

TITLE CERTIFICATE

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that we have taken the search and investigated the title in respect of the land/properties bearing Old Survey No. 315, corresponding New Survey No. 47, Hissa No. 3, admeasuring 9.6 Gunthas, 960 Sq. Meters of Revenue Village GODDEV, lying, being and situate at Bhayander (East), within the limits of Mira-Bhayander Municipal Corporation, hereinafter referred to as "The Said Properties", which Originally belonged to The Estate Investment Co. Pvt. Ltd., however SHRI YASHWANT GOPAL PATIL had been in use, enjoyment, occupation and possession of the lands as described hereunder for cultivation of the said lands from the time immemorial and prior to the tiller's day through his predecessor but the name of the his predecessor was not mentioned in the Land Records through oversight.

THAT the name of The Estate Investment Co. Pvt. Ltd. appeared in the Record of Rights; however, the said Shri Yashwant Gopal Patil was recorded as protected Agricultural Tenant in the Land Records of the said property. Under the provisions of B.T. & A. L. Act, 1948 Shri Yashwant Gopal Patil was entitled to perfect his title and rights in respect of the said lands by efflux of time through cultivation of the said lands prior to the tiller's day as mentioned above.

THAT after the death of his predecessors Shri Yashwant Gopal Patil continued the cultivation of the said lands and applied to the Tahsildar and Agricultural Land Tribunal, Thane to grant

Flat No. B/204,
Ram-Isha Apartment,
Indralok, Phase - 1,
Bhayander (E) - 401 105.
Tel.: 6524 1109

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VIKAS SINGH
V. P. SINGH

ADVOCATES HIGH COURT

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Markande Niwas, H. T. Road,
Kajupada, Borivali (E),
Mumbai - 400 066.
vedprakashsingh7@yahoo.com

him the status of Agricultural Tenant U/s. 70(b) of the B.T. & A.L. Act, 1948 which was granted by order No.70 (b) Goddev.2009-10 dated 30/12/2010 in his favour as the protected tenant. The said Shri Yashwant Gopal Patil further applied to the said Tribunal for the purchase of the said lands U/s. 32G and the Tahsildar Thane granted the permission U/s.32G of the said Act, by Order No.32G/Goddev/37/2011 dated 14/10/2011 and allowed Shri Yashwant Gopal Patil to purchase the said lands under the said provisions of law and granted the certificate U/s.32M of Bombay Tenancy & Agricultural Lands Act vide Certificate No.32M/No.44/2011 dated 16/12/2011. In the manner aforesaid Shri Yashwant Gopal Patil became the absolute owner of the said property as per law subject to the provisions U/s. 43 of the said Act. In order to clear the statutory restrictions on the property Shri Yashwant Gopal Patil applied to the office of Sub Divisional officer, Thane, which was granted by the Ld. Sub Divisional Officer Thane under vide Certificate No.SR/14/2012 dated 13/03/2012, thus Shri Yashwant Gopal Patil owns the lands as freehold and in the circumstances he is entitled to sell the said lands to M/s. Gujarat Enterprise under the said sale permission by which Shri Yashwant Gopal Patil is permitted to sell the same to M/s. Gujarat Enterprise only.

THAT the said tenant Shri Yashwant Gopal Patil after entering his name in the Land Records and after acquiring the sale permission in respect of the said lands property, by a Conveyance dated 27/09/2012 registered under Sr. No. TNN-7/06745/2012 dated 27/09/2012 sold, assigned, transferred and conveyed the said property to M/s. GUJARAT ENTERPRISE

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for the consideration price mentioned therein and accordingly Shri Yashwant Gopal Patil had also handed over the peaceful and vacant possession of the said property to M/s. Gujarat Enterprise and the names of said M/s. Gujarat Enterprise is mutated in the Land Record i.e. 7/12 extract of the said property.

THIS IS TO CERTIFY THAT in the manner aforesaid the said M/s. Gujarat Enterprise have obtained the full right and absolute authority from the owners and all such person or persons having rights or claims in any manner in respect of the said properties to commence and carry on the development thereof and also covenant from them to execute the conveyance of the said properties in favour of their nominee/s. The said M/s. Gujarat Enterprise have prepared a layout and submitted the same to the Mira Bhayander Municipal Corporation for its sanction and approvals and accordingly the said Mira Bhayander Municipal Corporation have granted permission and approvals for the construction of building on the said property.

THIS IS TO FUTRTHER CERTIFY that the said M/s. GUJARAT ENTERPRISE, after acquiring the rights of development, construction of building and sale of flats from the parties above named and after acquiring the requisite permissions, sanctions and approvals from the authorities concerned, have assigned and transferred the aforesaid development rights in respect of a building to M/s. ANNAPURNA CREATORS, having its registered office No.6, Rachana Co-Operative Housing Society, Opp. M.C.F. Joggers Park, Laxmi Narayan Temple Road, Eksar, Borivali (W), Mumbai-400092, through its one of the partners: SHRI GOPALJI

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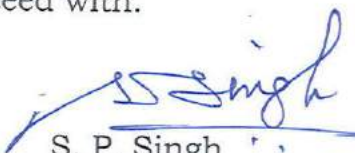
K. DWIVEDI, who by a Consent Deed dated 21/11/2014 registered under Document No.TNN-4/6569/2014 dated 21/11/2014 executed in favour of M/s. ANNAPURNA CREATORS i.e. the Developers and thereby granted unequivocal rights and authorities for construction and development of the building on the said property as per C.C. granted by MBMC, to and in favour of the said Developers M/s. Annapurna Creators. In addition to the said M/s. Gujarat Enterprise has also executed a Development Agreement and General Power of Attorney both dated 27/11/2014 with all powers to deal with the said properties to and in favour of M/s. ANNAPURNA CREATORS i.e. the Developers and also the rights and powers including sale of flat and execute Conveyance in favour of Co Operative Housing Society formed by flat purchasers, as mentioned therein, free from all encumbrances, claims and demands.

FROM the Revenue records, searches and documents placed before us and duly verified, examined and investigated by us, we hereby CERTIFY that the title of the Owners i.e. M/s. Gujarat Enterprise as named hereinabove in respect of the said properties is clear, marketable and free from all encumbrances.

THUS the rights of development and construction of building/s and sale of flats granted, conferred and assigned to M/s. ANNAPURNA CREATORS as within mentioned is valid and subsisting and they are entitled to proceed with.

Place: BHAYANDER

DATE: 14/01/2015


S. P. Singh
Advocate, High Court