

**SANDESH H. POTE**  
**ADVOCATE HIGH COURT**

OFFICE:- L-161 DREAMS MALL, L.B.S MARG, COURT :- A.A.W.I , ROOM NO-18, GROUND  
BHANDUP (W). MUMBAI 400078. FLOOR, HIGH COURT, FORT MUMBAI - 32  
(O.S REGD No- 10223)  
CELL NO:- 9869390788/ 9322990788  
EMAIL :- advsandeshpote@yahoo.com

BY REGISTERED A.D/HAND DELIVERY/SPEEDPOST/ COURRIER

**WITHOUT PREJUDICE**

**Date:- 16/11/2016**

**TITLE CERTIFICATE**

REF:- Property situated at Village BAPSAI within the Registration Sub-district kalyan being plot Survey No.89, Hissa No.18, Area 1 H- 11R-0P+ Pot Kharaba 0 H 03 R - 0P, , Taluka - Kalyan, District Thane.

SIR,

At the request, I have investigated the title of the said above mentioned Property through search clerk Mr. G.H JAGTAP . For the period 1983 to 2016 (40 years), in the office of Sub-Registrar Office of kalyan. The Original Search report duly signed by the said search clerk is been annexed herewith along with the photo copies of the Indenture

**LIST OF DOCUMENTS SUBMITTED BEFORE ME FOR**

**MY SCRUTINITY AND LEGAL OPINION**

Extract of 7/12 issued by Talathi Saja **BAPSAI**.

- a) Search taken by Shri. G.H. Jagtap from year 1983 to 2012 in the office of sub - Registrar of Kalyan -1 to 4 for the period from 1983 to 2012 Dt. 13.04.2012.
- b) Search taken by Shri. G.H Jagtap from the year 2012 to 2016 in the office of the Sub-registrar of Kalyan 1 to 4 dated 19/10/2016.
- c) Photo copy of the indenture "Deed of Conveyance" dated 25/10/2007 (Seen from SRO KLN -3 Index II register)  
Conveyance Deed Rs. 10,00,000/- market value of Rs.17,10,000/- S.No. 89/18, Area 1 H-11 R - 0 P + Pot Kharaba 0 H 0- 03 R - 0 P  
Total Area 1 H-14 R- 0 P, Akar Rs.1- 94Ps.



**VENDOR** : 1) Ramchandra Bandhu Tembhe, 2)Tukaram Bandhu Tembhe, 3) Indumati Dttatray Mohape, 4) Hirabai Krishnaji Pashte, 5) Nandabai Sadashiv desle, 6) Latabai Balu vishe, 7) Rekha Raghuram Patole.

**PURCHASER** : 1) Tukaram Bandhu Tembhe, 2) Aniruddha Vishanath Palav, 3) Kamalakar Bhikaji Muley.

Date of Execution & Registration 25.10.2007 ; Registration No. 5915 Stamp Duty Rs. 1,02,600/- Registration fee Rs.17,100/-

CONTINUATION SHEET (2)

**AS PER TRANSACTION FOR THE YEAR 2011**

(Seen from SRO KLN – 1 INDEX-II register)

- 1) Conveyance Deed Rs.92,00,000/- Market Value Rs. 22,04,000/- S. No.89/18  
Area 1 H -11 R -0 P + Pot Kharaba 0 H -0 3 R – 0 Paiki 2/3 Area 0 H – 76 R -0  
P

**VENDOR:-** 1) Aniruddha Vishwanath Palav, 2) Subodh Kamlakar Muley , 3)  
Manasi vinit Ghate, 4) Uttra Uday Joshi , 5) Jayashree Kamlakar Muley, 6)  
Tukaram Bandhu Tembhe

**PURCHASER :-** Navin Naranji Jain (shah)

Date of execution & registration 09/12/2011, registration No. 11245 stamp Duty  
Rs. 5,52,000/- Registration Fee Rs. 30,100/-

(See from SRO KLN 0 1 Index II Register)

- 2) Development Agreement Rs. 46,24,000/- market value Rs. 11,02,000/- S No.  
89/18, Area 1 H -14 R – 0 P = 11400 sq. meters, Akar Rs. 1- 94 Ps Paiki 1/3  
Area 3800 Sq. Metars.

**VENDOR:-** Tukaram Bandhu tembhe

**PURCHASER / DEVELOPMENT:-** M/s. Aditya Developers Through its prop-  
Navin Naranji Jain (Shah)

Date of execution & registration 29/12/2011, registration No. 12026 stamp,  
duty Rs.2,31,200/- Registration fee Rs.30,100/-

In the year 2011 :- 1) Aniruddha Vishwanath Palav, 2) Subodh Kamlakar Muley,  
3) Manasi vinit Ghate, 4) Uttra Uday Joshi , 5) Jayashree Kamlakar Muley, 6)  
Tukaram Bandhu Tembhe Executed conveyance Deed in favour of Mr. Navin N.  
Jain (shah) & same in the registered n the office of Sub – registrar Kalyan at  
No.11245.

Tukaram Bandhu Tembhe, executed Development Agreement in favour of M/s.  
ADITYA DEVLPOERS thought its proprietor NAVIN NARANJI JAIN in the office  
of Registrar Kalyan at Reg. No. 12026.

Searcher could not take the search for the year 1983 to 1985, the Index – II  
register is in torn condition.



CONTINUATION SHEET (3)

---

This title certificate prepared by me as per documents produced before me and on the basic Search Report dated 19/10/2016.

In my opinion, without prejudice, I did not find any doubtful entries in the record of rights. Hence the title to the above said land is clear and it has clear marketable title and free from encumbrances.

Your's truly,



**SANDESH H. POTE**  
Advocate High Court  
L-161, Dreams Mall, L.B.S. Marg,  
Bhandup (W) Mumbai - 400 078  
Mob.: 9869390788 / 9322990788

