

**N. N. JADHAV**  
**ADVOCATE HIGH COURT**

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**A/101, Lodha Heritage, Lodha Mahavir Nagar CBS. Ltd., Achole Road, Nallasopara  
(E), Distirct Thane.  
Cell No. 9969251651, 9321917151- E-mail: devinfo1981@gmail.com**

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**TITLE CERTIFICATE**

TO,

18<sup>th</sup> August 2014

**M/S. RAVI DEVELOPMENTS**

Laxmi Palace,  
76, Mathuradas Road,  
Kandivili (West),  
Mumbai – 400 067.

Sir,

**Ref:** ALL THAT pieces or parcels of land situatc, lying and being at Revenue Village Ghodbunder, Taluka and District Thane. bearing (1) Survey No. 27, Hissa No. 5, admeasuring 530 sq. meter equivalent to 634 sq. yards, (2) Survey No. 27, Hissa No. 8 admeasuring 2460 sq. meter equivalent to 2940 sq. yards and (3) Survey No. 27, Hissa No. 9, admeasuring 1920 sq. meters equivalent to 2295 sq. yards & (4) 1/4 undivided share of land bearing Survey No. 27, Hissa No. 3, admeasuring 2480 sq. meter equivalent to 2964 sq. yards within limits of Mira Bhayander Municipal Corporation in the Registration District, Sub-District of Thane.

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You have handed over to me the title documents and the Search Report taken by N. D. Rane, at the office of Sub Registrar, Thane, Bhayander in respect of plots of land situated at Village Ghodbunder, Taluka and District Thane, bearing (1) Survey No. 27, Hissa No.



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5, admeasuring 530 sq. meter equivalent to 634 sq. yards, (2) Survey No. 27, Hissa No. 8 admeasuring 2460 sq. meter equivalent to 2940 sq. yards and (3) Survey No. 27, Hissa No. 9, admeasuring 1920 sq. meters equivalent to 2295 sq. yards & (4) 1/4 undivided share of land bearing Survey No. 27, Hissa No. 3, admeasuring 2480 sq. meter equivalent to 2964 sq. yards in the Registration District, Sub-District of Thane (hereinafter called as "the said property").

1. Originally (1) Mr. Narendra Kamlakar Patil and (2) Smt. Narmadabai Kamlakar Patil were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of land bearing (1) Survey No. 27, Hissa No. 5, admeasuring 530 sq. meter equivalent to 634 sq. yards, (2) Survey No. 27, Hissa No. 8 admeasuring 2460 sq. meter equivalent to 2940 sq. yards and (3) Survey No. 27, Hissa No. 9, admeasuring 1920 sq. meters equivalent to 2295 sq. yards & (4) 1/4 undivided share of land bearing Survey No. 27, Hissa No. 3, admeasuring 2480 sq. meter equivalent to 2964 sq. yards of Village Ghodbunder, Taluka & District Thane within limits of Mira Bhayander Municipal Corporation in the Registration District, Sub-District of Thane.
2. By and under Agreement of Assignment dated 9<sup>th</sup> December 2010 vide Registration No. TNN/7/10095/2010 dated 09/12/2010 (1) Mr. Narendra Kamlakar Patil and (2) Smt. Narmadabai Kamlakar Patil have agreed to assign all their right, title and interest in respect of the said plots of land to M/s. Ravi Developments for consideration and on the terms and conditions mentioned therein. In pursuant to the said Agreement of Assignment, the said (1) Mr. Narendra Kamlakar Patil and (2) Smt. Narmadabai Kamlakar have also executed



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- the Irrevocable Power of Attorney dated 09/12/2010 vide registration No. TNN/7/10096/2010 dated 09/12/2010 in favour of Shri. Jayesh T. Shah & Shri. Ketan T. Shah Partners of M/s. Ravi Developments, to do any act, deed and things described therein in respect of the said plots of land.
3. By and under Development Agreement dated 4<sup>th</sup> April 2006 vide registration No. TNN/10/02651/2006 dated 05/04/2006 the said Owners (1) Smt. Narmadabai Kamlakar Patil & (2) Shri. Narendra Kamlakar Patil have agreed to grant development rights to M/s. Shri. Ranchhod Properties, of their respective 1/3<sup>rd</sup> undivided share, right, title and interest of the property bearing Survey No. 27, Hissa No. 3, admeasuring 2480 sq. meter equivalent to 2964 sq. yards of Village Ghodbunder, Taluka & District Thane within limits of Mira Bhayander Municipal Corporation in the Registration District, Sub-District of Thane. In pursuant to the said Development Agreement dated 4<sup>th</sup> April 2006 the said owners have also executed Power dated 4<sup>th</sup> April 2006 vide registration No. TNN/10/02652/2006 in favour of Shri. Nilesh K. Shah and Shri. Kuntesh P. Chheda in respect of their respective 1/3<sup>rd</sup> undivided share, right, title and interest of the property bearing Survey No. 27, Hissa No. 3, admeasuring 2480 sq. meter equivalent to 2964 sq. yards of Village Ghodbunder, Taluka & District Thane.
4. By and under Development Agreement dated 16/02/2006 executed between (1) Smt. Narmadabai Kamlakar Patil (2) Shri. Narendra Kamlakar Patil, therein referred to as the Owners and M/s. Shri Ranchhod Properties, therein referred to as the Developer, the said owners have agreed to grant full development right of the said land bearing (1) Survey No. 27, Hissa No. 5, admeasuring 530 sq. meter



