

# RHY Juris Law Associates

Advocates & Legal Consultants

CERT.NO.TC/2016/

DATE:- 23.12.2016

To  
Mr. Kamlesh Motwani  
Director,  
M/s. Platinum Realty & Infrastructure Pvt. Limited  
Andheri West, Mumbai

Sir,

As desired by you the records of Sub-Registrar, Bhiwandi, have been verified for the period of last 30 years for investigation of title in respect of Plot of land bearing Survey No. 164/3 being lying and situate at **Village-Kamatghar, Taluka-Bhiwandi, District-Thane within registration and sub-registration District of Thane.** We have also verified documents mentioned in schedule. On the basis of below documents given for verification, our REPORT/CERTIFICATE is given as under:-

## SUB :- TITLE CLEARANCE CERTIFICATE

- 1) Name/s of all the Title holders/Present Owner/s of the Property/ies and Name/s of the person/s offering for Development Rights:-

**Mr. Jagdish Keshavlal Patel**

- 2) Status of the Owner/s (Individual, HUF, Partnership firm, Company etc.) :-

**Individual**

3) Description of the Property:- All those piece and parcel of land bearing Plot of land bearing Survey No. 164/3 being lying and situate at Village-Kamatghar, Taluka-Bhiwandi, District-Thane within registration and sub-registration District of Thane, within the limits of the Municipal corporation of Bhiwandi Nizampur and Registration and Sub-Registration District Bhiwandi at Thane.

4) Particulars of all documents made available for verification with their Registration No., Date:-

a) 7/12 Extracts and its mutation entry thereof.

5) Evolution, Background & Tracing of Title property/ies i.e. flow of title during last 30 years :-

See Annexure A- Brief of all the mutation entry in respect of the survey numbers mentioned hereinabove and title history.

6) Year up to which the property tax has been paid and name of the person on whose name the property tax is being charged :-

**Not available for verification.**

7) The Following documents found on record in respect of the survey/Plot numbers mentioned therein as stated in the records of the Registrar's office?:-



- a) Sale Deed dated 28.07.1993 registered under serial No. 1933
- b) Release Deed dated 17.08.2012 registered under serial No. 6554/2012
- c) Conveyance Deed Dated 16.09.2016 registered under serial No. 4681/2016
- d) Irrevocable Power of Attorney dated 16.09.2016 registered under serial No. 4682/2016.
- 8) Whether the property/ies has/have been mutated in the name/s of the person/s offering for Development Rights?:- **Yes.**
- 9) Where there is any bar under any local law for the sale of land? Whether there is/are any liabilities or encumbrances over the said property? :- **Not found.**
- 10) Whether all approval clearance/sanctions required for Development Rights of the property have been obtained, what are such sanctions, approvals and clearances yet to be obtained? :- **Not available**
- 11) Where the property/ies under consideration involves Land, whether the Land is Agricultural/ Non Agricultural land, in case of N.A. land/plot-whether it is allowed for use of Residential/Commercial/Industrial Purpose :- **Plot of Land-Residential Zone**





- 12) Whether there is any construction over the said land and any Permission or Approved Lay-out plan obtained from Competent Authority? (Please state here about the permission and approved lay-out for construction and whether the construction area is as per Approved Lay-out plan and copies verified in original or photo copy) :- No.

**There is no construction on the said plot of land.**

- 13) Whether the property/ies is coming under the purview of Urban Land & Ceiling Act? :-

Not Applicable

- 14) Whether the property/ies owned by the person/s offering for Development Rights/sale is on lease? Furnish details for that. :-

**No. it is freehold land**

- 15) Description of the inspection receipt issued by the Sub-registrar (number and date, copy of inspection receipt and year wise search report be attached along with the report) :-

Inspection receipt No. 13247 dated 22.12.2016 for the year 1987 to 2016

- 16) Additional documents to be obtained)

- a) Fresh 7/12 Extracts and its Mutation Entries  
b) Sale deed dated 28.07.1993



c) Release deed dated 17.08.2012

In the above circumstances the title of all the piece and parcel of land bearing **Survey No. 164/3** being lying and situate at Village-Kamatghar, Taluka-Bhiwandi, District-Thane within registration and sub-registration District of Thane (more particularly described in **Annexure A**) are free, clear and marketable.

RHY Juris Law Associates

  
ADVOCATE

Place :- Mumbai

## ANNEXTURE A

- a) Mutation entry No. 1513:- The land bearing survey number 164/3 of village Kamatghar, was originally stands in the name of Mohmmmed Yusuf Haji Noormohammed Pathan since deceased and Mr. Mohmmmed Umer Mohmmmed Yusuf Pathan son of original owner Mohmmmed Yusuf Haji Noormohammed Pathan had brought on record in respect of the said plot of land.
- b) Mutation entry no. 3304:- the said Owner of land i.e. Mohmmmed Umer Mohmmmed Yusuf Pathan expired on 14.12.1990 leaving behind the following persons as his only legal heirs and representatives:
- i) Shakil Ahmed Mohammed Umer Pathan
  - i) Nasir Ahmed Mohammed Umer Pathan
  - ii) Khalil Ahmed Mohammed Umer Pathan
  - iii) Ayub Mohammed Umer Pathan
  - iv) Liyaqat Mohammed Umer Pathan
  - v) Parveen Iqbal Mod. Shaikh
  - vi) Nargish Sha Mohammed Shaikh
  - vii) Yashmin Aazam Shaikh
  - viii) AArifa Habib Shaikh
  - ix) Nasibabano Mohammed Umer Pathan
- c) Mutation entry no. 3519:- the legal heirs of Mohmmmed Umer Mohmmmed Yusuf Pathan have sold and transferred all the rights and title of the said plot of land to Shree Keshavlal M. Patel for the consideration as agreed under sale deed dated 28.07.1993.



- d) Mutation entry no. 5719:- the Owner of land i.e. Keshavlal Patel expired on 04.10.2011 leaving behind the following persons as his only legal heirs and representatives:
- Lakshmiben Keshavlal Patel
  - Jagdish Keshavlal Patel
  - Kavita Purushottam Patel
  - Vijaya Kishore Pokar
  - Sharda Maheshbhai Patel
  - Mayaben Vinodbhai Patel
- e) Mutation entry no. 5842:- pursuant to Release deed dated 17.08.2012 made by 1) Lakshmiben Keshavlal Patel, 2) Kavita Purushottam Patel, 3) Vijaya Kishore Pokar 4) Sharda Maheshbhai Patel 5) Mayaben Vinodbhai Patel have released their right, title and interest in respect of land bearing survey No. 164/3 adm.0-40-0 in favour of and Jagdish Keshavlal Patel, the same has been registered under serial No. 6554/2012.

In the aforesaid circumstances, Mr. Jagdish Keshavlal Patel i.e. Owner is having full right, title and interest in respect of the said plot of land bearing Survey No. 164/3 being lying and situate at Village-Kamatghar, Taluka-Bhiwandi, District-Thane within registration and sub-registration District of Thane, within the limits of the Municipal corporation of Bhiwandi Nizampur and Registration and Sub-Registration District Bhiwandi at Thane.

RHY Juris Law Associates

  
ADVOCATE