



KIRAN BADGUJAR

B.A., LL. B.

Advocate High Court

4/576, Suryodaya C.H.S. Ltd.,
Kher Section, Ambarnath (E), Thane - 421 501.
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D-51

Ref. No. : KB/DE/246

Date : 24 JAN 2018

CERTIFICATE OF TITLE

Re. :- The immovable property being Lands situated, lying and being 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.	17/11	16/11	1160.00
2.	49B	53	200.00
Total:-			1360.00

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

M/s. Dosti Enterprises - Owners

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CONFIRM THAT, I have investigated the title of the Owners to the Said Lands and on the basis of search caused to be taken with the office of the Sub-Registrar of Assurances, Thane; perusal of Revenue Records and documents submitted, I have observed as under:-




1. The Said Lands were ancestral property of one Alka Ashok Patil and Others, (hereinafter referred to as the "Previous Owners").
2. Under its Order dated 7th January, 1987 issued under Sec. 8(4) of the Urban Land Ceiling and Regulations Act, 1976 ("ULC ACT") - since repealed w.e.f. 29th November, 2007, the Dy. Collector & Competent Authority, Thane has declared said Lands as "Retainable Lands".
3. On perusal of the 7/12 extracts of the Said Lands it is clear 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 Sale read with Authenticated Power of Attorney both dated 22nd May, 2009 executed by and between M/s Dosti Enterprises of the First Part, and said Previous Owners of the Second Part, the Said Previous Owners had agreed to sale, convey, transfer the Said Lands to and in favour of said M/s. Dosti Enterprises for the consideration and subject to the terms and conditions contained therein along with delivery of physical possession of Said Lands to said M/s Dosti Enterprises.
5. By and under registered Conveyance Deed, dated 23rd February 2017, said Lands have been duly sold, conveyed and transferred to and in favour of said M/s Dosti Enterprises for the consideration and as per the terms and conditions contained therein.



6. Vide Vinishiti No. Mahasul/K-1/T-1/Vinishiti/SR-2/2015, dated 31/07/2015 issued by the Collector, Thane the Conversion and N.A. Tax in respect the said Lands has been paid vide Challan No. MH 00 6989067, dated 28/12/2016.
7. Vide Mortgage Deed, registered at Sr. No. TNN-5/14440/2017 on 08/12/2017, the said Land bearing Survey No. 16/11 along with other lands has been mortgaged with Mortgagee on such terms and conditions as more particularly contained therein.
8. One civil W.P.No. 7949/2015 is filed by one Vikrant Chavan against State of Maharashtra and others including said Owners before Hon'ble Bombay High Court. In the said Petition no prohibitory order and/or any order affecting the title of Owners has been passed.
9. *IN VIEW OF THE ABOVE AND SAVE AND EXCEPT THE ABOVE MORTGAGE, IN MY OPINION*, the title of the Owners to the said Land is clear, marketable and free from all encumbrances and reasonable doubts.

Date : 24 JAN 2018


(KIRAN BADGUJAR)
Advocate



