

SHRI. KRUNAL A. ADHIKARI

B.A.L.L.B
ADVOCATE HIGH COURT

Office : Nav Everest Towers co. Op. Hsg.
Soc. Ltd. Shop No. B-9, Karnik Rd.,
Kalyan (w)- 421 301
Res. : At & Post-Varap, Tal.-Kalyan, Murbad Rd.,
Dist. Thane- 421 301
Mob : 9167922789

Ref. No.

Date : 26/9/2016

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Reg : All those pieces and parcels of land lying, being and situated at Village Gauripada, Taluka Kalyan, District Thane. Within the Limits Kalyan Dombivali Municipal Corporation Bearing Survey no. 24, Hissa No. 2P (24/2B-1) Area Admeasuring 4464.06 Sq. Mts.

Owner :- M/s. Yogi Developers Corporation, a Partnership Firm

READ:

- 1) Extracts of 7/12
- 2) Relevant Mutation entries.
- 3) Search reports dated 15/05/2008, 21/07/2011 and 17/09/2016 in respect of Survey No. 24/2P.
- 4) Conveyance deed dated 29/12/2010, which is registered at the office of Sub Registrar Kalyan 2, at Registration No. 2/2011, on 09/02/2011, Wherein Dr. Sharique Ibrahim Moulavi and others are the Vendors/Owners and M/s. Shree Ram Builders, a partnership firm, through its partner Shri. Ketan Ramesh Mehta is the Confirming Party No. 1 and Shri. Hasan Dokadia is confirming party No. 2 and M/s. Yogi Developers Corporation, a partnership firm is the Purchaser for the area admeasuring about 7580 Sq. Mts.
- 5) Agreement for Sale dated 04/01/2013, which is registered at the office of Sub Registrar Kalyan 1, at Registration No. 239, on 09/01/2013, Wherein M/s. Vidhi Construction Through its Partner Deepak Ramesh Mehta is the Vendor/Owner and Yogi Developers Corporation through its partner Shri. Ramesh Mehta is the Purchaser for TDR.
- 6) Mortgage Deed dated 29/01/2014, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 488, on 29/01/2014, Wherein

(Signature)

M/s. Yogi Developers Corporation through its partner Shri. Deepak Ramesh Mehta and Bandish B. Ajmera are the Mortgagers and Indusind Bank Ltd. Through Mohammed Salim Khan is the Mortgagee.

7) Indemnity Bond dated 11/12/2015, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 8092/2015, on 11/12/2015, Wherein M/s. Yogi Developers Corporation through its partner Shri. Deepak Ramesh Mehta is the Vendors / Owners and Kalyan Dombivali Municipal Corporation is the Purchaser for the area admeasuring about 568.48 Sq. Mts., for 12 meter D. P. Road.

8) Indemnity Bond dated 04/01/2016, which is registered at the office of Sub Registrar Kalyan 4, at Registration No. 87/2016, on 04/01/2016, Wherein M/s. Yogi Developers Corporation through its partner Shri. Deepak Ramesh Mehta and Ramesh Mehta both are for self & Power of Attorney Holder for others are the Vendors / Owners and Kalyan Dombivali Municipal Corporation is the Purchaser for the area admeasuring about 3316.11 Sq. Mts., (5% Amenity Plot). (S. No. 22/1/1 & 24/2Pt.)

It appears from the records in respect of the said land that Sharique Ibrahim Moulvi and others and other co-owners (Sarfaraj Abdul Latif Moulavi and others) the previously well and sufficiently were entitled to all that piece and parcel of land lying, being and situated at Village Gauripada being Survey No, 24, Hissa No. 2(part) totally admeasuring 21619 sq. yards equivalent 18075 sq. meters as per partition deed dated 13/2/1987 which registered at registration No. 738 on 17/2/1987. Thereafter partition deed executed for the said 18075.80 sq. meters and said land area admeasuring 7580 sq. meters allotted to the share of Jainbi Mohammad Ibrahim Moulavi and others. (Sharique Ibrahim Moulvi and others)

AND WHEREAS by virtue of the deed of partition the owner of the 7580 sq. meters i.e. Sharique Ibrahim Moulvi and others were well and sufficiently entitled to all that piece and parcel of the said land.

That the owners of the said Land, 1) Sharique Ibrahim Moulavi, 2) Nisar Gulam Rasul Moulavi, 3) Jabeen Shrique Moulavi, 4) Sarver Shrique Moulavi, 5) Mohammad Sameer Shrique Moulavi, 6) Aakif Rasool Shrique Moulavi, 7) Simin Majaz Farid, 8) Saher Shahid Falke, 9) Sabeena Mohammadali Kaskar, 10) Sabeena Mohammadali Kaskar, 11) Arbeena Farid Jin, 12) Mahek Shafique Moulavi, 13) Tazeen Murtuza Dolare, 14) Nurunnisa Ahmed Patel, 15) Shamsunnisa Nasruddin Moulavi, 16) Anwari Nazir Hullek, 17) Zubair Ali Amir Arab, 18) Rizwan Ali Amir Arab, 19) Riyaz Ali Amir Arab, 20) Saad Ali Amir Arab, 21) Arsalan Ali Amir Arab, 22) Sadat Ali Amir Arab, 23) Shaheen Gulam Akbar Karte 24) Saba Shahid Patil, 25) Uzma Rayyan Falke, 26) Humera Abdul Sattar Moulavi, 27) Farzana Saad Nachan, 28) Farhat Rizwan Jairumi, 29) Rafat Mursalin



