

Date: 02.03.2019

**TITLE CERTIFICATE**

Ref: Land bearing old Survey No.19, corresponding to new survey No.19, Hissa No.14, admeasuring 1700 sq. meters, lying, being and situate at Village Vadavali, Taluka and District Thane, Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation, which is owned by M/s Haware Engineers and Builders Pvt. Ltd., a public limited company, through its Director Shri Pravin Kashinath Haware

I have caused the Search to be made in respect of the above referred Property in the office of Sub-registrar Thane and Concerned Revenue Authorities since 1985 through Shri Sanjay Shinde. I have also published public notice in Daily Maharashtra Janmudra calling upon objections from the public at large against issuance of title certificate in respect of said property. However, no objection has been received by me till today. I have earlier issued the title certificate in respect of the said property on 30.10.2017. I have also gone through the revenue records a fresh and no new transaction has revealed.

It is observed from the revenue records that at the relevant time, one Shri Vishnu Bhaskar Kasar, i.e. the predecessor in title of 1) SMT NALINI VISHNU KASAR, 2) SHRI RAJAN VISHNU KASAR, 3) SHRI SAJAN VISHNU KASAR, 4) SMT. JAYASHRI DAYANAND BHOIR, and 5) SMT VATSALA DHARMESH ALIMKAR, has acquired the property under section 32(G) of the Bombay Tenancy and Agricultural Act, 1948, being Agricultural Land bearing old Survey No.19, corresponding new survey No.19, Hissa No.14, admeasuring about O-H-17-R-0-prati i.e. 1700 Sq. Meters, of Revenue Village Vadavali, Thane, Taluka and District Thane (hereinafter collectively referred to as the "SAID PROPERTY") and their holding in respect thereof was subject to the provision of Section 43 of the Said Tenancy Act.

It is further observed that by and under Development Agreement dated 14/3/1989, the said Shri Vishnu Bhaskar Kasar and 1) SMT NALINI VISHNU KASAR, 2) SHRI RAJAN VISHNU KASAR, 3) SHRI SAJAN VISHNU KASAR, 4) SMT. JAYASHRI DAYANAND BHOIR, and 5) SMT VATSALA DHARMESH ALIMKAR have granted the development rights of the said property to and in favour of M/S POORVI ENTERPRISES, for the consideration and upon the terms and conditions, more particularly mentioned in the said agreement; which is duly registered in the office of S.R.O., Thane, at Doc.Sr.No.2221/1989 and said Shri Vishnu Bhaskar Kasar and 1) SMT NALINI VISHNU KASAR, 2) SHRI RAJAN VISHNU KASAR, 3) SHRI SAJAN VISHNU KASAR, 4) SMT. JAYASHRI DAYANAND BHOIR, and 5) SMT VATSALA DHARMESH ALIMKAR have also executed a General Power of Attorney on 14/3/1989 in favour of the M/s Poorvi Enterprises, which is also registered in the office of S.R.O., Thane, at Doc.Sr.No.87/89. It is further observed that said Shri Vishnu Bhaskar Kasar and 1) SMT NALINI VISHNU KASAR, 2) SHRI RAJAN VISHNU KASAR, 3) SHRI SAJAN VISHNU KASAR, 4) SMT. JAYASHRI DAYANAND BHOIR, and 5) SMT VATSALA DHARMESH ALIMKAR have put M/s Poorvi Enterprises into vacant, peaceful, physical and lawful possession of the said property.

It is further observed that by and under Order dated 25<sup>th</sup> February, 2000 under reference No.ULC/TA/W.S.H.S/20/Special Dispension Scheme/SR-1093, issued by the Competent Authority appointed under the U.L.C. Act, the said property has been exempted from the U.L.C.Act under Section 20 and 21 of the said Act for the purpose of building the construction project thereon.

