

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

सर्वसा
Gen. Inv. No.

मार्च २०२०/१३

मूळ प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती १२२५ मे २०१३ =
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place... दिनांक/Date... २०/११/१३

Received from... कॅम्प. वसतिगृह सोडर मॉडेल वी. जी. रूयल जॉर्नल

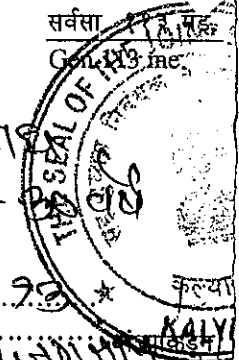
र./Rs... ७५०/- (लक्ष्य/Rupers...)

on account of... सोडर - कोर वसतिगृह सोडर

रोखपाल वा लेखापाल
Cashier or Accountant.

(सही/Signature)
सह. दुय्यम निबंधक (कल्याण)

चे.का.मु.-५०,०००-पु. (२०००) यांनी १९९९-२००० मध्ये तयार केलेले (एच) ३०४



R. M. Tiwari

B.Sc., LL.B., S.S.V.U.

ADVOCATE HIGH COURT

Phone : 303046
333476

Dashrath Kutir, Ground Floor, Prabhuram Nagar, Katemanevali, Kalyan (East), Pin - 421 306, Dist. Thane (MAHARASHTRA).

Ref. No. Tc/RT - 14/04.

Date 26/06/04.

TITLE CERTIFICATE - CUM - SEARCH REPORT

Ref :- Properties bearing Survey No. 121, Hissa No. 5/10 (P), admeasuring area 1955 sq. mtrs. and survey no. 121, Hissa no. 5/8, admeasuring area 450 sq. mtrs. all together admeasuring area 2405 sq. mtrs. of Revenue Mouje- Katemanevali, Tal- Kalyan, Dist-Thane.

Whereas **SHRI. BHAGWAN KRISHNA MHATRE** partner of **M/S. ARADHANA CONSTRUCTIONS** and constituted power of attorney of **Sau. Raibai Dattu Pawshe, Shri. Dattu Vitthu Pawshe and Shri. Mukund Ramu Pawshe, of Mouje Katemanevali Tal - Kalyan, Dist. Thane** have requested to take search of the records of the above referred properties in the office of sub- registrar, Kalyan. I instructed Advocate Mr. Pankaj B. Tiwari, to take search of the index II registers and records maintained in the office of sub- registrar, Kalyan for last 30 years in respect of the referred properties. Advocate Mr. Pankaj B. Tiwari paid search fee for the year 1975 to 2004 Rs. 750/- under receipt no. V-2547916 dt. 26/03/2004 and took search for the year 1975 to 2004. My observations after perusing records of search are as under:

1. From registers of index II, which is kept and maintained at sub-registrar office, Kalyan. It is found that referred properties was not subject matter of any transaction between year 1975 to 2004.

2. I found that the predecessors-in-title have filed declaration under section 6 (i) of the Urban Land (Ceiling and Regulation) Act, 1976, before Deputy Collector Competent Authority Ulhasnagar Agglomeration Thane. In case bearing no. ULC/ULN/ 6 (i) SR-149/86, Katemanevali, dated 26/05/2003. The referred properties here above are retainable land under the meaning of the Urban Land (Ceiling & Regulation) Act 1976 and as per order passed by Deputy Collector and Competent Authority Ulhasnagar Agglomeration Thane u/s. 8/4 of the Urban Land (Ceiling & Regulation) Act 1976, thus the owner of the land have right to deal, dispose and develop the referred portion of the land only.

3. I perused village mutation entry no. 2089, 2322, 2499 of the Revenue village Katemanevali, Tal-Kalyan, Dist. Thane and from the contents of the said mutation entries it is revealed to me that Sau. Raibai Dattu Pawshe, Shri. Dattu Vitthu Pawshe and Shri. Mukund Ramu Pawshe have acquired title over the referred land as per partition effected amongst other co-parceners. After partition as mentioned in Mutation Entries of the referred properties Sau. Raibai Dattu Pawshe has becomes exclusive owner of land survey no. 121, Hissa no. 5/10, and Shri. Mukund Ramu Pawshe has become exclusive owner of land survey no. 121, Hissa no. 5/8, and the same are absolute and clear properties said Sau. Raibai Dattu Pawshe and Shri. Mukund Ramu Pawshe.

4. I perused 2 separate development agreements and power of attorneys separately for above referred properties. The development agreements and power of attorneys in respect of land bearing survey no. 121, Hissa no. 5/10, is made and registered on dated 15/03/2004 and before sub-registrar of assurances Kalyan on 15/03/2004 at Vide Serial No. KLN 2-01143/ 2004 and Vide Serial No. KLN 2-01144/ 2004 respectively.

R. M. Tiwari

B.Sc., LL.B., S.S.V.U.

Phone : 303046
333476

ADVOCATE HIGH COURT

Dashrath Kutir, Ground Floor, Prabhuram Nagar, Katemanevali, Kalyan (East), Pin - 421 306, Dist. Thane (MAHARASHTRA).

Ref. No. _____

Date _____


5. Similarly, the development agreements and power of attorneys in respect of land survey no. 121, Hissa no. 5/8 is made on 20/04/2004 and executed and registered on 5/05/2004 before sub-registrar of assurance of Kalyan on 5/05/2004 at vide document serial no. KLN2-01941-2004 and KLN2-01942-2004 respectively.

6. By the said power of attorneys and development agreements it is revealed to me that Sau. Raibai Dattu Pawshe and Shri. Mukund Ramu Pawshe have handed over development rights, power and authority of the above referred land to **M/S. ARADHANA CONSTRUCTIONS** and the partners of M/s. Aradhana Constructions have acquired right in law to act as per the terms of the development agreements and power of attorneys on the referred plots of land.