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Jalal, 30) Farrokh Rizwan Jairumi, 31) Faiz Abdul Sattar Moulavi, 32) Aqueel Abdul Sattar Moulavi, 33) Iqbal M.Ismile Moulavi, 34) Ikhtiyar M.Ismile Moulavi, 35) Farooque Abdul Latif Moulavi, 36) Sadan Ibrahim Moulavi, 37) Sohail Ibrahim Moulavi, 38) Shakir Ibrahim Moulavi, 39) Naseem Abdul Latif Moulavi, 40) Anas Abdul Latif Moulavi, 41) Hafizbani Gulam Husaain Patel, 42) Safia Hanif Farid, 43) Seema Sarfaraz Moulavi, 44) Salaudin Sarfaraz Moulavi, 45) Siddiqui Sarfaraz Moulavi, 46) Safi Sarfaraz Moulavi, 47) Sufi Sarfaraz Moulavi, 48) Saba Sarfaraz Moulavi, 49) Sanobar Mukhtar Kanekare, 50) Sadiya Sarfaraz Moulavi, 51) Sariya Sarfaraz Moulavi, 52) Khalid A.Aziz Sayyed, 53) Rashid A.Aziz Sayyed, 54) Iqbal A.Aziz Sayyed, 55) Aqueela Abdul Karim Pathan, 56) Zakiya Sayyed Zakir Edroos, 57) Farida Mohammadali Mulla, 58) Zubaida Haidar Moulavi, 59) Wasim Haidar Moulavi, 60) Khurshid Haidar Moulavi, 61) Athar Haidar Moulavi as a Vendors and M/s. Shree Ram Builders, a partnership firm, through - Ramesh Amrutlal Mehta as a confirming party No. 1 & Rajjak Hasan Dokadiya as a confirming party no. 2 executed a Conveyance Deed in favour of M/s. Yogi Developers Corporation Partnership Firm through its partner Shri. Ketan Ramesh Mehta on 29/12/2010 which is registered at the office of Sub Registrar Kalyan - 2, at Registration No. 02/2011, on 09/02/2011, for the area admeasuring about 7580 sq. meters.

That the name of M/s. Yogi Developers Partnership Firm is mutated in Revenue Record and on 7/12 extract of the said land as owner by Mutation Entry No. 453, dated 15/04/2011.

That the owners of the said Land, M/s. Yogi Developers Corporation through its partner Shri. Deepak Ramesh Mehta and Bandish B. Ajmera executed a Mortgage Deed in favour Indusind Bank Ltd. Through Mohammed Salim Khan on 29/01/2014, which is registered at the office of Sub Registrar Kalyan 5, at Registration No. 488/2014, on 29/01/2014, Wherein M/s. Yogi Developers Corporation through its partner Shri. Deepak Ramesh Mehta and Bandish B. Ajmera are the Mortgagers and M/s. Indusind Bank Ltd. Through Mohammed Salim Khan is the Mortgagee.

That the owners of the said Land, M/s. Yogi Developers Corporation through its partner Shri. Deepak Ramesh Mehta executed a Indemnity Bond in favour Kalyan Dombivali Municipal Corporation on 11/12/2015, which is registered at the office of Sub Registrar Kalyan 5, at Registration



No. 8092/2015, on 11/12/2015, Wherein M/s. Yogi Developers Corporation through its partner Shri. Deepak Ramesh Mehta is the Vendors/Owners and Kalyan Dombivali Municipal Corporation is the Purchaser for the area admeasuring about 568.48 Sq. Mts., for 12 meter D. P. Road.

That the owners of the said Land, M/s. Yogi Developers Corporation through its partner Shri. Deepak Ramesh Mehta and Ramesh R. Mehta executed Indemnity Bond in favour Kalyan Dombivali Municipal Corporation on 04/01/2016, which is registered at the office of Sub Registrar Kalyan 4, at Registration No. 87/2016, on 04/01/2016, Wherein M/s. Yogi Developers Corporation through its partner Shri. Deepak Ramesh Mehta and Ramesh R. Mehta are the Vendors/Owners and Kalyan Dombivali Municipal Corporation is the Purchaser for the area admeasuring about 3316.11 Sq. Mts., (5% Amenity Plot). (S. No. 22/1/1 and 24/2part)

That the M/s. Yogi Developers Corporation is well and sufficiently were entitled to all that piece and parcel of land lying, being and situated at Village Gauripada being Survey No, 24, Hissa No. 2(part) (New 24/2B-1) totally admeasuring 4464.06 sq. meters

In the matter of investigation of title of above stated land. It appears that the owner/developer/builder is well and sufficiently entitled to Develops, sale, or transfer the said land property subject to repayment of loan of indusind Bank by obtaining other necessary permissions from revenue authorities and other concern department. After obtaining necessary permission entitled to sale Flats, Shops or other Units sanctioned by concern authorities.

That the revenue records in respect of the said land do not reveals any entry, which may fall in the category of encumbrances over the said property.

I have also gone through the search reports taken at the office of Sub-Registrar of assurance at Kalyan for the period mentioned therein and the same does not reveals any entry, which may fall in the category of encumbrances over the said land property.

Upon perusal of the above said documents, available revenue records and search reports, I am of the opinion that the title of the owner/developer/builder in respect of above stated land appears clear, marketable and free from all encumbrances subject to repayment of loan of indusind Bank and the owner/developer/builder is well and sufficiently entitled to Develops the said land property by obtaining other necessary permissions.

Signature

SHRI. KRUNAL A. ADHIKARI



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Hence this title Certificate issued by me on this 26th day of
September 2016.


ADVOCATE

K. A. ADHIKARI