It is further observed that due to diversification and business exigencies, by and under Deed of Assignment of Right dated 19/9/2008 came to be executed by said M/s Poorvi Enterprises to and in favour of M/s Haware Engineers and Builders Pvt. Ltd., duly registered in the office of S.R.O. Thane at Doc. Sr. No. 5629/2008 for the consideration and upon the terms and conditions and said M/s Poorvi Enterprises has executed Substituted Power of Attorney of even date to and in favour of M/s Haware Engineers and Builders Pvt. Ltd., which is also registered in the office of S.R.O. THANE at Doc. Sr. No. 5630/2008.

It is further observed that after execution of the Deed of Assignment of Development Rights on 19/9/2008, said M/s Poorvi Enterprises and M/s Haware Engineers and Builders Pvt. Ltd. again confirmed the said deal by executing the Confirmation Deed to the said Registered Deed of Assignment of Development Rights dated 19.09.2008, (TNN-3-05629-2008) which is also registered on 16/2/2010 in the office of S.R.O., Thane at Doc.Sr.No.TNN-5/1625/2010 alongwith the Deed of Confirmation dated 16/2/2010 as Annexure 'A' and pursuant to such instruments, said M/s Poorvi Enterprises put the said M/s Haware Engineers and Builders Pvt. Ltd. into vacant, peaceful, lawful and physical possession of the said property.

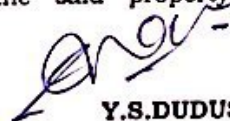
It is further observed that by and under order dt.16.8.2012 issued by the S.D.O. Thane, under Reference No.TD/T-6/KUV/VP/S.R.57/2012, issued under Section 43(1) of the BTAL Act, the permission for development of the said property has been granted and as such, M/s Haware Engineers and Builders Pvt. Ltd. was entitled to develop the said property, subject to the terms and conditions of the U.L.C. Order dt. 25<sup>th</sup> February, 2000.

It is further observed that said M/s Haware Engineers & Builders Pvt. Ltd. had by virtue of the said Registered Power of Attorney at Power Doc.Sr.No.5630/2008 was entitled to enter into and transact the said property for and on behalf of said Shri Vishnu Bhaskar Kasar and 1) SMT NALINI VISHNU KASAR, 2) SHRI RAJAN VISHNU KASAR, 3) SHRI SAJAN VISHNU KASAR, 4) SMT. JAYASHRI DAYANAND BHOIR, and 5) SMT VATSALA DHARMESH ALIMKAR.

It is further observed that thereafter, by the deed of conveyance dated 16/5/2014 executed by said 1) SMT NALINI VISHNU KASAR, 2) SHRI RAJAN VISHNU KASAR, 3) SHRI SAJAN VISHNU KASAR, 4) SMT. JAYASHRI DAYANAND BHOIR, and 5) SMT VATSALA DHARMESH ALIMKAR, through their Constituted Attorney Shri Pravin Kashinath Haware, with the confirmation of Haware Engineers and Builders Pvt. Ltd., they have absolutely sold, transferred and conveyed the said property to and in favour of M/s Haware Housing, a partnership firm, having its office at 413/416, Vardhaman Market, Sector 17, Vashi, Navi Mumbai, through their partner SHRI AMIT SURESH HAWARE. The said deed of conveyance is duly registered in the office of S.R.O. Thane-2 at Doc.Sr.No.4064/2014 on 16/5/2014. The name of said M/s Haware Housing and its partners has been recorded in the records of rights as the owner thereof for the area of 1700 sq. meters and S.R.O., Thane has also issued Index II mentioning the name of M/s Haware Housing as the absolute owner and holder of the said property. The said transaction is recorded in the records of right vide M.E.No.1520.

Thus, in my considered opinion, the said M/s Haware Housing and its partners is the absolute and lawful owners of the said property and also has legal, absolute and valid and lawful rights to develop the said property without anybody's objection and to sell the row houses, bungalows and any other premises in the proposed development of the said property for valid consideration to any third party.

Thane,  
Date: 02.03.2019



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