On perusal of above referred records and documents, I have no hesitation to state that SAU. RAIBAI DATTU PAWSHE AND SHRI. MUKUND RAMU PAWSHE are individually exclusive owners of the referred properties as stated above.

The above referred properties are clear and marketable free from all encumbrances and doubts. The partners of M/S. ARADHANA CONSTRUCTIONS has lawful right and authority to develop the referred plots of land as per terms of the agreements and also as per the rules and regulation of the Town Planning Authority.

Hence this Title Certificate and Search Report issued by me at Kalyan on 26th day of JUNE 2004.


26/06/04.

(R.M. Tiwari)

Advocate

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

सर्वसा. ११३ मई.

Gen 113 me.

मूल प्रत

शोध अमल - ५६५
[अहस्तांतरणीय]

ORIGINAL COPY

[NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती २०१३ ते २०१४ २ वर्षे
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place... कुल्माण-२ ... दिनांक/Date... ११/०३/१४

Received from... श्री सविन शेरेरि... यांच्याकडून/

रु./Rs... ५०१/- (रुपये/Rupees) ... परिकरिता मिळाले.

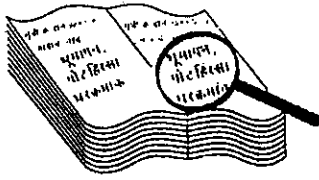
on account of... स.न. १२१/५/५१२

रोखपाल व लेखापाल
Cashier or Accountant.

श्री. सविन शेरेरि
Designation

ये.का.मु. १०,८२० ५. (२०० णाती) १-१-२०१२-११-१९४४-(एच) ३०४

(Signature) ...
Designation ...
बर्ग-२



G. H. JAGTAP

B.Com.

Searcher

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Bank of Maharashtra / Anand Sports,
Station Road, Kalyan (W) - 421 301.

Resi. : Datta Kripa Niwas Hsg. Society, Chawl No. 1/4, Behind Sonali Bldg.,
Opp. Kala Talao, Thankar Pada, Kalyan (W) - 421 301.

Date :- 13/03/2014

SEARCH REPORT

Re:-Property bearing S.No. **121**, H.No. **5/8**, Area 0 H – 04 R – 0 P + Pot
Kharaba 0 H – 00 R – 5 P, Owner – Mukund Ramu Pawshe, situated
at Mouje **KATEMANIVALI**, Taluka **KALYAN**, District **Thane**

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN-1 To 5 for the period of 02 years i.e. 2013 To 2014.

I could not take the search for the year 2013 & 2014 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1, 3 To 5,

I did not find any Land conveyance transaction whatsoever nature in respect of the above mentioned property.

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
2013	Available Index II	2014	Record Not Ready

NOTE :- S.No. **121/5/8** & 121/5/10, Constructed Building known as Shree Dattu Tower by M/s. Aaradhana Construction, various Agreement for Sale, Cancellation Deed of Flats document executed and registered.

NOTE :- According to available Computerized Index-II register from the year 2013 in S.R.O. KALYAN – 2.


Attached Govt. Fees paid vide Receipt No. 4477839,

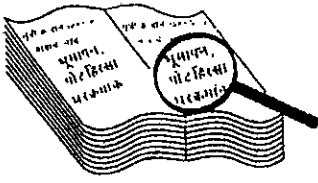
Search Application No. 565/2014, dated 11/03/2014

HENCE THIS SEARCH REPORT;

PLACE :- KALYAN;

DATE :- 13/03/2014


G. H. JAGTAP
 SEARCHER (B.Com.)
 1/4, Datta Kripa Niwas, Chawl Soci. Opp. Kala -
 Talav, Near Sonali Bldg., Thankar pada,
 Kalyan (W) - 421301. Mob. 9820429462



G. H. JAGTAP

B.Com.

Searcher

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Bank of Maharashtra / Anand Sports, Station Road, Kalyan (W) - 421 301.

Resi. : Datta Kripa Niwas Hsg. Society, Chawl No. 1/4, Behind Sonali Bldg., Opp. Kala Talao, Thankar Pada, Kalyan (W) - 421 301.

Date :- 13/03/2014

SEARCH REPORT

Re:-Property bearing S.No. **121**, H.No. **5/7**, Area 0 H - 06 R - 0 P + Pot Kharaba 0 H - 00 R - 5 P, Owner - Vasudev Ramu Pawshe, situated at Mouje **KATEMANIVALI**, Taluka **KALYAN**, District **Thane**

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN-1 To 5 for the period of 02 years i.e. 2013 To 2014.

I could not take the search for the year 2013 & 2014 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1, 3 To 5,

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
2013	Transaction	2014	Record Not Ready

The Transaction of the above mentioned property of which the details is as under :-

TRANSACTION FOR THE YEAR 2013 :-

(Seen from SRO KLN - 2 Index II register)

Conveyance Deed Rs. 23,05,500/- Market Value Rs. 70,85,000/-;

S.No. **121/5/7**, Area 0 H - 06 R - 0 P + Pot Kharaba 0 H - 00 R - 5 P,

(Consideration : - Cash Rs. 1,00,000/- and Residential Construction Area 700 Sq.Fts)

Vendor :- Vasudev Ramu Pawshe,

Purchaser :- M/s. Aaradhana Construction Registered Partnership Firm Through its Partner - Bhagwan Krishna Mhatre,

Date of Execution 15/07/2013 Date of Registration 22/07/2013, Regn.No. 5555,

Stamp Duty Rs. 4,25,100/- Registration Fee Rs. 30,000/-

NOTE :- According to available Computerized Index-II register from the year 2013 in S.R.O. KALYAN - 2.

