prakra 165/ L-9 dated 9th July, 2008 as amended by permissions dated 31st August, 2009, 11th March, 2010 and 22nd November, 2012, Adrika Developers Pvt Ltd. have obtained permission from Revenue and



Forest Department of Government of Maharashtra under Section 63(1A) of the Bombay Tenancy and Agricultural land Act, 1948 to acquire the land situated at Village Kopar, Kalher, Purna, Rahanal, Kevni and others.

7. By the Deed of Conveyance dated 28th January, 2010, registered with the Sub-Registrar of Assurances, under Sr. No. BVD1/642 of 2010 on 29th January, 2010, said Sanjay Nemchand Dodhia and others have sold, conveyed and transferred said Lands to and in favour of said Adrika Developers Pvt. Ltd. for consideration and as per the terms and conditions as contained therein and delivered the legal and physical possession of said lands to said Adrika Developers Pvt. Ltd. By virtue of said Deed of Conveyance the name said Adrika Developers Pvt. Ltd. has been recorded on 7/12 extracts of said lands under Mutation No. 899 dated 02/02/2010.
8. At present 7/12 extracts of said lands stands in the name of Adrika Developers Pvt. Ltd. and the tenure of said land is Class-I.
9. **IN VIEW OF THE ABOVE, IN MY OPINION**, the title of the Owners to the said Lands is clear, marketable and free from all encumbrances and reasonable doubts.

Date : 02 MAR 2020




(KIRAN BADGUJAR)
Advocate