



SANTOSH ASHOK THAKUR

B. Com. LL.B.
Advocate High Court

Off. Shop No. 3, Plot No. 5/2, Sun Arcade Bldg., Sec. 4, (Near Parsik Bank), Sanpada, Navi Mumbai ■ 27752255 / 9892210973.

Date: 25th June, 2018

TITLE CLEARANCE CERTIFICATE TO WHOMSOEVER IT MAY CONCERN SCHEDULED OF PROPERTY

Piece of parcel of land known as CTS No. 117 & 117 A area admeasuring 1208.100 Sq. Mtrs. situates at Village Kille Gaothan, Shahbaj-Belapur, T&D. Thane, Navi Mumbai.

This is To Certify That I have investigated the title of M/s. Bharati Construction Co. through it's Partners (1) Mr. Bhalchandra Dinkar Koli adult, Indian Inhabitant, Occupation-Developer, (2) Mrs. Bharti Bhalchandra Koli, Adult, Indian Inhabitant, Occupation-Developer, having its office at:- Shahbaj Village, Post Kokan Bhavan, CBD-Belapur, T&D. Thane, Navi Mumbai.

I perused the copy of Ruled Card (Property Card) the Land being CTS No. 117A totally admeasuring about 1208.1 situated at Village Shahbaj-Belapur, Tal & Dist. Thane, Navi Mumbai has been recorded in the name of (1) Sitaram Vasudev (2) Anant Vasudev (3) Kashinath Vasudev (4) Keshav Vasudev (5) Chintamani Shankar (6) Prabhakar Shankar (7) Vasant Shankar Godbole as the Owners of the said Land.

As per Entry dated 27-11-98, on death of original land owner Anant Vasudev Godbole, being his legal heir the name of Hrishikeshi Keshav Godbole has been recorded therein as the owner of the said land.

As per Entry dated 04-04-09, on death of original land owner Sitaram Vasudev Godbole & Vishnu Vasudev, being their legal heir the name of (1) Arun Vishnu Godbole (2) Ravi Vishnu Godbole (3) Vaijayanti Suresh Kelkar has been recorded therein as the owner of the said land.

As per Entry dated 04-04-09, on death of original land owner Ravi Vishnu Godbole & Yogini Ravi Godbole, being their legal heir the name of (1) Niranjani Ravi Godbole (2) Kalyani Ravindra Mohite has been recorded therein as the owner of the said land.

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As per Entry dated 04-04-09, on death of original land owner Kashinath Vasudev Godbole & Indumati Kashinath Godbole, being their legal heir the name of (1) Aparna Shashikant Pendase (2) Sarita Sharad Sathye (3) Asha Prabhakar Patvardhan has been recorded therein as the owner of the said land.

As per Entry dated 04-04-09, on death of original land owner Keshav Vasudev Godbole & Sumati Keshav Godbole, being their legal heir the name of (1) Hrishikesh Keshav Godbole (2) Shrikant Keshav Godbole (3) Shriram Keshav Godbole (4) Anuradha Ashok Joshi has been recorded therein as the owner of the said land.

As per Entry dated 20-01-12, on death of original land owner (1) Chintamani Shankar Godbole, (2) Prabhakar Shankar Godbole, (3) Vasant Shankar Godbole, being their legal heir the name of (1) Pushpa Chintamani Godbole (2) Shrikant Chintamani Godbole (3) Manohar Chintamani Godbole (4) Asha Chandrakant Phadke (5) Chandrakant Dinkar Phadke (6) Umesh Chandrakant Phadke has been recorded therein as the owner of the said land.

I perused the copy of Sale Deed cum Deed of Assignment dated 04-06-2012 entered & executed between Shri Sanjay Vasant Godbole for himself and Power of Attorney of (1) Mrs. Nalini Vasant Godbole & Smt. Anita Vasant Godbole (2) Shri Manohar Chintaman Godbole (3) Shri Chandrakant Dinkar Phadke (4) Shri Umesh Chandrakant Phadke (5) Shri Vishwanath Prabhakar Godbole for himself and Power of Attorney of Shri Bhushan Vinayak Godbole, Shri Kiran Vinayak Godbole, Shri Madhav Prabhakar Godbole, Shri Jayvant Prabhakar Godbole, Shri Ganesh Prabhakar Godbole, Smt. Yashoda Vijay Godbole, Shri Vivek Vijay Godbole and Smt. Subha Purushottam Kulkarni (therein referred to as "the Party of the First Part") of the First Part AND M/s. Bharati Construction Co. through it's Partners (1) Mr. Bhalchandra Dinkar Koli (2) Mrs. Bharti Bhalchandra Koli (therein referred to as "the Party of the Second Part/Purchasers") of the Second Part, by which the Party of the First Part has sold assigned and transferred their share in the said land totally admeasuring about 208 sq.mtrs out of the total land admeasuring 1208.1 Sq. Mtrs. of CTS No. 117 situates at Village Kille Gaothan, Shahbaj-Belapur, T&D. Thane, Navi Mumbai to the Purchaser therein. The said Sale Deed has duly been registered with the Sub Registrar of Assurances, Thane 6 below Document No. TNN6 - 2227 - 2012 on 11-06-2012.



