

**Tushar S. Shilotri**

*Advocate*

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**TITLE CERTIFICATE**

Re: - All that piece and parcel of land lying,  
being and situate Village Mogharpada, Taluka  
and District Thane, bearing Old Survey No. 44  
Hissa No. 3 corresponding New Survey No. 57  
Hissa No. 3 admeasuring 810 sq. mtrs.

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In connection with investigating the title of the captioned property, I have perused 7/12 extracts, form no. 6, perusal of revenue records and searches of the office of the Sub-Registrar, Thane and accordingly, I have noted my observations as under: -

1. At all material times one Shri Hasha Balu Patil was the owner of and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the piece and parcel of land bearing S. No. 44 H. No. 3 admeasuring 810 sq. meters at Village Mogharpada, Taluka and District Thane, which land more particularly described in the Schedule hereunder written is hereinafter referred to as "the captioned property".

2. After the expiry of the said Shri Hasha Balu Patil, the names of his heirs and legal representatives Shri Tukaram Hasha Patil, Shri Bhagirath Hasha Patil, Shri Gunaji Hasha Patil, Mrs Kusum Vishnu and Mrs Sitabai Posha Thakur were inserted in the relevant 7/12 extracts of the captioned property as the owners thereof.



3. The aforesaid Shri Bhagirath Hasha Patil expired intestate on 20-04-2002 leaving behind him as his heirs and legal representatives Smt. Gangubai Bhagirath Patil, Shri Shamrao Bhagirath Patil, Mrs Pushpa Yashwant Purnekar and Mrs Nandabai Maruti Patil, as per the personal law by which he was governed at the time of his demise. Accordingly, the names of Smt. Gangubai Bhagirath Patil, Shri Shamrao Bhagirath Patil, Mrs Pushpa Yashwant Purnekar and Mrs Nandabai Maruti Patil came to be mutated in place of the deceased Shri Bhagirath Hasha Patil in the relevant 7/12 extracts as the owners thereof alongwith Shri Tukaram Hasha Patil, Shri Gunaji Hasha Patil, Mrs Kusum Vishnu and Mrs Sitabai Poshha Thakur.

4. By and under a Development Agreement dated 13th July, 2006, (i) Shri Tukaram Hasha Patil alongwith his legal representatives Smt. Muktabai Tukaram Patil, Shri Dnyaneshwar Tukaram Patil, Mrs Kanta Krishna Patil, Mrs Lata Manohar Patil, (ii) Shri Gunaji Hasha Patil alongwith his legal representatives Shri Vishwanath Gunaji Patil, Shri Gangadhar Gunaji Patil, (iii) Mrs Kusum Vishnu Kasar alongwith her legal representative Mr Mohan Vishnu Kasar, (iv) Mrs Sitabai Poshha Thakur alongwith her legal representatives Shri Bhimdev Poshha Thakur, Shri Arun Poshha Thakur, Shri Machindra Poshha Thakur, and (v) Smt. Gangubai Bhagirath Patil, Shri Shamrao Bhagirath Patil, Mrs Pushpa Yashwant Purnekar and Mrs Nandabai Maruti Patil granted unto Mrs Seema Sanjay Sable, resident of B/4/1202, Raunak Park, Pokhran Road No. 2, Konkanipada, Thane, all the development rights, titles, shares and interests in respect of the captioned property at and for the consideration and other terms and conditions therein contained. The said Development Agreement is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 4630. Simultaneously with the execution thereof, the Owners also executed a Power of Attorney in favour of the aforesaid Mrs Seema Sanjay Sable.