Attached Govt. Fees paid vide Receipt No. 4477839,

Search Application No. 565/2014, dated 11/03/2014

HENCE THIS SEARCH REPORT;

PLACE :- KALYAN;

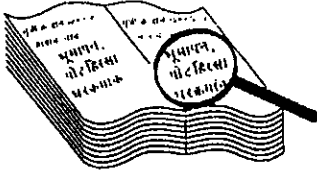
DATE :- 13/03/2014



G. H. JAGTAP

SEARCHER (B.Com.)

1/4, Datta Kripa Niwas, Chawl Soci. Opp. Kala - Talav, Near Sonali Bldg., Thankarpada, Kalyan (W) - 421301. Mob. 9820429462



G. H. JAGTAP

B.Com.

Searcher

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Bank of Maharashtra / Anand Sports,
Station Road, Kalyan (W) - 421 301.

Resi. : Datta Kripa Niwas Hsg. Society, Chawl No. 1/4, Behind Sonali Bldg.,
Opp. Kala Talao, Thankar Pada, Kalyan (W) - 421 301.

Date :- 13/03/2014

SEARCH REPORT

Re:-Property bearing S.No. **121**, H.No. **5/9**, Area 0 H - 17 R - 3 P + Pot
Kharaba 0 H - 01 R - 2 P, Owner - Balaram Vithu Pawshe, situated
at Mouje **KATEMANIVALI**, Taluka **KALYAN**, District **Thane**

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN-1 To 5 for the period of 02 years i.e. 2013 To 2014.

I could not take the search for the year 2013 & 2014 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1, 3 To 5,

I did not find any entry regarding conveyance or any other transaction whatsoever nature in respect of the above mentioned property.

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
2013	Available Index II	2014	Record Not Ready


NOTE :- According to available Computerized Index-II register from the year 2013 in S.R.O. KALYAN - 2.

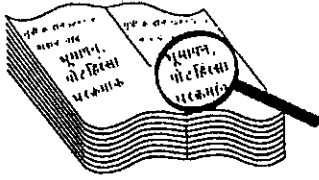
Attached Govt. Fees paid vide Receipt No. 4477839,
Search Application No. 565/2014, dated 11/03/2014

HENCE THIS SEARCH REPORT;

PLACE :- KALYAN;

DATE :- 13/03/2014


G. H. JAGTAP
 SEARCHER (B.Com.)
 1/4, Datta Kripa Niwas, Chawl Soci. Opp. Kala -
 Talav, Near Sonali Bldg., Thankarpada,
 Kalyan (W) - 421301. Mob. 9820429462



G. H. JAGTAP

B.Com.
Searcher

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Bank of Maharashtra / Anand Sports,
Station Road, Kalyan (W) - 421 301.

Resi. : Datta Kripa Niwas Hsg. Society, Chawl No. 1/4, Behind Sonali Bldg.,
Opp. Kala Talao, Thankar Pada, Kalyan (W) - 421 301.

Date :- 13/03/2014

SEARCH REPORT

Re:-Property bearing S.No. **121**, H.No. **5/10**, Area 0 H – 21 R – 1 P + Pot
Kharaba 0 H – 01 R – 4 P, Owner – Raibai Dattu Pawshe, situated at
Mouje **KATEMANIVALI**, Taluka **KALYAN**, District **Thane**

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN-1 To 5 for the period of 02 years i.e. 2013 To 2014.

I could not take the search for the year 2013 & 2014 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1, 3 To 5,

I did not find any Land conveyance transaction whatsoever nature in respect of the above mentioned property.

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
2013	Available Index II	2014	Record Not Ready

NOTE :- S.No. **121/5/8** & 121/5/10, Constructed Building known as Shree Dattu Tower by M/s. Aaradhana Construction, various Agreement for Sale, Cancellation Deed of Flats document executed and registered.

NOTE :- According to available Computerized Index-II register from the year 2013 in S.R.O. KALYAN – 2.

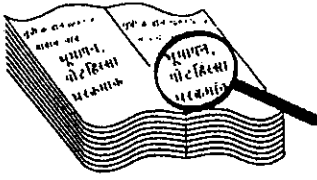
Attached Govt. Fees paid vide Receipt No. 4477839,
Search Application No. 565/2014, dated 11/03/2014

HENCE THIS SEARCH REPORT;

PLACE :- KALYAN;

DATE :- 13/03/2014

G. H. JAGTAP
 SEARCHER (B.Com.)
 1/4, Datta Kripa Niwas, Chawl Soci. Opp. Kala -
 Talav, Near Sonali Bldg., Thankarpada,
 Kalyan (W) - 421301. Mob. 9820429462



G. H. JAGTAP

B.Com.

Searcher

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Bank of Maharashtra / Anand Sports, Station Road, Kalyan (W) - 421 301.

Resi. : Datta Kripa Niwas Hsg. Society, Chawl No. 1/4, Behind Sonali Bldg., Opp. Kala Talao, Thankar Pada, Kalyan (W) - 421 301.

Date :- 13/03/2014

SEARCH REPORT

Re:-Property bearing S.No. **121**, H.No. **5/11**, Area 0 H – 07 R – 8 P + Pot Kharaba 0 H – 00 R – 2 P, Owner – Vasudev Ramu Pawshe, situated at Mouje **KATEMANIVALI**, Taluka **KALYAN**, District **Thane**

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN-1 To 5 for the period of 02 years i.e. 2013 To 2014.