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I perused the copy of Sale Deed dated 08-08-2012 entered & executed between M/s. Bharati Construction Co. through it's Partners (1) Mr. Bhalchandra Dinkar Koli (2) Mrs. Bharti Bhalchandra Koli (therein referred to as "the Purchasers) of the First Part AND (1) Sau. Vijayanti Suresh Kelkar (2) Smt. Alka Arun Godbole for herself and on behalf of Sau Akshaya Sameer Borkar & Shri Aditya Arun Godbole (3) Sau. Kalyani Ravindra Mohite (therein referred to as "the Party of the Second Part) of the Second Part, by which the Party of the Second Part has sold assigned and transferred their share in the said land totally admeasuring about 183.35 sq.mtrs out of the total land admeasuring 1208.1 Sq. Mtrs. of CTS No. 117 situates at Village Kille Gaothan, Shahbaj-Belapur, T&D. Thane, Navi Mumbai to the Purchaser therein. The said Sale Deed has duly been registered with the Sub Registrar of Assurances, Thane 11 below Document No. TNN11 - 02488 - 2012 on 08-08-2012.

I perused the copy of Sale Deed dated 22-08-2012 entered & executed between M/s. Bharati Construction Co. through it's Partners (1) Mr. Bhalchandra Dinkar Koli (2) Mrs. Bharti Bhalchandra Koli (therein referred to as "the Purchasers) of the First Part AND Shri Niranjan Ravi Godbole (therein referred to as "the Party of the Second Part) of the Second Part, by which the Party of the Second Part has sold assigned and transferred his share in the said land totally admeasuring about 36.65 sq.mtrs out of the total land admeasuring 1208.1 Sq. Mtrs. of CTS No. 117 situates at Village Kille Gaothan, Shahbaj-Belapur, T&D. Thane, Navi Mumbai to the Purchaser therein. The said Sale Deed has duly been registered with the Sub Registrar of Assurances, Thane 6 below Document No. TNN6 - 03508 - 2012 on 22-08-2012.

I perused the copy of Sale Deed dated 03-10-2012 entered & executed between M/s. Bharati Construction Co. Through its Partners (1) Mr. Bhalchandra Dinkar Koli (2) Mrs. Bharti Bhalchandra Koli (therein referred to as "the Purchasers") of the First Part AND Shri Hrishikesh Keshav Godbole (therein referred to as "the Party of the Second Part") of the Second Part, by which the Party of the Second Part has sold assigned and transferred his share in the said land totally admeasuring about 295 sq.mtrs out of the total land admeasuring 1208.1 Sq. Mtrs. of CTS No. 117 situates at Village Kille Gaothan, Shahbaj-Belapur, T&D. Thane, Navi Mumbai to the Purchaser therein. The said Sale Deed has duly been registered with the Sub Registrar of Assurances, Thane 6 below Document No. TNN6 - 04301 - 2012 on 03-10-2012.



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I perused the copy of Deed of Sale cum Conveyance dated 18-01-2017 entered & executed between (1) Mr. Hrishikeshi K. Godbole (2) Mr. Shrikant K. Godbole (3) Mr. Shriram K. Godebole (4) Smt. Anuradha Ashok Joshi (therein referred to as "the Owners") of the First Part AND M/s. Bharati Construction Co. through it's Partners (1) Mr. Bhalchandra Dinkar Koli (2) Mrs. Bharti Bhalchandra Koli (therein referred to as "the Purchasers") of the Second Part, by which the Owners have sold assigned and transferred their share in the said land admeasuring about 485.1 sq.mtrs out of the total land admeasuring 1208.1 Sq. Mtrs. of City Survey No. 117A totally admeasuring about 1208.1 sq.mtrs situates at Village Kille Gaothan (Shahbaj), T&D Thane, Navi Mumbai to the Purchaser therein. The said Sale Deed has duly been registered with the Sub Registrar of Assurances, Thane 6 below Document No. TNN6 - 610 - 2017 on 18-01-2017.

I perused the copy of Commencement Certificate issued by Town Planning Officer, NMMC bearing outward No. NMMC/TPO/BP/Case No. 20181CNMMC13316/2178/2018 dated 23-05-2018 by which permission has been granted under section 45, of the Maharashtra Regional and Town Planning Act, 1966, (Maharashtra XXXVII of 1966) for development of proposed residential Building (Ground Floor Still Parking and 1 + 8 Floor Structure) Residential BUA = Resi - 1570.530 m² F.S.I. 1.30 (Residential) (No. of Units - 30)

I perused the copy of Mutation Entry No. 175 dated 27-06-2014 whereby vide Application of Mr. Bhalchandra B. Koli as per Order No. अ.ता./पो.ही./मो.र.न. ४३६/१३ the Survey No. 117 has been re-measurement and as per Order dated 27-06-2014 the area of 723 sq.mtrs out of total area of 1208.1 has been deducted and separated as Survey No. 117 B and remaining area has been given Survey No. 117 A.

I perused the copy of Ruled Card (Property Card) issued by Town Planning Officer, NMMC bearing outward No. 1200 dated 27-06-2014 by which area of 723 sq.mtrs out of total area of 1208.1 has been transferred in the name of M/s. Bharati Construction Co. through it's Partners (1) Mr. Bhalchandra Dinkar Koli adult, Indian Inhabitant, Occupation-Developer, (2) Mrs. Bharti Bhalchandra Koli and also a separate Survey No. 117/B has been given to the said Land.

I perused the plan prepaid by Kalpak Architects, having its Office at :- 85, Nandanvan Society, Sector-17, Nerul, Navi Mumbai and which is approved by Town Planning Officer, NMMC for development of the said Land.



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I have gone through above papers and original documents of title relating to the said Land and certify that the title of M/s. Bharati Construction Co. through its Partners (1) Mr. Bhalchandra Dinkar Koli (2) Mrs. Bharti Bhalchandra Koli, in respect of the said Land is clear, marketable and free from all encumbrances of any nature whatsoever.

Dated this ... day of June, 2018.

Yours faithfully,



SANTOSH A. THAKUR
Advocate High Court
Off. Sanpada, Navi Mumbai