5. In due course, the said Mrs Seema Sanjay Sable has duly paid and tendered the entire consideration payable under the aforesaid Development Agreement to the Owners. In view thereof, the Owners then by and under a Deed of Conveyance dated 27th May, 2008, the Owners (i) Shri Tukaram Hasha Patil (since deceased) through his heirs and legal representatives Smt. Muktabai Tukaram Patil, Shri Dnyaneshwar Tukaram Patil, Mrs Kanta Krishna Patil, Mrs Lata Manohar Patil, (ii) Shri Gunaji Hasha Patil alongwith his legal representatives Shri Vishwanath Gunaji Patil, Shri Gangadhar Gunaji Patil, (iii) Mrs Kusum Vishnu Kasar alongwith her legal representative Mr Mohan Vishnu Kasar, (iv) Mrs Sitabai Poshha Thakur alongwith her legal representatives Shri Bhimdev Poshha Thakur, Shri Arun Poshha Thakur, Shri Machindra Poshha Thakur, and (v) Smt. Gangubai Bhagirath Patil (since deceased) through her heirs and legal representatives Shri Shamrao Bhagirath Patil, Mrs Pushpa Yashwant Purnekar and Mrs Nandabai Maruti Patil (hereinafter referred to as "the Owners") absolutely sold, transferred, conveyed and assigned unto the said Mrs Seema Sanjay Sable all the ownership rights, titles, shares and interests in respect of the captioned property. The said Deed of Conveyance is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 4857. Simultaneously with the execution thereof, the Owners also executed a Power of Attorney in favour of the aforesaid Mrs Seema Sanjay Sable.

6. Accordingly, the name of Mrs Seema Sanjay Sable is appearing on the relevant 7/12 extract of the captioned property as the absolute owner thereof. The captioned property is in the Residential zone of the Thane Municipal Corporation.

7. I have caused public notice to be issued in the Thane Vaibhav newspaper on 06th June, 2008. I have not received any objection in respect of the same. Furthermore, I have caused to take search at the office of the Sub-Registrar, Thane through Shri Sanjay Shinde, Search Clerk. On perusal of the same, I have not found any encumbrances.

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8. The said Mrs Seema Sanjay Sable then granted the development rights, titles, shares and interests inter alia in respect of the captioned property in favour of M/s. Fiama Construction Company vide Development cum Sale Agreement dated 14th November, 2008 coupled with Power of Attorney of same date. The said Development cum Sale Agreement is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 9390.


9. M/s. Fiama Construction Company has put up building plans which have been duly sanctioned by the Thane Municipal Corporation and Commencement Certificate bearing V. P. No. S06/0054/09 TMC/TDD/0346/11 dated 03/02/2011 has been issued inter alia in respect of the captioned property.

10. In the premises, I do hereby certify that as stated hereinabove, Mrs Seema Sanjay Sable is the owner of the captioned property and she has entered into a Development cum Sale agreement with M/s. Fiama Construction Company, who has the rights to develop the captioned property and sell the premises situated therein. I certify that the title to the same is free, clear and marketable.

**THE SCHEDULE ABOVE REFERRED TO**

All that piece and parcel of land lying, being and situate Village Mogharpada, Taluka and District Thane, bearing Old Survey No. 44 Hissa No. 3 corresponding New Survey No. 57 Hissa No. 3 admeasuring 810 sq. mtrs

Dated this 08th day of September, 2011.

  
T. S. Shilotri  
Advocate  
**T. S. SHILOTRI**  
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**TITLE CERTIFICATE**

Re: - All that piece and parcel of land lying, being and situate Village Mogharpada, Taluka and District Thane, bearing Old Survey No. 44 Hissa No. 2(Part) corresponding New Survey No. 57 Hissa No. 2A1 and now bearing New Survey No. 57 Hissa No. 2C admeasuring 1430 sq. mtrs.

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In connection with investigating the title of the captioned property, I have perused 7/12 extracts, form no. 6, perusal of revenue records and searches of the office of the Sub-Registrar, Thane and accordingly, I have noted my observations as under: -

1. At all material times as on the Tillers' day one Shri Shankar Vaity was cultivating the piece and parcel of land bearing S. No. 44 H. No. 2 (Part) admeasuring 1430 sq. meters at Village Mogharpada, Taluka and District Thane, which land more particularly described in the Schedule hereunder written is hereinafter referred to as "the captioned property". The name of M/s. Ratanshi Premji Charitable Trust was appearing in the owner's column of the relevant 7/12 extract of the captioned property.

2. After the expiry of the said Shri Shankar Vaity and his wife Smt. Bhanubai Shankar Vaity, their son Shri Gangaram Shankar Vaity also expired leaving

behind as the heirs and legal representatives Smt. Balibai Gangaram Vaity, Shri Arun Gangaram Vaity, Kusum Gangaram Vaity, Dhruvad Gangaram Vaity and Karnibai Manglya Vaity, Sadanand Manglya Vaity, Beby Manglya Vaity and Vaijayanti Manglya Vaity, as per the personal law by which the deceased were governed at the time of their demise.