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- equivalent to 634 sq. yards, (2) Survey No. 27, Hissa No. 8 admeasuring 2460 sq. meter equivalent to 2940 sq. yards and (3) Survey No. 27, Hissa No. 9, admeasuring 1920 sq. meters equivalent to 2295 sq. yards to the Developer with right to use entire FSI present or future as may be available in accordance with provisions of Development Control Regulations at or for certain consideration and upon certain terms and conditions mutually agreed being the same as recorded therein.
5. In pursuance to the said Development Agreement dated 16/05/2006 the said owners have also executed General Power of Attorney dated 16/02/2006 in favour of Nilesh K. Shah & Kunthesh P. Chheda Partners of M/s. Ranchhod Properties, to do any acts, deeds and things described therein in respect of the properties mentioned therein.
6. By and under Development Agreement dated 09/12/2010 executed by M/s. Shri. Ranchhod Properties have agreed to transfer and assign their right, title and interest in favour of M/s. Ravi Developments, all that piece and parcel of land bearing (1) Survey No. 27, Hissa No. 5, admeasuring 530 sq. meter equivalent to 634 sq. yards, (2) Survey No. 27, Hissa No. 8 admeasuring 2460 sq. meter equivalent to 2940 sq. yards and (3) Survey No. 27, Hissa No. 9, admeasuring 1920 sq. meters equivalent to 2295 sq. yards & (4) 1/3 undivided share of land bearing Survey No. 27, Hissa No. 3, admeasuring 2480 sq. meter equivalent to 2964 sq. yards of Village Ghodbunder, Taluka & District Thane within limits of Mira Bhayander Municipal Corporation of Village Ghodbunder, Taluka & District Thane for consideration and on terms and conditions contained therein.

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7. By an order No. ULC/TA/ATP/WSHS/20/SR-1714 dated 02/12/2006 Office of the Addl. Collector & Competent Authority, Thane Urban Agglomeration, Thane has issued Orders under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 in the name of Shri. Narendra Kamlakar Patil, has granted exemption to the owners in respect of land bearing (1) Survey No. 27, Hissa No. 5, admeasuring 530 sq. meter equivalent to 634 sq. yards, (2) Survey No. 27, Hissa No. 8 admeasuring 2460 sq. meter equivalent to 2940 sq. yards and (3) Survey No. 27, Hissa No. 9, admeasuring 1920 sq. meters equivalent to 2295 sq. yards of village Ghodbunder, Tal & Dist. Thane.
8. By a letter bearing Ref; No. EI/292 dated 27/01/2010 the Estate Investment Co. Pvt. Ltd., Mumbai have given "NO OBJECTION" to remove their name from the "Kabjedar/other Rights" column of the records of rights in respect of land bearing (1) Survey No. 27, Hissa No. 8 admeasuring 2460 sq. meter equivalent to 2940 sq. yards and (2) Survey No. 27, Hissa No. 9, admeasuring 1920 sq. meters equivalent to 2295 sq. yards.
9. By an Order No. Mahasul/K-1/T-1/NAP/SR/94/2010 dated 13/07/2010 of the Office of the Collector & Competent Authority, Thane has granted N. A. Permission in the name of Shri. Narendra Kamlakar Patil & Smt. Narmada Kamlakar Patil in respect of the said plots of land bearing (1) Survey No. 27, Hissa No. 8 admeasuring 2460 sq. meter equivalent to 2940 sq. yards and (2) Survey No. 27, Hissa No. 9, admeasuring 1920 sq. meters equivalent to 2295 sq. yards.

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10. Upon the application dated 14/09/1992 of the Narendra Kamlakar Patil, the TILR Department has issued TILR Plan bearing No. 579 dated 30/9/1992, portion (paiki) of Survey No. 27, Hissa No. 3(Part) occupied (vahivat) by the said Narendra Kamlakar Patil & his family.
11. The Mira Bhayander Municipal Corporation has issued the Intimation of Disapproval (IOD) sanctioning the building plans bearing Ref: No. Outward No. Mira Bhayander/MNP/NR/3694/2009-2010 dated 15/01/2010.
12. The Mira Bhayander Municipal Corporation has issued Commencement Certificate dated 18/04/2011 bearing outward No. MB/MNP/145/2011-12 in respect of the said properties.

Subject to the terms and conditions of the Agreement of Assignment, ULC, & N. A. orders, approvals of building plans from Mira Bhayander Municipal Corporation, claim of The Estate Investment Co., and subject to compliance of all the terms and conditions mentioned above, M/s. Ravi Developments is entitle to develop the said plots of land.

**FROM,**



**N. N. JADHAV**

**(Advocate High Court, Mumbai)**