I could not take the search for the year 2013 & 2014 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1, 3 To 5,

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
2013	Transaction	2014	Record Not Ready

The Transaction of the above mentioned property of which the details is as under :-

TRANSACTION FOR THE YEAR 2013 :-

(Seen from SRO KLN – 2 Index II register)

Development Agreement Rs. 54,65,000/- Market Value Rs. 87,20,000/-;

S.No. **121/5/11**, Area 0 H – 07 R – 8 P + Pot Kharaba 0 H – 00 R – 2 P,

(Consideration : - Cash Rs. 2,50,000/- and 45% Residential Construction)

Vendor :- 1) Vasudev Ramu Pawshe, 2) Mukund Ramu Pawshe,

Purchaser/Developer :- M/s. Aaradhana Construction Registered Partnership Firm Through its Partner – Bhagwan Krishna Mhatre,

Date of Execution 15/07/2013 Date of Registration 22/07/2013, Regn.No. 5556,

Stamp Duty Rs. 4,36,000/- Registration Fee Rs. 30,000/-

NOTE :- According to available Computerized Index-II register from the year 2013 in S.R.O. KALYAN – 2.

Attached Govt. Fees paid vide Receipt No. 4477839,

Search Application No. 565/2014, dated 11/03/2014

HENCE THIS SEARCH REPORT;

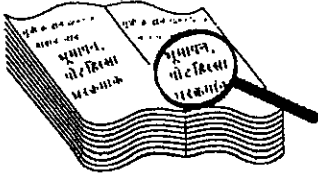
PLACE :- KALYAN;

DATE :- 13/03/2014



G. H. JAGTAP
SEARCHER (B.Com.)

1/4, Datta Kripa Niwas, Chawl Soci. Opp. Kala - Talav, Near Sonali Bldg., Thankarpada, Kalyan (W) - 421301. Mob. 9820429462



G. H. JAGTAP

B.Com.
Searcher

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Bank of Maharashtra / Anand Sports, Station Road, Kalyan (W) - 421 301.

Resi. : Datta Kripa Niwas Hsg. Society, Chawl No. 1/4, Behind Sonali Bldg., Opp. Kala Talao, Thankar Pada, Kalyan (W) - 421 301.

Date :- 13/03/2014

SEARCH REPORT

Re:-Property bearing S.No. **121**, H.No. **5/12**, Area 0 H – 08 R – 0 P + Pot Kharaba 0 H – 01 R – 0 P, Owner – Mukund Ramu Pawshe, situated at Mouje **KATEMANIVALI**, Taluka **KALYAN**, District **Thane**

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN-1 To 5 for the period of 02 years i.e. 2013 To 2014.

I could not take the search for the year 2013 & 2014 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1, 3 To 5,

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
2013	Transaction	2014	Record Not Ready

The Transaction of the above mentioned property of which the details is as under :-

TRANSACTION FOR THE YEAR 2013 :-

(Seen from SRO KLN – 2 Index II register)

Development Agreement Rs. 61,48,000/- Market Value Rs. 93,74,000/-;

S.No. **121/5/12**, Area 0 H – 08 R – 0 P + Pot Kharaba 0 H – 01 R – 0 P,

(Consideration : - Cash Rs. 2,50,000/- and 45% Residential Construction)

Vendor :- Mukund Ramu Pawshe,

Purchaser/Developer :- M/s. Aaradhana Construction Registered Partnership Firm Through its Partner – Bhagwan Krishna Mhatre,

Date of Execution 15/07/2013 Date of Registration 22/07/2013, Regn.No. 5557,

Stamp Duty Rs. 4,69,000/- Registration Fee Rs. 30,000/-

NOTE :- According to available Computerized Index-II register from the year 2013 in S.R.O. KALYAN – 2.


Attached Govt. Fees paid vide Receipt No. 4477839,

Search Application No. 565/2014, dated 11/03/2014

HENCE THIS SEARCH REPORT;

PLACE :- KALYAN;

DATE :- 13/03/2014


G. H. JAGTAP
 SEARCHER (B.Com.)
 1/4, Datta Kripa Niwas, Chawl Soci. Opp. Kala -
 Talav, Near Sonali Bldg., Thankarpada,
 Kalyan (W) - 421301. Mob. 9820429462



Off. : C/111, First Floor, Everest Tower, Near Matoshree Sabhagruh, Opp. Lourds School, Santoshi Mata Road, Kalyan (W)
email : shetesachin9999@hotmail.com • Tel. : 0251-2313455 • Mob.: 9322217413

Date : 17.10.2013

To,
M/s Aradhana Constructions, Partnership Firm,
Having Office at : Office No. 006, Dattu Tower,
Opposite Shani Mandir, Near Jaibai School,
Katemanivali, Kalyan (E) District Thane.

Reg : All those pieces and parcels of land lying, being and situate at Village
Katemanivali, Taluka Kalyan, District Thane bearing :

Survey No.	Hissa No.	Area (H-R-P)	Name of Owners
121	5/7	0-06-0 0-00-5	Vasudev Ramu Pawashe
121	5/11	0-07-8 0-00-2	Vasudev Ramu Pawashe
121	5/8	0-04-0 0-00-5	Mukund Ramu Pawashe
121	5/12	0-08-0 0-01-0	Mukund Ramu Pawashe
121	5/10	0-21-1 0-01-4	Raibai Dattu Pawashe

within the limits of Kalyan Dombivli Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, herein after all the abovesaid properties are collectively called and referred to as "Said Property".

READ :

1. Extracts of 7/12.
2. Relevant Mutation Entries/Certificates.
3. Khate-utara.
4. Development Agreement Dated 15.03.2004 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 1143/2004 dated 15.03.2004 made and executed between Smt. Raibai Dattu Pawashe and Shri Dattu Vithu Pawashe as the Owners and M/s Aradhana Construction, Partnership Firm, Having Office at : Shop No. 1, Pooja Apartment, Kailash Nagar, Katemanivali, Kalyan (E), District Thane, as the Developers.
5. Development Agreement Dated 20.04.2004 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 1941/2004 dated

05.05.2004 made and executed between Shri Mukund Ramu Pawshe as the Owner and M/s Aradhana Construction, Partnership Firm, Having Office at : Shop No. 1, Pooja Apartment, Kailash Nagar, Katemanivali, Kalyan (E), District Thane, as the Developers.

