

# RHY Juris Law Associates

Advocates & Legal Consultants

CERT.NO.TC/2015/

DATE: - 26.02.2015

To  
Mr. Kamlesh Motwani  
Director,  
M/s. Moonshine Realtors Pvt. Limited  
Vileparle, 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 No. 14 & 15, situated, lying and being on the land bearing survey numbers, 37, 38,74/3,134/A(p) and 134/B withing the revenue Village of Nijampur, Taluka Bhiwandi, District Thane and the same has been converted into CTS No. 4035 of Village/division of Bhiwandi, Taluka Bhiwandi, District 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. Mohd. Yusuf Ramjaan Momin**



- 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 No. 14 & 15, situated, lying and being originated from the land bearing survey numbers 37, 38, 74/3, 134/A(p) and 134/B withing the revenue Village of Nijampur, Taluka Bhiwandi, District Thane and the same has been converted into CTS No. 4035 of Village/division of Bhiwandi, Taluka Bhiwandi, District 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 mutation entry thereof.  
b) CTS copy

- 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?:-

**Nature of Documents: Development Agreement**

Executed by and Between Mr. Mohammad Yusuf Ramzan Momin and M/S. Moonshine Realtors Pvt Ltd., registered under serial No. BVD-3/6620/2014 (Bhiwandi-3) dated 24.12.2014.

- 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? :- **No.**

- 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? :- **No.**
- 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. 1626 dated 05.02.2015 for the year 1985 to 2014

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16) Additional documents (if any obtained) :-

- a) Receipt of recent payment of property taxes and N.A. tax, if any, in respect of the survey numbers mentioned herein.

In the above circumstances the title of all the piece and parcel of land bearing Plot No. 14 & 15, situated, lying and being on the land bearing survey numbers 37, 38, 74/3, 134/A(p) and 134/B withing the revenue Village of Nijampur, Taluka Bhiwandi, District Thane and the same has been converted into CTS No. 4035 of Village/division of Bhiwandi, Taluka Bhiwandi, District Thane, (more particularly described in Annexure A) are free, clear and marketable.

RHY Juris Law Associates



Place :- Mumbai

Date : 26<sup>th</sup> February 2015

## ANNEXTURE A

Pursuant to mutation entry No. 556, the land bearing survey numbers 37, 38, 74/3, 134/A (p) and 134/B village Nizampura, was originally stands in the name of Moreshwar Bhaskar Kunte. The said Moreshwar Bhaskar Kunte expired on 09.09.1948 leaving behind the following persons as his only legal heirs and representatives:

- a) Yashodabai alia Dwarkabai Viswanath Joshi
- b) Malti Gangadhar Kunte
- c) Neelam Gangadhar Kunte
- d) Surekha Gangadhar Kunte

Pursuant to mutation entry No. 667, the said aforesaid legal heirs of Moreshwar Bhaskar Kunte have sold and transferred all the rights and title of the said land to Mr. Mohd. Yusuf Ramjaan Momin for the consideration as agreed under sale deed dated 21.02.1969.

The said Mr. Mohd. Yusuf Ramjaan Momin (hereinafter referred to as "Owner") has subdivided the said land and demarcated as various plot numbers to the said land and the same has been approved by Additional Collector of Thane vide its order bearing reference no. REV./NAP/SR/21/75 dated 19.08.1975. One of the plot Nos. 14 & 15 being originated from the said land is still in the possession of Mr. Mohd. Yusuf Ramjaan Momin.



In the aforesaid circumstances, the Owner is having full right, title and interest in respect of the said plot of land bearing 14 & 15 or otherwise well and sufficiently entitled to the piece and portion of said plot of land bearing Plot No. 14 & 15.

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