

Balasaheb Bhujbal

B. Com., LL. B.

Advocate High Court

2/12, Ghanshyam Nagar, Tilak Road, Thane (E)-400603
Ph. 25322325, Mob. 9833712680; E-Mail : balasaheb_bhujbal@yahoo.co.in

Ref No:

Date: 13/12/2016

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

- 1) Mr. Krishna alias Hiranman Rama Shinge and others
- 2) Smt. Raibai Anant Mhatre (Kamatkar) and others Owners

To

M/S. Ashirwad Developers

..... Builder/Developer

I have perused the copies of following documents:

- 1) 7/12 Extracts and Mutation Entries of plot of land bearing Survey No. 10-1B, Vadavli, Taluka & District Thane.

It appears that, the below referred property was belonging to one Mr. Rama Gopal Shinge who acquired the property as a protected tenant under the provisions of the Bombay Tenancy & Agricultural Lands Act, 1948. The said Mr. Rama Gopal Shinge (expired sometimes around the year 1976) leaving behind his legal heirs Mr. Krishna Alias Hiranman Rama Shinge and his other Six family members and Smt. Raibai Anant Mhatre (Kamatkar) and her other Seven family members, who became owners of the said plot of land and same has been recorded in the revenue record by Mutation Entry Number 1181 dated 17.03.2011 of Vadavli Village, Taluka & District Thane.

3) **PUBLIC NOTICE:**

I have issued Public Notice in daily newspapers (i) Afternoon & (ii) Mumbai Lakshwadip edition dated 12/11/2016 inviting objections to the title of the below referred property. No objections have been received by me till this date, in response to the public notices.

- 4) Mr. Krishna Alias Hiranman Rama Shinge and his other Six family members and Smt. Raibai Anant Mhatre (Kamatkar) and her other Seven family members are the original owners of below referred property.

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- (i) By and under Agreement for Sale, registered with the Office of Sub-Registrar of Assurances, Thane under no. TNN-5/6258/2012, dated. 20.07.2012, the co-owners i.e. said **Smt. Raibai Anant Mhatre (Kamatkar)** and her other **Seven family members** agreed to sell half (50%) of their share in below referred property on the terms and conditions and for the consideration contained therein in favour of **M/S. ASHIRWAD DEVELOPERS**. On payment of monetary consideration and subject to allotment of constructed premises as stated in the aforesaid Agreement or monetary consideration in lieu thereof, the 50% undivided shares, rights of said **Smt. Raibai Anant Mhatre (Kamatkar)** and her other **Seven family members** in the below referred property's and its development rights vest with **M/S. ASHIRWAD DEVELOPERS**.
- (ii) Other co-owners - **Mr. Krishna Alias Hiranman Rama Shinge** and his other Six family members agreed to Transfer half (50%) of their share below referred property on the terms and conditions and for the consideration contained therein in favour of **M/S. ASHIRWAD DEVELOPERS** and accordingly executed registered Development Agreement vide Serial No- TNN-5/1250/2013 dated 04.02.2013 and they also executed Power Of Attorney in favour of **M/S. ASHIRWAD DEVELOPERS** dated 04.02.2013 and same was registered with Sub Registrar Assurance Thane vide Sr. No-TNN-5/1251/2013 dated 04.02.2013. On payment of monetary consideration and subject to allotment of constructed premises as stated in the aforesaid Agreement or monetary consideration in lieu thereof, the 50% undivided shares, rights of said **Mr. Krishna Alias Hiranman Rama Shinge** and his other Six family members in the below referred property and its development rights vest with **M/S. ASHIRWAD DEVELOPERS**.
- (5) By an Agreement for Grant of Way dated 18.07.2014, registered at S. No. TNN-5/7118/2014, made between M/s. Monarch Developers, firm of partnership (Grantor) of the First Part therein; M/s. Ashirwad Developers (Grantee therein) of the Second Part therein; duly confirmed by Shri Walkya Joma Shinge and 12 others through Constituted Attorney- Manish D. Khandelwal (First Confirming Party therein) of the Third Part therein; M/s. Bhavya Enterprises through Constituted Attorney- Manish D. Khandelwal (Second Confirming Party therein) of the Fourth Part therein; Shri Sanjay Shantilal Shah (Third Confirming Party therein) of the Fifth Part therein; permanent access has been



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granted to ingress and egress upon the below referred property through a 12 Mtrs wide Road (more particularly described in the Third Schedule there under written).

- (6) Thane Municipal Corporation (TMC) has approved plans for development of the below referred property and for construction of multi-storied building on the below referred property vide Permit No- V. P. 506/0193/14 TMC/TD-DP/TPS/1886/16 dated 01.08.2016 and has also issued Commencement Certificate vide V.P. No-S06/0193/14 TMC/TDD/1886/16 dated 01.08.2016.
- (7) By order dated 29/02/2016, the Sub-Divisional Officer, Thane has issued requisite permission under Section 43 of the Bombay Tenancy and Agricultural Lands Act, 1948, in respect of the below referred property.
- (8) Thane Collector (Revenue Department) has certified/approved Non-Agricultural user of the below referred property of land vide N.A. Order vide order No- Mahasul/K-1/T1/Vinischiti/SR-94/2015 dated 30.09.2016.
- (9) On and after payment of full and final consideration reduced in the said Agreement for Sale dated 20.07.2012 and in the said Development Agreement dated 04.02.2013. There after the said plot of land's ownership rights/ development rights are with **M/S. ASHIRWAD DEVELOPERS.**
- (10) **SEARCH REPORTS:-**
- i) In this matter, the necessary search has been taken by **Mr. Sachin Patil**, to carry out searches of Registers maintained with the Office of the Sub-Registrar, Thane (Office No. 1, 2, 5) for the period from 1984 to 2013 and with the Office of Sub-Registrar, Thane (Office No. 1, 2, 5, 9) for the period from 2013 to 2016 in respect of the below referred property and as per his reports dated 03.06.2013 and dated 01.12.2016 respectively. We found no other documents registered other than those mentioned above after the dated 04.02.2013.
- ii) In this matter, necessary searches has been taken by **Mr. M. P. Singh** to carry out searches at Thane Court Junior And Senior Division for the period from 1983 to 2013 and for the period 2013 to 2016 in respect on the below referred property. And he submitted his report dated. 17.12.2013 and dated 02.12.2016



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respectively. Pertaining to the rights, title and interest in respect of the below referred Property.

Subject to the above, I hereby certify that M/S. ASHIRWAD DEVELOPERS have full right to develop the below referred property described in the SCHEDULE hereunder written and I certify that the title of M/S. ASHIRWAD DEVELOPERS, to the below referred property and its development rights are lawful, clear and marketable.

SCHEDULE

All that piece and parcel of land or ground lying and situated at Revenue Village Vadvali, Taluka and District Thane within the limits of **THANE MUNICIPAL CORPORATION**, within the Registration District and Sub-Registration Thane bearing;

S. No.	H. No.	Area H- R- P	Assessment Rs. Ps.
10	1B	0- 29- 5	3.75

Together with all easementary rights etc.

Balasaheb
(B. S. BHUJBAL)
Advocate