6. Non-Agricultural use permission bearing No. MAHASUL/KAKSHA-1/T-7/NAP/SR-110/2004 dated 03.05.2005.

7. Building Completion Certificate bearing No. KDMP/NRV/CC/KV/420 dated 19.12.2008.

8. Deed of Conveyance dated 15.07.2013; registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 5555/2013 dated 22.07.2013 made and executed between Shri Vasudev Ramu Pawshe as the Owner and M/s Aradhana Construction, Partnership Firm, Having Office at : Office No. 006, Dattu Tower, Opposite Shani Mandir, Near Jaibai School, Katemanivali, Kalyan (E), District Thane, as the Purchasers.

9. Development Agreement Dated 15.07.2013, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 5556/2013, dated 22.07.2013 made and executed between Shri Vasudev Ramu Pawshe and Shri Mukund Ramu Paswhe as the Owners and M/s Aradhana Construction, Partnership Firm, Having Office at : Office No. 006, Dattu Tower, Opposite Shani Mandir, Near Jaibai School, Katemanivali, Kalyan (E) District Thane, as the Developers.

10. Development Agreement Dated 15.07.2013, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 5557/2013, dated 22.07.2013 made and executed between Shri Mukund Ramu Paswhe as the Owner and M/s Aradhana Construction, Partnership Having Office at : Office No. 006, Dattu Tower, Opposite Shani Mandir, Near Jaibai School, Katemanivali, Kalyan (E) District Thane, as the Developers.

11. Upto date Search Report.

On perusal of Extract of 7/12, relevant mutation entries and 8A, it appears that Shri Vasudev Ramu Pawashe is Owner of above said properties bearing Survey No. 121 Hissa No. 5/7 and Survey No. 121 Hissa No. 5/11, Shri Mukund Ramu Pawshe is Owner of above said properties bearing Survey No. 121 Hissa No. 5/8 and Survey No. 121 Hissa No. 5/12 and Smt. Raibai Dattu Pawshe is Owner of above said property bearing Survey No. 121 Hissa No. 5/10.

It further appears that by and under Development Agreement Dated 15.03.2004 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 1143/2004 dated 15.03.2004 made and executed between Smt. Raibai Dattu Pawshe and Shri Dattu Vithu Pawashe as the Owners and M/s Aradhana Construction, Partnership Firm, Having Office at : Shop No. 1, Pooja Apartment, Kailash Nagar, Katemanivali, Kalyan



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email : shetesachin9999@hotmail.com • Tel. : 0251-2313455 • Mob.: 9322217413

(E), District Thane, as the Developers, said M/s Aradhana Construction have acquired the development rights in respect of property bearing Survey No. 121 Hissa No. 5/10 from the above said properties on terms and conditions and for the consideration mentioned therein.

It further appears that by and under Development Agreement Dated 20.04.2004 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 1941/2004 dated 05.05.2004 made and executed between Shri Mukund Ramu Pawshe as the Owner and M/s Aradhana Construction, Partnership Firm, Having Office at : Shop No. 1, Pooja Apartment, Kailash Nagar, Katemanivali, Kalyan (E) District Thane, as the Developers, said M/s Aradhana Construction have acquired the development rights in respect of property bearing Survey No. 121 Hissa No. 5/8 from the above said properties on terms and conditions and for the consideration mentioned therein.

It further appears that after acquiring the development rights in respect of properties bearing Survey No. 121 Hissa No. 5/8 and Survey No. 121 Hissa No. 5/10 from the above said properties, said M/s Aradhana Construction with a view to develop said land amalgamated the same and got sanctioned necessary building plan for constructing multi-storied building on said land from Kalyan Dombivali Municipal Corporation and in terms of said building permissions said M/s Aradhana Construction have constructed building on said amalgamted land and have obtained necessary Completion Certificate from Kalyan Dombivali Municipal Corporation bearing No. KDMP / NRV / CC / KV / 420 dated 19.12.2008.

It further appears that properties bearing Survey No. 121 Hissa No. 5/8 and Survey No. 121 Hissa No. 5/10 are further converted to Non-Agricultural use permission by and under order from The Collector Thane under permission bearing No. MAHASUL / KAKSHA-1 / T-7 / NAP / SR-110 / 2004 dated 03.05.2005.

It further appears that by and under Deed of Conveyance dated 15.07.2013, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr.No. 5555/2013 dated 22.07.2013 made and executed between Shri Vasudev Ramu Pawshe as the Owner and M/s Aradhana Construction, Partnership Firm, Having Office at : Office No. 006, Dattu Tower, Opposite Shani Mandir, Near Jaibai School, Katemanivali, Kalyan (E), District Thane, as the Purchasers, said M/s Aradhana Construction have purchased/acquired the property bearing Survey No. 121 Hissa No. 5/7 from the above said properties as absolute owner thereof, but Extract of 7/12 of said Survey No. 121 Hissa No. 5/7 is not yet mutated in the name of said M/s. Aradhana Construction.

