



ADVOCATE

G. B. DIVATE

BS.L, LL.B

ADVOCATE HIGH COURT

Off/ at : B/16, Room no. 1, Jai Jeevandhara Co-operative Housing Society Ltd.,
Sayadhri Nagar-1, Near Birla School, Kalyan (W).

Date: 21/06/2018

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Description of Property: All that piece and parcel of land bearing Survey no. 58, Hissa no. 12, Admeasuring area 0H-26R-0P out of total Admeasuring area 0H-43R-0P + 0H-10R-0P (Pot Kharaba) i.e. total admeasuring area 0H-53R-0P, lying, being and situate at Village. Nandivali Tarfe Panchanand, Tal Kalyan and Dist. Thane within the limits of Kalyan Dombivali Municipal Corporation. (herein referred as Entire property).

Description of Property: All that piece and parcel of land bearing Survey no. 58, Hissa no. 12, admeasuring area 0H-21R-5P out of Admeasuring area 0H-26-0P, lying, being and situate at Village. Nandivali Tarfe Panchanand, Tal Kalyan and Dist. Thane within the limits of Kalyan Dombivali Municipal Corporation. (herein referred as Said property)

I have perused the following documents (Xerox copy) in respect of the captioned property:

1. 7 X 12 Extract.
2. Mutation Entry.
3. Release Deed dated 07.01.2016 executed between Anusaya Rajaram Pawar, Mathura Ratan Chaudhari, Kunda Ramkrishna Patil as Releasor and Balu Rajaram Pawar & Chandrakant Rajaram Pawar as Releasee, registered in the office of Sub-Registrar of Assurance, Kalyan-4 on even date at serial no. 206/2016.
4. Partition Deed dated 04 08 2017 executed between parties [1] Mukund Ganpat Pawar, [2] Balu Rajaram Pawar, [3] Chandrakant Rajaram party, [4] Talibai Parshuram Pawar, [5] Pralhad Parshuram Pawar, [6] Sharda Satyawan Mhatre, [7] Sunita Bharat Sante, [8] Anita Kishor Patil, [9] Girish Parshuram Pawar, registered in the office of Sub-Registrar of Assurance, Kalyan-4 on even date at serial no. 4028/2017.

5. Release Deed dated 05.08.2017 executed between [1] Taibai Parshuram Pawar, [2] Sharda Satyawar Mhatre, [3] Sunita Bharat Sante, [4] Anita Kishor Patil as Releasor, and Pralhad Parshuram Pawar & ZGirish Parshuram Pawar as Releasee registered in the office of Sub-Registrar of Assurance, Kalyan-3 on even date at serial no. 4053/2017.
6. Development Agreement dated 20th December, 2017 made and entered between Mukund ganpat Pawar, as Land owner and (1) Pralhad Parshuram Pawar, (2) Balu Rajaram Pawar, (3) Chandrakant Rajaram Pawar, (4) Girish Parshuram Pawar as Confirming party / Kabjedhar and (1) Bhaskar Vana Patil, (2) Vimal Bhaskarrao Pail (deceased) through its legal heirs (1) Pralhad Ramdas Rane, (2) Vimal Pralhad Rane, (3) Yadav Barku Visave, (4) Ashatai Yadav Visave, (5) Bhansingh Jamsing Patil, (6) Yuvraj Jamsing Patil (Deceased) through its legal heirs [1] Nirmala Yuvraj patil, [2] Bhavsing Jamsing Patil, [3] Pratap Bhagwant Patil, [4] Uttam Govind Patil, [5] Narsingh Hulsingh Patil, [6] Jangannath Dinkar Nevse, [7] Rajaram Vasudev Terse, [8] Shahji Ravba Nevse, [9] Rasikbhai Adikbhai Patel, [10] Ramakant Mahadev Parab, [11] Dineshbhai Adikbhai Patel (Deceased) Through Its Legal Heirs [1] Prakash Dineshbhai Patel, [2] Shashikant Dinesbhai Patel, [3] Shankar Mahindkar (Deceased) Through its Legal heirs [a] Sunil Shankar Mahindkar, [b] Amit Shankar Mahindkar, [c] Parvati Shankar Mahindkar, [d] Chandrakant Yashwant Yadav, [12] Jagannath Atmaram Suryawanshi (Expired) Through its legal heirs [a] Vimal Jagannath Suryawanshi, [b] Ramakant Jagannath Suryawanshi, [c] Chandrakant Jagannath Suryawanshi, [13] Veena Vinod Bhole, [14] Madhuri K. Tiwari Through its constitute attorney Pramod Kailas Tiwari, [15] Fulmati Nankuprasad saroj Through its constitute attorney Ramesh Nanku Saroj, [16] Narayan Dhondiba Parbal (deceased) Through its Legal Heir- [a] Hirabai Narayan Parbal, [b] Chandrakant Narayan Parbal, [c] Suresh Narayan Parbal, [d] Raju Narayan Parbal, and M/s Dream Developers through its partner Deepak Hariram Katarmal, Vasant Devji Mange & Dinesh Govind Bhanushali as Developers, registered in the office of Sub-Registrar of Assurance, Kalyan-4 on even date at serial no. 12848.