3. The said Karnibai Manglya Vaity also expired later on, leaving behind the aforesaid as her heirs and legal representatives and their names were mutated in the relevant 7/12 extracts of the captioned property.

4. Pursuant to the applications made under the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 (hereinafter referred to as "the BTAL Act") by the aforesaid Smt. Balibai Gangaram Vaity and others, the Hon'ble Tahasildar and Agricultural Lands Tribunal was pleased to hold that they were cultivating the captioned property and proceeded to fix purchase price under section 32 G of the BTAL Act. Thereafter on payment of the purchase price, was pleased to issue Sale Certificate bearing No. 17/2006 dated 06-06-2006 under section 32 M of the BTAL Act. Accordingly, the names of Smt. Balibai Gangaram Vaity and others were mutated in the relevant 7/12 extracts of the captioned property as the owners thereof and the name of M/s. Ratanshi Premji Charitable Trust was deleted from the same.

5. The Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 vide its order bearing No. ULC/TA/Te.No.1/Owale/SR-314 dated 30-11-2006 has been pleased to hold that the holding is within ceiling limits and there is no surplus land.

6. The Hon'ble Sub-Divisional Officer, Thane vide his order bearing Ref. No. TD/Te6/Kuv/VP/SR-142/2006 dated 25-09-2006 has been pleased to grant permission for development of the captioned property for non agricultural use and thereby remove the bar under section 43 of the BTAL Act.

7. By and under a Development Agreement dated 17th June, 2005, Smt. Balibai Gangaram Vaity, Shri Arun Gangaram Vaity, Kusum Gangaram Vaity, Dhruvad Gangaram Vaity and Karnibai Manglya Vaity, Sadanand Manglya Vaity, Beby Manglya Vaity and Vaijayanti Manglya Vaity had granted unto Mrs Seema Sanjay Sable, resident of B/4/1202, Raunak Park, Pokhran Road No. 2, Konkanipada, Thane, all the development rights, titles, shares and interests in respect of the captioned property at and for the consideration and other terms and conditions therein contained. The said Development Agreement is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 4089. Simultaneously with the execution thereof, the Owners also executed a Power of Attorney in favour of the aforesaid Mrs Seema Sanjay Sable.

8. In due course, the said Mrs Seema Sanjay Sable has duly paid and tendered the entire consideration payable under the aforesaid Development Agreement to the Owners. In view thereof, (i) Smt. Balibai Gangaram Vaity, (ii) Shri Arun Gangaram Vaity since deceased through his heirs and legal representatives Smt. Ranjana Arun Vaity, Prasad Arun Vaity, Kalpana Arun Vaity and Paresch Arun Vaity, (iii) Kusum Gangaram Vaity, (iv) Vaijayanti Manglya Vaity, (v) Parvatibai Sadanad Vaity, (vi) Umesh Sadanand Vaity, (vii) Sunil Sadanand Vaity, (viii) Dilip Sadanand Vaity, (ix) Bharati Sadanand Vaity, (x) Nitin Ramesh Avhad, (xi) Smt. Vanita Ramesh Avhad, (xii) Ram Ramesh Avhad, (xiii) Anita Ramesh Avhad, (xiv) Suvarna Jagdeep Patil, (xv) Megha Jagan Koli, and (xvi) Geetanjali Jagan Koli (hereinafter referred to as "the Owners") by and under a Deed of Conveyance dated 27th May, 2008, absolutely sold, transferred, conveyed and assigned unto the said Mrs Seema Sanjay Sable all the ownership rights, titles, shares and interests in respect of the captioned property. The said Deed of Conveyance is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 4847. Simultaneously with the execution thereof, the Owners also executed a Power of Attorney in favour of the aforesaid Mrs Seema Sanjay Sable.

9. Accordingly, the name of Mrs Seema Sanjay Sable is appearing on the relevant 7/12 extract of the captioned property as the absolute owner thereof. The captioned property is situated in Residential zone of the Thane Municipal Corporation and the same is abutting to the Village Road which is a proposed 20 meter road.