It further appears that by and under Development Agreement Dated 15.07.2013, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 5556/2013, dated 22.07.2013 made and executed between Shri Vasudev Ramu Pawshe and Shri Mukund Ramu Paswhe as the Owners and M/s Aradhana Construction, Partnership Firm, Having

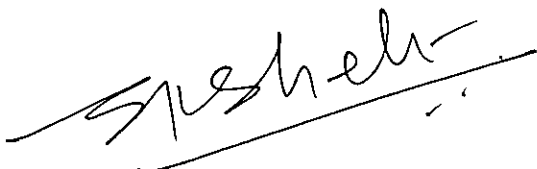
Office at : Office No. 006, Dattu Tower, Opposite Shani Mandir, Near Jaibai School, Katemanivali, Kalyan (E), District Thane, as the Developers, said M/s Aradhana Construction have acquired the development rights in respect of property bearing Survey No. 121 Hissa No. 5/11 from the above said properties on terms and conditions and for the consideration mentioned therein.

It further appears that by and under Development Agreement Dated 15.07.2013, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 5557/2013, dated 22.07.2013 made and executed between Shri Mukund Ramu Paswhe as the Owner and M/s Aradhana Construction, Partnership Having Office at : Office No. 006, Dattu Tower, Opposite Shani Mandir, Near Jaibai School, Katemanivali, Kalyan (E) District Thane, as the Developers, said M/s Aradhana Construction have acquired the development rights in respect of property bearing Survey No. 121 Hissa No. 5/12 from the above said properties on terms and conditions and for the consideration mentioned therein.

Search Report does reveals entries regarding Agreement For Sale executed by said M/s Aradhana Construction in favour of different Flat Purchasers who have acquired the flats/units in the building Viz. Shree Dattu Tower constructed on said land bearing Survey No. 121 Hissa No. 5/8 and Survey No. 121 Hissa No. 5/10 from the above said properties and there are no other entries which will fall in the category of registered encumbrances on said Property.

On perusal of above mentioned documents and subject to what is stated herein above, I am of the opinion that the title of above said owners to their respectively owned above said property is clear and free from reasonable doubts and encumbrances and said M/s Aradhana Construction have purchased the property bearing Survey No. 121 Hissa No. 5/7 from above said properties and have acquired the development rights in respect of other properties from the abovesaid properties.

That present Title Certificate is given only for the purpose of getting plan sanction from Kalyan Dombivli Municipal Corporation and not for any other purpose whatsoever and said M/s Aradhana Construction are not allowed to use present title for the sale of flats/shops/units to be constructed, under development, on said property.



SACHIN R. SHETE
(ADVOCATE)



Off. : C/111, First Floor, Everest Tower, Near Matoshree Sabhagruh, Opp. Lourds School, Santoshi Mata Road, Kalyan (W)
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Date : 17.10.2013

To,
Shr. Bhagwan Krishna Mhatre,
Residing at Chinchpada Goan, Taluka Ambernath
Katemanivali, Kalyan (E), District Thane.

Reg : All that piece and parcel of land lying, being and situate at Village
Katemanivali, Taluka Kalyan, District Thane bearing :

Survey No.	Hissa No.	Area (H-R-P)
121	5/9	0-17-3 0-01-2

within the limits of Kalyan Dombivli Municipal Corporation and within the
Jurisdiction of Registration District Thane, Sub-Registration District
Kalyan, herein after the abovesaid property is called and referred to as
"Said Property".

READ :

1. Extracts of 7/12.
2. Relevant Mutation Entries/Certificates.
3. Khate-utara.
4. Development Agreement Dated 03.03.2012 registered at the Office of
Sub-Registrar of Assurances at Kalyan under Sr. No. 1957/2012 dated
03.03.2012 made and executed between Shri Balaram Vithu Pawshe as the
Owner and Smt. Kusum Balaram Pawshe and Others as Confirming Party
and Shri Bhagwan Krishna Mhatre as the Developers.
6. Upto date Search Report.

On perusal of Extract of 7/12, relevant mutation entries and 8A, it appears
that Shri Balaram Vithu Pawshe is Owner of above said property.

It further appears that by and under Development Agreement Dated
03.03.2012, registered at the Office of Sub-Registrar of Assurances at
Kalyan under Sr. No. 1957/2012 dated 03.03.2012 made and executed
between Shri Balaram Vithu Pawshe as the Owner and Smt. Kusum
Balaram Pawshe and Others as Confirming Party and Shri Bhagwan
Krishna Mhatre as the Developers, said Shri Bhagwan Krishna Mhatre has
acquired the development rights of said property on terms, conditions and
for the consideration mentioned therein.

Search Report does not reveals any entry which will fall in the category of registered encumbrances on said Property.

On perusal of above mentioned documents and subject to what is stated herein above, I am of the opinion that the title of above said owner to above said property is clear and free from reasonable doubts and encumbrances and said Shri Bhagwan Krishna Mhatre has by and under Development Agreement dated 03.03.2012 has acquired the development rights in respect of above said property from said Owner.

That present Title Certificate is given only for the purpose of getting plan sanction from Kalyan Dombivli Municipal Corporation and not for any other purpose whatsoever and said Shri Bhagwan Krishna Mhatre is not allowed to use present title for the sale of flats / shops / units to be constructed, under development, on said property.



SACHIN R. SHETE
(ADVOCATE)



Off. : C/111, First Floor, Everest Tower, Near Matoshree Sabhagruh, Opp. Lourds School, Santoshi Mata Road, Kalyan (W)
email : shetesachin9999@hotmail.com • Tel. : 0251-2313455 • Mob.: 9322217413

Date : 14.03.2014

To,
M/s Aradhana Constructions, Partnership Firm,
Having Office at : Office No. 006, Dattu Tower,
Opposite Shani Mandir, Near Jaibai School,
Katemanivali, Kalyan (E) District Thane.

