

Date : 17.02.2020

TITLE CERTIFICATE

Ref: Land bearing New Survey No.19, Hissa No.7-A, admeasuring about 1610 sq. mtrs.,(0-16-1 (H-R-P) lying, being and situate at Village Vadavali, Taluka and District Thane, Registration District and Sub-/District Thane and within the limits of the Thane Municipal Corporation, owned by Shri. Sanjay Kashinath Haware.

I have caused the Search to be made in respect of the above referred Property in the office of Sub-registrar Thane and Concerned Revenue Authorities since 1989 till 17th February,2020, which was carried out through Shri Pradeep Patil, Searcher, Thane.

I have also caused the public notice issued in the local news paper Janmudra in respect of the said property, however, no objections of any nature have been taken by anybody till date I have also gone through the revenue records of the said property.

I have perused the 7/12 extract and the mutation entries recorded in the said 7/12 extract. I have also perused all title document sin respect of the said property.

At the relevant time, Smt. Shevantabai Moreshwar Patil, Smt. Laxmibai Ramdas Patil, Savita Ramdas Patil, Rajiv Ramdas Patil, Sunanda Ramdas Patil, Chandribai Anant Patil, Vinod Harischandra Patil, Mrs. Gangabai Harischandra Patil, Vaishali Manish Patil; Champabai Gajanan Tahakur, Yukta Manish Patil were the absolute and lawful owners of the property being the agricultural piece and parcels of the land bearing Survey No.19, Hissa No.7 A, Admeasuring about 0-16-1 (H-R-P), lying being and situate at Village Vadavali, Thane, Taluka and District Thane.

That the said property was mutually partitioned between abovementioned legal heirs and their children and accordingly the area of 503.125 sq.mtrs have come to the share of Smt. Vanita Nandkumar Patil, Mrs. Yogita Devanand Bhoir nee Yogita Nandkumar Patil, Sarita Nandkumar Patil, Kavita Nandkumar Patil, Yogesh Nandkumar Patil, Kum. Poonam Nandkumar Patil, all residing at Balkum, Thane (hereinafter refereedto as the said legal heirs of late Nandkumar Patil) and the remaining area of 1106.875 sq.mtrs came to the share of Shevantabai Moreshwar Patil, Laxmibai Ramdas Patil, Savita Ramdas Patil, Rajiv Ramdas Patil, Sunanda Ramdas Patil, Chandribai Anant Patil, Vinod Harischandra Patil and Mrs. Gangabai Harischandra Patil (hereinafter refereed to as the said legal heirs of late Ramdas Patil) and accordingly the legal heirs of the said late Nandkumar and Ramdas Patil were in actual physical possession of the above-mentioned respective shares independently.

That the legal heirs of the said late Nandkumar and Ramdas Patil decided to sell their respective portions of the land which came to their share by partition.

That by the Deed of Conveyance dated 15.12.2009, duly registered in the office of S.R.O.Thane at Doc. Sr. No. TNN-5-11244-2009, the legal heirs of the said late Mr. Ramdas Ptail, namely Shevantabai Moreshwar Patil, Laxmibai Ramdas Patil, Savita Ramdas Patil, Rajiv Ramdas Patil, Sunanda Ramdas Patil, Chandribai Anant Patil, Vinod Harischandra Patil and Mrs. Gangabai Harischandra Patil have absolutely sold, transferred and conveyed their share of 1106.875 sq.mtrs out of the said property, to and in favour of one Mr. Sanjay Kashinath Haware, for the consideration and upon the terms and the conditions more particularly mentioned in the said Deed of conveyance;

That by the Deed of Conveyance dated 31.05.2013, duly registered in the office of S.R.O.Thane at Doc. Sr. No. TNN-5-5921-2013, the legal heirs of the said late Mr. Nandkumar Patil, namely Smt. Vanita Nandkumar Patil, Mrs. Yogita Devanand Bhoir nee Yogita Nandkumar Patil, Sarita Nandkumar Patil, Kavita Nandkumar Patil, Yogesh Nandkumar Patil, Kum. Poonam Nandkumar Patil have absolutely sold, transferred and conveyed their share of 503.125 sq.mtrs out of the said property, to and in favour of one Mr. Sanjay Kashinath Haware, for the consideration and upon the terms and the conditions more particularly mentioned in the said Deed of conveyance;

That the said Mr. Sanjay Kashinath Haware was one of the director of the Haware Engineers and Builders Pvt. Ltd and he being an agriculturist the said properties was acquired and purchased in the name of the Mr. Sanjay Kashinath Haware, though in fact the same were agreed to be acquired by the Haware Engineers and Builders Pvt. Ltd. Therefore in pursuance of the said both conveyances the entire amount of the consideration was in fact paid by and through the said Haware Engineers and Builders Pvt. Ltd party to the said legal heirs of the said late Mr. Ramdas Patil and late Mr. Nandkumar patil and the said legal heirs of the late Mr. Ramdas Patil and late Mr. Nandkumar Patil, by various cheques;

That the said original owners i.e. legal heirs of the said late Mr. Ramdas Patil and late Mr. Nandkumar patil also have delivered the vacant and peaceful possession of their respective shares in the said property to and in favour of the said Mr. Sanjay Kashinath Haware and as such the said Mr. Sanjay Kashinath Haware has become the absolute and lawful owners of the said property;

That by the Deed of Conveyance dated 18th August, 2014, registered in the office of S.R.O. Thane, at Doc. Sr. No.TNN-5-8516/2014, the said Mr. Sanjay Kashinath Haware with confirmation of Haware Engineers and Builders sold the said property to and in favour of M/s. HAWARE HOUSING, a Partnership Firm of Navi Mumbai, for the consideration and upon the terms and the conditions mentioned therein. Thus the said M/s. Haware Housing has become the absolute owner of the said property.

Thereafter for the purpose of availing the project amenities of the other project of the parties to the said conveyance, the said deed of conveyance was rectified, which has been registered in the office of S.R.O. Thane dated 27.05.2015, at Doc. Sr. No.TNN-2-5957/2015.

However, there is a reservation of 190.16 sq.mtrs out of the said property for Play ground in D.P. of TMC in the Development Plans of the Thane Municipal Corporation.

Considering the above mentioned documents in my opinion the title of the said M/s. Haware Housing, Partnership Firm in respect of the said Survey No.19, Hissa No.7A, admeasuring 1610 sq.mtrs is clear and marketable and the said M/s. Haware Housing is entitled for of the development and sale of the said property and the premises that shall be constructed thereon, to the third parties for valid consideration.

Thane, Date: 17.02.2020


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