10. The said Mrs Seema Sanjay Sable then granted the development rights, titles, shares and interests inter alia in respect of the captioned property in favour of M/s. Fiama Construction Company vide Development cum Sale Agreement dated 14th November, 2008 coupled with Power of Attorney of same date. The said Development cum Sale Agreement is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 9390.

11. I have caused public notice to be issued in the Thane Vaibhav newspaper on 06th June, 2008. I have not received any objection in respect of the same. Furthermore, I have caused to take search at the office of the Sub-Registrar, Thane through Shri Sanjay Shinde, Search Clerk. On perusal of the same, I have not found any encumbrances.

12. Pursuant to application made for measurement of the captioned property, the Taluka Inspector of Land Records vide M.R.N. 676/2008 has been pleased to sub-divide the property bearing Survey No. 57 Hissa No. 2 and accordingly vide D.N.R. 496/2009 has been pleased to rectify and note the captioned property as being Survey No. 57 Hissa No. 2C instead of the earlier Survey No. 57 Hissa No. 2A1 and a mutation entry has been carried out and fresh 7/12 extract was issued.

13. By and under an Addendum dated 25th June, 2009 executed by Mrs Seema Sanjay Sable in favour of M/s. Fiama Construction Company, the parties thereto have duly noted the change in the description of the captioned property



**Tushar S. Shilotri**

*Advocate*

as now being Survey No. 57 Hissa No. 2C instead of the earlier Survey No. 57 Hissa No. 2A1. The Addendum is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 5356.

14. M/s. Fiama Construction Company has put up building plans which have been duly sanctioned by the Thane Municipal Corporation and Commencement Certificate bearing V. P. No. S06/0054/09 TMC/TDD/0346/11 dated 03/02/2011 has been issued inter alia in respect of the captioned property.

15. In the premises, I do hereby certify that as stated hereinabove, Mrs Seema Sanjay Sable is the owner of the captioned property and she has entered into a Development cum Sale agreement with M/s. Fiama Construction Company, who has the rights to develop the captioned property and sell the premises situated therein. I certify that the title to the same is free, clear and marketable.

**THE SCHEDULE ABOVE REFERRED TO**

All that piece and parcel of land lying, being and situate Village Mogharpada, Taluka and District Thane, bearing Old Survey No. 44 Hissa No. 2(Part) corresponding New Survey No. 57 Hissa No. 2A1 and now bearing New Survey No. 57 Hissa No. 2C admeasuring 1430 sq. mtrs.

Dated this 18th day of June, 2012.

  
T. S. Shilotri

Advocate

T. S. SHILOTRI

ADVOCATE

REGD. No: MAH / 784/1997

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**TITLE CERTIFICATE**

Re: - All that piece and parcel of land lying, being and situate Village Mogharpada, Taluka and District Thane, bearing Old Survey No. 44 Hissa No. 2(Part) corresponding New Survey No. 57 Hissa No. 2B admeasuring 700 sq. mtrs.

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In connection with investigating the title of the captioned property, I have perused 7/12 extracts, form no. 6, perusal of revenue records and searches of the office of the Sub-Registrar, Thane and as per the information provided to me by Mrs Seema Sanjay Sable, I have noted my observations as under: -

1. At all material times as on the Tillers' day one Shri Dadaji Bhoir was cultivating a portion of the land admeasuring 700 sq. meters out of the piece and parcel of land bearing S. No. 44 H. No. 2 (Part) admeasuring in aggregate 2130 sq. meters at Village Mogharpada, Taluka and District Thane, which portion is hereinafter referred to as the captioned property. The name of M/s. Ratanshi Premji Charitable Trust was appearing in the owner's column of the relevant 7/12 extract of the captioned property.

2. After the expiry of the said Shri Dadaji Bhoir and his wife, the names of their heirs being Gajanan Dadaji Bhoir, Anandibai Kacher Bhoir, Muktabai Laxman Bhoir, Kusum Shivaji Patil and Baby Ramdas Patil were duly recorded in the 7/12 extracts of the captioned property.



