



KIRAN BADGUJAR

B.A., LL. B.

Advocate High Court

4/576, "Matruchaya", Suryodaya C.H.S. Ltd.,
Kher Section, Ambamath (E), Thane - 421 501.
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Ref. No.: KB/DE/152

Date : 25 JUL 2017

CERTIFICATE OF TITLE

Re. :- The immovable property being lands situated at Village Balkum, Thane, Taluka & District Thane and within the limits of the Municipal Corporation of the City of Thane and having following description as per Revenue Records :-

Sr. No.	Old Survey No.	New Survey No.	Area (Sq. Mtrs.)
1.	18/1	17/1	1290.00
2.	19/3	18/3	940.00
3.	20/23	19/23	1800.00
4.	20/29	19/29	1600.00
5.	20/42	19/42	200.00
6.	30/7	33/7	480.00
7.	37/14	40/14	730.00
			7040.00

(hereinafter referred to as the "SAID LANDS").

Shri Anna Ganpat Patil and Ors. - Owners

TO

M/s. Dosti Enterprises - Developers

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CONFIRM THAT, I have investigated the title of the Owners and Developers to the Said Lands and on the basis of search caused



to be taken at the Sub-Registrar of Assurances, Thane; on perusal of Revenue Records and documents submitted, I have observed as under :-

1. The Said Lands are ancestral property of Shri Anna Ganpat Patil and others.
2. Under its Order dated 11th December, 2009, issued under the Urban Land Ceiling and Regulations Act, 1976 ("ULC ACT") - since repealed w.e.f. 29th November, 2007, the Additional Collector and Competent Authority, Thana has declared the Said Lands as "Retainable" of the Said Owners.
3. On perusal of 7/12 extracts of Said Lands it appears that the Said Lands have not been declared as "Forest" Lands, under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.
4. By and under registered Agreement for Development read with Authenticated Power of Attorney both dated 2nd May, 2006, Said Owners have granted the Development Rights for valuable consideration in respect of the Said Lands to and in favour of one M/s. Shri Swami Enterprises.
5. By and under registered Agreement for Development dated 5th October, 2006 read with Authenticated Power of Attorney dated 28th December, 2006, executed by and between M/s. Dosti Enterprises as Developers of the First Part, Shri Anna Ganpat Patil and others as Owners, Smt. Shantibai Ganpat Patil and others as family members of the Owners of the Second Part and M/s. Shri Swami Enterprises as Confirming Party of the Third Part, Said Owners with confirmation of Confirming Party, have granted the Development Rights for valuable consideration as more



particularly described therein in respect of the Said Lands to and in favour M/s. Dosti Enterprises, the Developers and have put them in physical possession of said Land.

6. Vide Vinishiti order No. Mahasul/K-1/T-1/Vinishiti/SR-2/2015, dated 31/07/2015 issued by the Collector, Thane the Developers have paid Conversion and N.A. Tax in respect of their larger property including the lands bearing New Survey No. 17/1, 18/3, 19/23, 19/29, 19/42 & 40/14 described at Sr. No. 1 to 5 & 7 above vide Challan No. MH 00 6989067, dated 28/12/2016.

7. IN VIEW OF THE ABOVE, IN MY OPINION,

- a) The title of the Owners to the Said Lands is clear, marketable and free from all encumbrances and reasonable doubts and;
- b) By and under the aforesaid Agreement for Development & Power of Attorney, said M/s. Dosti Enterprises, the Developers are the lawful Developers and have got subsisting rights and are entitled, empowered and authorized to develop the said Lands fully and completely as per the plans sanctioned/to be sanctioned or their further amendments or modifications as may be approved and to sell and/or to deal with the said lands and/or the Flats and Premises constructed or to be constructed thereon on what is commonly known as "Ownership basis".

Date : 25 JUL 2017.




(KIRAN BADGUJAR)
Advocate