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confirmation with (1) Pralhad Parshuram Pawar, (2) Balu Rajaram Pawar, (3) Chandrakant Rajaram Pawar, (4) Girish Parshuram Pawar (5) Bhaskar Vana Patil, (6) Vimal Bhaskarrao Pail (deceased) through its legal heirs (7) Pralhad Ramdas Rane, (8) Vimal Pralhad Rane, (9) Yadav Barku Visave, (10) Ashatai Yadav Visave, (11) Bhansingh Jamsing Patil, (12) Yuvraj Jamsingh Patil (Deceased) through its legal heirs [13] Nirmala Yuvraj patil, [14] Bhavsing Jamsing Patil, [15] Pratap Bhagwant Patil, [16] Uttam Govind Patil, [17] Narsingh Hulsingh Patil, [18] Jangannath Dinkar Nevse, [19] Rajaram Vasudev Terse, [20] Shahji Rayba Nevse, [21] Rasikbhai Adikbhai Patel, [22] Ramakant Mahadev Parab, [23] Dineshbhai Adikbhai Patel (Deceased) Through Its Legal Heirs [24] Prakash Dineshbhai Patel, [25] Shashikant Dinesbhai Patel, [26] Shankar Mahindkar (Deceased) Through its Legal heirs [a] Sunil Shankar Mahindkar, [b] Amit Shankar Mahindkar, [c] Parvati Shankar Mahindkar, [d] Chandrakant Yashwant Yadav, [27] Jagannath Atmaram Suryawanshi (Expired) Through its legal heirs [a] Vimal Jagannath Suryawanshi, [b] Ramakant Jagannath Suryawanshi, [c] Chandrakant Jagannath Suryawanshi, [28] Veena Vinod Bhole, [29] Madhuri K.Tiwari Through its constitute attorney Pramod Kailas Tiwari, [30] Fulmati Nankuprasad saroj Through its constitute attorney Ramesh Nanku Saroj, [31] Narayan Dhondiba Parbal (deceased) Through its Legal Heir- [a] Hirabai Narayan Parbal, [b] Chandrakant Narayan Parbal, [c] Suresh Narayan Parbal, [d] Raju Narayan Parbal had granted the development rights in respect of the said property to M/s Dream Developers through its partner Deepak Hariram Katarmal; Vasant Devji Mange & Dinesh Govind Bhanushali.


And in pursuance of the said development agreement the Mukund ganpat Pawar in confirmation with (1) Pralhad Parshuram Pawar, (2) Balu Rajaram Pawar, (3) Chandrakant Rajaram Pawar, (4) Girish Parshuram Pawar (5) Bhaskar Vana Patil, (6) Vimal Bhaskarrao Pail (deceased) through its legal

heirs (7) Pralhad Ramdas Rane, (8) Vimal Pralhad Rane, (9) Yadav Barku Visave, (10) Ashatai Yadav Visave, (11) Bhansingh Jamsing Patil, (12) Yuvraj Jamsingh Patil (Deceased) through its legal heirs [13] Nirmala Yuvraj patil, [14] Bhavsing Jamsing Patil, [15] Pratap Bhagwant Patil, [16] Uttam Govind Patil, [17] Narsingh Hulsingh Patil, [18] Jangannath Dinkar Nevse, [19] Rajaram Vasudev Terse, [20] Shahji Ravba Nevse, [21] Rasikbhai Adikbhai Patel, [22] Ramakant Mahadev Parab, [23] Dineshbhai Adikbhai Patel (Deceased) Through Its Legal Heirs [24] Prakash Dineshbhai Patel, [25] Shashikant Dineshbhai Patel, [26] Shankar Mahindkar (Deceased) Through its Legal heirs [a] Sunil Shankar Mahindkar, [b] Amit Shankar Mahindkar, [c] Parvati Shankar Mahindkar, [d] Chandrakant Yashwant Yadav, [27] Jagannath Atmaram Suryawanshi (Expired) Through its legal heirs [a] Vimal Jagannath Suryawanshi, [b] Ramakant Jagannath Suryawanshi, [c] Chandrakant Jagannath Suryawanshi, [28] Veena Vinod Bhole, [29] Madhuri K.Tiwari Through its constitute attorney Pramod Kailas Tiwari, [30] Fulmati Nankuprasad saroj Through its constitute attorney Ramesh Nanku Saroj, [31] Narayan Dhondiba Parbal (deceased) Through its Legal Heir- [a] Hirabai Narayan Parbal, [b] Chandrakant Narayan Parbal, [c] Suresh Narayan Parbal, [d] Raju Narayan Parbal had also executed power of attorney dated 20th December, 2017, registered in the office of Sub-Registrar of Assurance, Kalyan-4 on even date at serial no. 12851 in favour of Deepak Hariram Katarmal, Vasant Devji Mange & Dinesh Govind Bhanushali partners of M/s Dream Developers.

