



Date :- 16-01-2020

Ref. No. VNB/ 02 /2020

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is to certify that documents produced to me by Shree Ostwal Builders Ltd., having office at Ostwal House, Opp. Shivar Garden, Mira Road (E), District Thane, in respect of respect of the piece of land bearing **Old Survey No 271 New Survey No 82 Hissa No. 10**, admeasuring 1920 Sq. Meters, situated, lying and being at Village Navghar, Taluka and District Thane, within the limit of Mira Bhayandar Municipal Corporation, in the Registration District and Sub-District of Thane, (hereinafter referred as the Said Property), I am herewith issuing this Title Certificate as under:-

1. Originally Shri Damodar Manik Patil was the owner of Said Property and whereas said Damodar Manik Patil died on 03-02-1993 leaving behind his son 1) Chintaman Damodar Patil, 2) Shri Jayraj alias Jaydas Damodar Patil, and daughters 3) Smt. Shantabai Mukund Pedvekar, 4) Smt. Parvatabai Moreshwar Thakur, 5) Smt. Bebibai alias Shakuntala Shantaram Paygaonkar as his legal heirs, and accordingly vide a mutation entry No. 1765 the name of Shri Chintaman Damodar Patil and others were recorded as a owner in the 7/12 extract of the Said Property.
2. That said Shri Jaydas alias Jayraj Damodar Patil also died on 26-07-2009, leaving behind him wife 1) Smt. Rajni Jaydas alias Jayraj Patil, son 2) Shri Amrut Jayraj alias Jaydas Patil, and daughters 3) Bhakti Amit Patil, 4) Darshana Jayraj alias Jaydas Patil alias Smt. Darshana Ranjeet Tare as his legal heirs and accordingly vide a mutation entry 1766 name of Smt. Rajni Jaydas Patil and others were recorded in the 7/12 extract of Said Property.
3. That said Shri Chintaman Damodar Patil and others agreed to grant the Said Property for Development to Shree Ostwal Builders Ltd., and for the purpose of inviting Public objection thereon I was issued a Public Notices in News Paper Navshakti and Free Press Journal both dated 15.05.2013 and on the said Public Notice I was received only two objections of The Estate Investment Company Pvt. Ltd., and Smt.

Shakuntala Shantaram Paigaonkar, and said both objections has been settled/cleared thereafter in the manner as mentioned hereunder.

4. That vide a Development Agreement dated 14.10.2013, which is registered before the Sub-Registrar of assurance at Bhayandar under serial No. TNN-7-7747-2013, said Shri Chintaman Damodar Patil, Shri Hemchand Chintaman Patil, Smt. Kusum Chintaman Patil, Smt. Bhagyashree Raju Mhatre, Smt. Riya Rajkiran Mhatre alias Latika Chintaman Patil, Smt. Manish Rajnish Patil, Smt. Rajni Jaydas alias Jayraj Patil, Bhakti Amit Patil, Smt. Darshana Ranjeet Tare alias Darshana Jaydas Patil, Shri Amrut Jaydas alias Jayraj Patil, Smt. Shantabai Mukund Pedvekar, Smt. Parvatabai alias Pravatibai Moreshwar Thakur and Smt. Bebibai alias Shakuntala Shantaram Paigaonkar granted the Development Rights of Said Property to Shree Ostwal Builders Ltd. on the terms and condition mention therein.

5. That in pursuance to said Development Agreement dated 14.10.2013 said Shri Chintaman Damodar Patil and others also executed power of attorney dated 14.10.2013, which is registered before Sub-Registrar of assurance under serial No. TNN-7-7748/2013, in favour of Shri Umraosingh P. Ostwal and Shri Kuldeep U. Ostwal, directors of said Shree Ostwal Builders Ltd., confirming upon them several powers inter-alia power to deal and develop Said Property. That the Possession of Said Property has been also handed over by the said Shri Chintaman Damodar Patil and others to the Shree Ostwal Builders Ltd.

6. That one The Estate Investment Company Pvt. Ltd also claimed their rights in respect of Said Property, and vide a Release Deed dated Deed of Release dated 31.08.2016 (which is registered the serial No. TNN-4 4423/2016) said The Estate Investment Company Pvt. Ltd also released and relinquished all their rights in respect of Said Property in favour of Shree Ostwal Builders Ltd.

7. Then Smt. Shantabai Mukund Pedvekar died on 25.09.2016 leaving behind her four sons namely Shri Janardhan Mukund Pedvekar, Shri Manoj Pedvekar, 3) Shri Pradeep Mukund Pedvekar and Shri Mahesh Mukund Pedvekar, as her only legal heirs.

Chintaman



Date :-

8. Then vide a Deed of Conveyance dated 13.12.2019 (which is registered before the Sub Registrar of assurance under serial No. TNN-109856/2019) Shri Chintaman Damodar Patil, Shri Hemchand Chintaman Patil, Smt. Kusum Chintaman Patil, Smt. Bhagyashree Raju Mhatre, Smt. Riya Rajkiran Mhatre alias Latika Chintaman Patil, Smt. Manisha Rajnish Patil, Smt. Rajni Jaydas alias Jayraj Patil, Bhakti Amit Patil, Smt. Darshana Ranjeet Tare alias Darshana Jaydas Patil, Shri Amrut Jaydas alias Jayraj Patil, Smt. Parvatibai alias Pravatibai Moreshwar Thakur, Shri Janardhan Mukund Pedvekar, Shri Manoj Mukund Pedvekar, Shri Pradeep Mukund Pedvekar, Shri Mahesh Mukund Pedvekar sold their 80 % share admeasuring 1536 Sq. Meters out of the Said Property to Shree Ostwal Builders Ltd. That in pursuance to the Said Deed of Conveyance Said Shri Chintaman Damodar Patil and others also executed a Power of Attorney in favour of Directors of Shree Ostwal Builders Ltd.

7. I have also gone through the Search Report dated 20.06.2013 prepared by Search reporter Shri Narayan Kenny for the period of 30 years i.e. 1983 to May 2013 and have also taken the Search of the Said Property from 2002 to 14.01.2020 and I have not noticed any other Transaction (registered documents) in respect of Said Property, save and except the documents referred in this present report.

I say that as per aforementioned information, documents produce to me and taken search in the Office of Sub – Registrar, in my opinion title of the Said Property is free from all Registered encumbrances and marketable, and said Shree Ostwal Builders Ltd., have a right and authority to develop the Said Property by constructing building thereon and to Sale the offices/Shops/Flats/ in said proposed Building/s to the prospective purchaser/s, subject to relevant permissions from the concern authority.

VIVEK N. BHUTADA

ADVOCATE