

K. A. SANGHAVI & CO.
ADVOCATE, PROPERTY & SOCIETY CONSULTANTS

KIRIT A. SANGHAVI
ADVOCATE

203, Purvee Chambers, Behind Nagar Palika, Vasai Road (W.) Dist. Thane - 401 202.

TITLE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

RE: Land bearing old S.No.309 New S.No.232,H.No.C admeasuring 0-75-9 H.R. or thereabout of Village Rajavli, Tal.Vasai, Dist. Thane

This is to certify that we have taken search in respect of above property in Sub-Registrar's office at Vasai from 1952 to 2013 and in our opinion title to the said Property is clear, Marketable and free from all encumbrances in favour of **SHRI SHASHIKANT HARESHWAR PATIL & SHRI VIDHYADHAR HARESHWAR PATIL** Subject to available record.

Originally said land was belong to Shri Shantaram Rajaram Bhoir and Smt. Venubai Hareshwar Patil was Tenant in respect of the said land. The said tenant has paid cost of land and obtain tenancy certificate under section 32M and same was entered in revenue record vide mutation entry No.1918.

Said Smt. Venubai Hareshwar Patil had obtain permission to sale the said land from additional collector Bhiwandi Division, Bhiwandi on 5/7/2012 and same was entered in revenue record vide mutation entry No. 3113.

Said Smt. Venubai Hareshwar Patil was expired on 9/8/2012 leaving behind her Shri Shashikant H. Patil, Shri Vidhydhar H. Patil, Smt. Revati R. Dalvi, Smt. Anusaya R. Rao & Smt. Jayka K. Patil as the only heirs of the said deceased and name of the heirs was entered in the 7/12 extract of said land.

By deed of release dated 23/11/12 duly registered with sub registrar vasail under document No.12636/12 dated 23/11/2012 Smt. Revati R. Dalvi, Smt. Anusaya R. Rao & Smt. Jayka K. Patil have release their right title and interest in respect of the said land in favour of Shri Shashikant H. Patil, Shri Vidhydhar H. Patil.



☎ : 0250- 3051345

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By development agreement dated 7/12/2012 duly registered with sub-registrar vasai under document No.Vasail-13714-2012 dated 21/12/2012 said Shri Shashikant H. Patil, Shri Vidhydhar H. Patil has granted development right in respect of said land to M/S Lodha Builders & Developers with a right to construct building and sale Flat/Shop/unit in their own name and appropriate consideration amount as they deem fit and proper.

FOR K. A. SANGHAVI & CO.


(KIRIT A. SANGHAVI)
ADVOCATE

06/02/2013.

K. A. SANGHAVI & CO.

ADVOCATE, PROPERTY & SOCIETY CONSULTANTS

KIRIT A. SANGHAVI
ADVOCATE

203, Purvee Chambers, Behind Nagar Palika, Vasai Road (W.) Dist. Thane - 401 202.

SEARCH REPORT

TO WHOM SO EVER IT MAY CONCERN

Sub: Land bearing old S.No.309 New S.No.232,H.No.C admeasuring 0-75-9 H.R. or thereabout of Village Rajavli, Tal.Vasai, Dist. Thane

This is to certify that we have taken search in respect of above property in Sub-Registrar office at Vasai from 1952 to 2013 and our finding are as follows:

1952 to 1961 - Torn
1962 - Not available
1963 - Tenancy Certificate U/S 32M
Shri Shantaram R. Bhoir
--Owner
AND
Smt. Venubai H. Patil
--Tenant Purchaser
1964 to 1974 - No Transaction
1975 to 1982 - Torn
1983 to 1987 - Torn
1988-1995 -- No Transaction
1996-2002 - No Transaction
2003- 2005 - No Transaction
2006-2011 - No Transaction



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2012 - Deed of release between
Smt. Revati R. Dalvi
Smt. Anusaya R. Rao &
Smt. Jayka K. Patil
--Releaser

AND
Shri Shashikant H. Patil &
Shri Vidhydhar H. Patil
--Releasee

2013 - Index II book not ready

Said Smt. Venubai Hareshwar Patil was expired on 9/8/2012 leaving behind her Shri Shashikant H. Patil, Shri Vidhydhar H. Patil, Smt. Revati R. Dalvi, Smt. Anusaya R. Rao & Smt. Jayka K. Patil as the only heirs of the said deceased and name of the heirs was entered in the 7/12 extract of said land.

By deed of release dated 23/11/12 duly registered with sub registrar vasail under document No.12636/12 dated 23/11/2012 Smt. Revati R. Dalvi, Smt. Anusaya R. Rao & Smt. Jayka K. Patil have release their right title and interest in respect of the said land in favour of Shri Shashikant H. Patil, Shri Vidhydhar H. Patil.

Under the circumstances we certify that the title to the said land in favour of **SHRI SHASHIKANT HARESHWAR PATIL & SHRI VIDHYADHAR HARESHWAR PATIL** subject to available records.

By development agreement dated 7/12/2012 duly registered with sub-registrar vasai under document No.Vasail-13714-2012 dated 21/12/2012 said Shri Shashikant H. Patil, Shri Vidhydhar H. Patil has granted development right in respect of said land to M/S Lodha Builders & Developers with a right to construct building and sale Flat/Shop/unit in their own name and appropriate consideration amount as they deem fit and proper.

FOR K. A. SANGHAVI & CO.


(KIRIT A. SANGHAVI)

ADVOCATE.

Dated 06/02/2013