Reg : All those pieces and parcels of land lying, being and situate at Village
Katemanivali, Taluka Kalyan, District Thane bearing :

Survey No.	Hissa No.	Area (H-R-P)	Name of Owners
121	5/7	0-06-0 0-00-5	Vasudev Ramu Pawashe
121	5/11	0-07-8 0-00-2	Vasudev Ramu Pawashe
121	5/8	0-04-0 0-00-5	Mukund Ramu Pawashe
121	5/12	0-08-0 0-01-0	Mukund Ramu Pawashe
121	5/10	0-21-1 0-01-4	Raibai Dattu Pawashe

within the limits of Kalyan Dombivli Municipal Corporation and within the
Jurisdiction of Registration District Thane, Sub-Registration District
Kalyan, herein after all the abovesaid properties are collectively called and
referred to as "Said Property".

READ :

1. Extracts of 7/12.
2. Relevant Mutation Entries/Certificates.
3. Khate-utara.
4. Development Agreement Dated 15.03.2004 registered at the Office of
Sub-Registrar of Assurances at Kalyan under Sr. No. 1143/2004 dated
15.03.2004 made and executed between Smt. Raibai Dattu Pawashe and
Shri Dattu Vithu Pawashe as the Owners and M/s Aradhana Construction,
Partnership Firm, Having Office at : Shop No. 1, Pooja Apartment, Kailash
Nagar, Katemanivali, Kalyan (E), District Thane, as the Developers.
5. Development Agreement Dated 20.04.2004 registered at the Office of
Sub-Registrar of Assurances at Kalyan under Sr. No. 1941/2004 dated

05.05.2004 made and executed between Shri Mukund Ramu Pawshe as the Owner and M/s Aradhana Construction, Partnership Firm, Having Office at : Shop No. 1, Pooja Apartment, Kailash Nagar, Katemanivali, Kalyan (E), District Thane, as the Developers.

6. Non-Agricultural use permission bearing No. MAHASUL/KAKSHA-1/T-7/NAP/SR-110/2004 dated 03.05.2005.

7. Building Completion Certificate bearing No. KDMP/NRV/CC/KV/420 dated 19.12.2008.

8. Deed of Conveyance dated 15.07.2013, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 5555/2013 dated 22.07.2013 made and executed between Shri Vasudev Ramu Pawshe as the Owner and M/s Aradhana Construction, Partnership Firm, Having Office at : Office No. 006, Dattu Tower, Opposite Shani Mandir, Near Jaibai School, Katemanivali, Kalyan (E), District Thane, as the Purchasers.

9. Development Agreement Dated 15.07.2013, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 5556/2013, dated 22.07.2013 made and executed between Shri Vasudev Ramu Pawshe and Shri Mukund Ramu Paswhe as the Owners and M/s Aradhana Construction, Partnership Firm, Having Office at : Office No. 006, Dattu Tower, Opposite Shani Mandir, Near Jaibai School, Katemanivali, Kalyan (E) District Thane, as the Developers.

10. Development Agreement Dated 15.07.2013, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 5557/2013, dated 22.07.2013 made and executed between Shri Mukund Ramu Paswhe as the Owner and M/s Aradhana Construction, Partnership Having Office at : Office No. 006, Dattu Tower, Opposite Shani Mandir, Near Jaibai School, Katemanivali, Kalyan (E) District Thane, as the Developers.

11. Upto date Search Report.

On perusal of Extract of 7/12, relevant mutation entries and 8A, it appears that Shri Vasudev Ramu Pawshe is Owner of above said properties bearing Survey No. 121 Hissa No. 5/7 and Survey No. 121 Hissa No. 5/11, Shri Mukund Ramu Pawshe is Owner of above said properties bearing Survey No. 121 Hissa No. 5/8 and Survey No. 121 Hissa No. 5/12 and Smt. Raibai Dattu Pawshe is Owner of above said property bearing Survey No. 121 Hissa No. 5/10.

It further appears that by and under Development Agreement Dated 15.03.2004 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 1143/2004 dated 15.03.2004 made and executed between Smt. Raibai Dattu Pawshe and Shri Dattu Vithu Pawshe as the Owners and M/s Aradhana Construction, Partnership Firm, Having Office at : Shop No. 1, Pooja Apartment, Kailash Nagar, Katemanivali, Kalyan



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(E), District Thane, as the Developers, said M/s Aradhana Construction have acquired the development rights in respect of property bearing Survey No. 121 Hissa No. 5/10 from the above said properties on terms and conditions and for the consideration mentioned therein.

It further appears that by and under Development Agreement Dated 20.04.2004 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 1941/2004 dated 05.05.2004 made and executed between Shri Mukund Ramu Pawshe as the Owner and M/s Aradhana Construction, Partnership Firm, Having Office at : Shop No. 1, Pooja Apartment, Kailash Nagar, Katemanivali, Kalyan (E) District Thane, as the Developers, said M/s Aradhana Construction have acquired the development rights in respect of property bearing Survey No. 121 Hissa No. 5/8 from the above said properties on terms and conditions and for the consideration mentioned therein.

It further appears that after acquiring the development rights in respect of properties bearing Survey No. 121 Hissa No. 5/8 and Survey No. 121 Hissa No. 5/10 from the above said properties, said M/s Aradhana Construction with a view to develop said land amalgamated the same and got sanctioned necessary building plan for constructing multi-storied building on said land from Kalyan Dombivali Municipal Corporation and in terms of said building permissions said M/s Aradhana Construction have constructed building on said amalgamated land and have obtained necessary Completion Certificate from Kalyan Dombivali Municipal Corporation bearing No. KDMP / NRV / CC / KV / 420 dated 19.12.2008.

It further appears that properties bearing Survey No. 121 Hissa No. 5/8 and Survey No. 121 Hissa No. 5/10 are further converted to Non-Agricultural use permission by and under order from The Collector Thane under permission bearing No. MAHASUL / KAKSHA-1 / T-7 / NAP / SR-110 / 2004 dated 03.05.2005.