3. Pursuant to the applications made under the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 (hereinafter referred to as "the BTAL Act") by the aforesaid Gajanan Dadaji Bhoir and others, the Hon'ble Tahasildar and Agricultural Lands Tribunal was pleased to hold that they were cultivating the captioned property and proceeded to fix purchase price under section 32 G of the BTAL Act. Thereafter on payment of the purchase price, Sale Certificate bearing No. 38/2008 dated 03-10-2008 under section 32 M of the BTAL Act was issued. Accordingly, the names of Shri Gajanan Dadaji Bhoir and others were mutated in the relevant 7/12 extracts of the captioned property as the owners thereof and the name of M/s. Ratanshi Premji Charitable Trust was deleted from the same.

4. On application made by the said Shri Gajanan Dadaji Bhoir and others, the Hon'ble Sub-Divisional Officer, Thane vide his order bearing Ref. No. TD/Te6/Kuv/VP/SR-580/2008 dated 07-02-2009 has been pleased to permit sale of the captioned property unto and in favour of Mrs Seema Sanjay Sable and thereby remove the bar under section 43 of the BTAL Act.

5. In accordance with the aforesaid permission, the said Shri Gajanan Dadaji Bhoir and others and Mrs Seema Sanjay Sable applied for sub-division of the captioned property out of the piece and parcel of land bearing Old S. No. 44 Hissa No. 2 and corresponding New Survey No. 57 Hissa No. 2 admeasuring in aggregate 4030 sq. meters or thereabouts. As per the sub-division carried out by the Taluka Inspector of Land Records, Thane and order passed by the Tahasildar, Thane bearing No. Mahsul kaksha-1/Te-3/Ha.Nond/Kavi 1134 SR-321/09 dated 02-03-2009, the aforesaid Old Survey no. 44 Hissa No. 2 corresponding New Survey No. 57 Hissa No. 2 admeasuring in aggregate 4030 sq. meters or thereabouts was subdivided into four parts being (i) S. No. 57 Hissa No. 2A admeasuring 700 sq. meters in the name of Bipinkumar Karsandas

Manik; (ii) S. No. 57 Hissa No. 2B admeasuring 700 sq. meters in the name of Gajanan Dadaji Bhoir and others (being the captioned property herein); (iii) S. No. 57 Hissa No. 2C admeasuring 1430 sq. meters in the name of Mrs Seema Sanjay Sable and (iv) S. No. 57 Hissa No. 2D admeasuring 1200 sq. meters in the name of Bipinkumar Karsandas Manik.

6. By and under a Deed of Conveyance dated 11th August, 2009, the said Shri Gajanan Dadaji Bhoir and Others sold, transferred and conveyed unto Mrs Seema Sanjay Sable, the captioned property at and for the consideration therein contained. The aforesaid Deed of Conveyance is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 7095.

7. The said Mrs Seema Sanjay Sable then granted the development rights, titles, shares and interests in respect of the captioned property in favour of M/s. Fiana Construction Company vide Development cum Sale Agreement dated 06th March, 2010 coupled with Power of Attorney of same date. The said Development cum Sale Agreement is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 2963.

8. I have caused public notice to be issued in the daily newspaper Thane Vaibhav on 06th April, 2010. I have received an objection from Ratanshi Premji Charitable Trust through its Advocate. However, as per the records 32M certificate under the BTAL Act has been issued in favour of Shri Gajanan Dadaji Bhoir and hence Ratanshi Premji Charitable Trust does not have any rights in the captioned property. I have not received any other objections in that behalf. Furthermore, I have caused to take search at the office of the Sub-Registrar, Thane through Shri Sanjay Shinde, Search Clerk. On perusal of the same, I have not found any encumbrances.



9. In the premises, I do hereby certify that as stated hereinabove, Mrs Seema Sanjay Sable is the owner of the captioned property and she has entered into a Development cum Sale agreement with M/s. Fiana Construction Company, who have the rights to develop the captioned property and sell the same. I certify that the title to the same is free, clear and marketable.

**THE SCHEDULE ABOVE REFERRED TO**

All that piece and parcel of land lying, being and situate Village Mogharpada, Taluka and District Thane, bearing bearing Old Survey No. 44 Hissa No. 2(Part) corresponding New Survey No. 57 Hissa No. 2B admeasuring 700 sq. mtrs.

Dated this 25th day of May, 2010.



T. S. Shilotri  
Advocate

**T. S. SHILOTRI**

ADVOCATE

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