OPINION

I am of the opinion the title of the said owner in respect of the said property is clear, marketable and free from reasonable doubts and encumbrance and M/s Dream Developers had acquired development rights in respect of the said property

On the perusal of the Search Report I have not come across any registered encumbrances on the captioned property.


Adv Ganesh B. Divate



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Power of Attorney dated 20th December, 2017 Executed by Mukund ganpat Pawar, as Land owner and (1) Pralhad Parshuram Pawar, (2) Balu Rajaram Pawar, (3) Chandrakant Rajaram Pawar, (4) Girish Parshuram Pawar as Confirming party / Kabjedhar and (1) Bhaskar Vana Patil, (2) Vimal Bhaskarrao Pail (deceased) through its legal heirs (1) Pralhad Ramdas Rane, (2) Vimal Pralhad Rane, (3) Yadav Barku Visave, (4) Ashatai Yadav Visave, (5) Bhansingh Jamsing Patil, (6) Yuvraj Jamsingh Patil (Deceased) through its legal heirs [1] Nirmala Yuvraj patil, [2] Bhavsing Jamsing Patil, [3] Pratap Bhagwant Patil, [4] Uttam Govind Patil, [5] Narsingh Hulsingh Patil, [6] Jangannath Dinkar Nevse, [7] Rajaram Vasudev Terse, [8] Shahji Ravba Nevse, [9] Rasikbhai Adikbhai Patel, [10] Ramakant Mahadev Parab, [11] Dineshbhai Adikbhai Patel (Deceased) Through Its Legal Heirs [1] Prakash Dineshbhai Patel, [2] Shashikant Dinesbhai Patel, [3] Shankar Mahindkar (Deceased) Through its Legal heirs [a] Sunil Shankar Mahindkar, [b] Amit Shankar Mahindkar, [c] Parvati Shankar Mahindkar, [d] Chandrakant Yashwant Yadav, [12] Jagannath Atmaram Suryawanshi (Expired) Through its legal heirs [a] Vimal Jagannath Suryawanshi, [b] Ramakant Jagannath Suryawanshi, [c] Chandrakant Jagannath Suryawanshi, [13] Veena Vinod Bhole, [14] Madhuri K.Tiwari Through its constitute attorney Pramod Kailas Tiwari, [15] Fulmati Nankuprasad saroj Through its constitute attorney Ramesh Nanku Saroj, [16] Narayan Dhondiba Parbal (deceased) Through its Legal Heir- [a] Hirabai Narayan Parbal, [b] Chandrakant Narayan Parbal, [c] Suresh Narayan Parbal, [d] Raju Narayan Parbal, as Confirming party in favour of M/s Dream Developers through its partner Deepak Hariram Katarmal, Vasant Devji Mange & Dinesh Govind Bhanushali as Developers, registered in the office of Sub-Registrar of Assurance, Kalyan-4 on even date at serial no. 12851.

7. Search Report issued by Searcher G.H.Jagtap dated 22.05.2018.

INVESTIGATION OF TITLE

From the perusal of the aforesaid documents, it appears that Mukund Ganpat Pawar is the owner of all that piece and parcel of land bearing Survey no. 58, Hissa no. 12, Admeasuring area 0H-26R-0P out of total Admeasuring area 0H-43R-0P + 0H-10R-0P (Pot Kharaba) i.e. total admeasuring area 0H-53R-0P, lying, being and situate at Village Nandivali Tarfe Panchanand, Tal Kalyan and Dist. Thane within the limits of Kalyan Dombivali Municipal Corporation. (herein referred as Said property).

It further appears that by and under Release Deed dated 07.01.2016, registered in the office of Sub-Registrar of Assurance, Kalyan-4 on even date at serial no. 206/2016, Anusaya Rajaram Pawar, Mathura Ratan Chaudhari, Kunda Ramkrishna Patil had relased and relinquished their rights in favour of Balu Rajaram Pawar & Chandrakant Rajaram Pawar.

It further appears that by and under Partition Deed dated 04.08.2017, registered in the office of Sub-Registrar of Assurance, Kalyan-4 on even date at serial no. 402S/2017, partition took place and an area adm. 0H-26R-0P out of total Admeasuring area 0H-43R-0P + 0H-10R-0P (Pot Kharaba) i.e. total admeasuring area 0H-53R-0P came to the share of Mukund Ganpat Pawar.

It further appears from the mutation entry no. 1713 the name of Mukund Ganpat Pawar had been mutated as an absolute owner in respect of area adm. 0H-26R-0P.

It further appears that by and under Release Deed dated 05.08.2017, registered in the office of Sub-Registrar of Assurance, Kalyan-3 on even date at serial no. 405S/2017, [1] Taibai Parshuram Pawar, [2] Sharda Satyawar Mhatre, [3] Sunita Bharat Sante, [4] Anita Kishor Patil had relased and relinquished their rights in favour of [1] Pralhad Parshuram Pawar & [2] Girish Parshuram Pawar.

It further appears that by and under development Agreement dated 20th December, 2017, registered in the office of Sub-Registrar of Assurance, Kalyan-4 on even date at serial no. 12848, Mukund ganpat Pawar in