It further appears that by and under Deed of Conveyance dated 15.07.2013, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr.No. 5555/2013 dated 22.07.2013 made and executed between Shri Vasudev Ramu Pawshe as the Owner and M/s Aradhana Construction, Partnership Firm, Having Office at : Office No. 006, Dattu Tower, Opposite Shani Mandir, Near Jaibai School, Katemanivali, Kalyan (E), District Thane, as the Purchasers, said M/s Aradhana Construction have purchased/acquired the property bearing Survey No. 121 Hissa No. 5/7 from the above said properties as absolute owner thereof, but Extract of 7/12 of said Survey No. 121 Hissa No. 5/7 is not yet mutated in the name of said M/s. Aradhana Construction.

It further appears that by and under Development Agreement Dated 15.07.2013, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 5556/2013, dated 22.07.2013 made and executed between Shri Vasudev Ramu Pawshe and Shri Mukund Ramu Pawshe as the Owners and M/s Aradhana Construction, Partnership Firm, Having

Office at : Office No. 006, Dattu Tower, Opposite Shani Mandir, Near Jaibai School, Katemanivali, Kalyan (E), District Thane, as the Developers, said M/s Aradhana Construction have acquired the development rights in respect of property bearing Survey No. 121 Hissa No. 5/11 from the above said properties on terms and conditions and for the consideration mentioned therein.

It further appears that by and under Development Agreement Dated 15.07.2013, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. 5557/2013, dated 22.07.2013 made and executed between Shri Mukund Ramu Paswhe as the Owner and M/s Aradhana Construction, Partnership Having Office at : Office No. 006, Dattu Tower, Opposite Shani Mandir, Near Jaibai School, Katemanivali, Kalyan (E) District Thane, as the Developers, said M/s Aradhana Construction have acquired the development rights in respect of property bearing Survey No. 121 Hissa No. 5/12 from the above said properties on terms and conditions and for the consideration mentioned therein.

Search Report does reveals entries regarding Agreement For Sale executed by said M/s Aradhana Construction in favour of different Flat Purchasers who have acquired the flats/units in the building Viz. Shree Dattu Tower constructed on said land bearing Survey No. 121 Hissa No. 5/8 and Survey No. 121 Hissa No. 5/10 from the above said properties and there are no other entries which will fall in the category of registered encumbrances on said Property.

On perusal of above mentioned documents and subject to what is stated herein above, I am of the opinion that the title of above said owners to their respectively owned above said property is clear and free from reasonable doubts and encumbrances and said M/s Aradhana Construction have purchased the property bearing Survey No. 121 Hissa No. 5/7 from above said properties and have acquired the development rights in respect of other properties from the abovesaid properties.

That present Title Certificate is given only for the purpose of getting plan sanction from Kalyan Dombivli Municipal Corporation and not for any other purpose whatsoever and said M/s Aradhana Construction are not allowed to use present title for the sale of flats/shops/units to be constructed, under development, on said property.



SACHIN R. SHETE
(ADVOCATE)



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email : shetesachin9999@hotmail.com • Tel. : 0251-2313455 • Mob.: 9322217413

Date : 14.03.2014

To,
Shr. Bhagwan Krishna Mhatre,
Residing at Chinchpada Goan, Taluka Ambernath
Katemanivali, Kalyan (E), District Thane.

Reg : All that piece and parcel of land lying, being and situate at Village
Katemanivali, Taluka Kalyan, District Thane bearing :

Survey No.	Hissa No.	Area (H-R-P)
121	5/9	0-17-3 0-01-2

within the limits of Kalyan Dombivli Municipal Corporation and within the
Jurisdiction of Registration District Thane, Sub-Registration District
Kalyan, herein after the abovesaid property is called and referred to as
"Said Property".

READ :

1. Extracts of 7/12.
2. Relevant Mutation Entries/Certificates.
3. Khate-utara.
4. Development Agreement Dated 03.03.2012 registered at the Office of
Sub-Registrar of Assurances at Kalyan under Sr. No. 1957/2012 dated
03.03.2012 made and executed between Shri Balaram Vithu Pawshe as the
Owner and Smt. Kusum Balaram Pawshe and Others as Confirming Party
and Shri Bhagwan Krishna Mhatre as the Developers.
6. Upto date Search Report.

On perusal of Extract of 7/12, relevant mutation entries and 8A, it appears
that Shri Balaram Vithu Pawshe is Owner of above said property.

It further appears that by and under Development Agreement Dated
03.03.2012, registered at the Office of Sub-Registrar of Assurances at
Kalyan under Sr. No. 1957/2012 dated 03.03.2012 made and executed
between Shri Balaram Vithu Pawshe as the Owner and Smt. Kusum
Balaram Pawshe and Others as Confirming Party and Shri Bhagwan
Krishna Mhatre as the Developers, said Shri Bhagwan Krishna Mhatre has
acquired the development rights of said property on terms, conditions and
for the consideration mentioned therein.

Search Report does not reveals any entry which will fall in the category of registered encumbrances on said Property.

On perusal of above mentioned documents and subject to what is stated herein above, I am of the opinion that the title of above said owner to above said property is clear and free from reasonable doubts and encumbrances and said Shri Bhagwan Krishna Mhatre has by and under Development Agreement dated 03.03.2012 has acquired the development rights in respect of above said property from said Owner.

That present Title Certificate is given only for the purpose of getting plan sanction from Kalyan Dombivli Municipal Corporation and not for any other purpose whatsoever and said Shri Bhagwan Krishna Mhatre is not allowed to use present title for the sale of flats / shops / units to be constructed, under development, on said property.



SACHIN R. SHETE
(ADVOCATE)