

Suchita S. Kholam (B.Com.LL.B)
Advocate High Court

Sai Darshan, A/01, Gr.Floor, Opp.Kali Mata Mandir, Katrap, Badlapur (E), Tal - Ambernath, Dist - Thane 421503
Mob. 8087384006, 8983286356 Email Id: suchitakholam@gmail.com

CERTIFICATE OF TITLE

Date: 07/08/2015

DESCRIPTION OF THE PROPERTY

All that piece and parcel of land lying and being situated at Mauje- Khidkali, Tal-Kalyan, Dist-Thane Non Agricultural and land bearing S.No.117/1A, S. No.118/1E/2,118/3,4,5, S. No.119/1,2, S. No.120/1,2,3, and S. No. 121/1, 2, 4, 6, and S. No. 121/11, 12, 13.

PREVIOUS OWNER OF THE PROPERTY

1. Tulsibai Kacharu Patil
2. Laxmibai Yashwant Patil
3. Savitribai Balkrishna Bhoir
4. Nandabai Charu Thakur
5. Mr. Motilal Bhokya Thakur
6. Mr. Parshuram Likrya Thakur
7. Mr. Shantaram Likrya Thakur
8. Mr. Namdev Charu Thakur
9. Mr. Haribhau Charu Thakur.
10. Mr. Sitaram Charu Thakur .
11. Mr. Hanuman Gopal Bhoir .
12. Mr. Abhimanyu Krishna Patil

PURCHASER /DEVELOPER OF THE PROPERTY:

11. M/s. Shivnath Developers through its partners Mr. Manoj Ramashankar Dubey and 2. Mr. Shankarlal Motilal Patel the purchaser/Developer.

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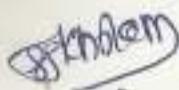
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DOCUMENTS PERUSED:

1. Power of Attorney vide Reg.Doc.No.195/2008 on dt.29.01.2008
2. Power of Attorney vide Reg.Doc.No.818/2008 on dt.02.05.2008
3. Development Agreement Reg.Doc.No.943/2008 on dt.30.01.2008
4. Development Agreement Reg.Doc.No.4137/2008 on dt. 02.05.2008
5. 7/12 extract of the above mentioned property
6. Copy of Original Reg. Receipts.
7. Consent Letter vide Reg.Doc.No.957/2008 on dt.30.01.2008
8. Powers of Attorney vide Reg. Doc.No. 609/2010 on dt.03.09.2010.
9. Additional consideration Supplementary Agreement vide Doc.No.10469/2010
on dt.03.09.2010
10. Power of Attorney for admission and registration of document vide
Doc.No.943/2008 on dt.05.02.2008
11. Declaration /indemnity bond Reg. Doc. No. 3877/2011 on dt. 15/04/2011.
12. Index II of the Reg.Doc.No.3877/2011 on dt.15/04/2011.
13. Index II Release Deed Reg. Doc. No. 5776/2010 on dt. 04/05/2011.



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14. Index II Declaration Reg. Doc. No. 474/2009 on dt.20/01/2009.

15. Mutation Entry No. 1275 extracts issued by Talathi Sajja Desai Dist. Thane on
dated 21/11/2014.

16. Mutation Entry No.1132 extract issued by Talathi Sajja Desai Dist. Thane on
dated 19/11/2014.

17. Mutation Entry No.1076 extract issued by Talathi Sajja Desai Dist.Thane on
dated 19/11/2014.

18. Mutation Entry No.1077 extract issued by Talathi Sajja Desai Dist. Thane on
dated 19/11/2014.

19. Search Report issued by Sou. Manasi Lele on dated 03/08/2015.

18. Search Receipt No.13191 184 on dated 31/07/2015.

SEARCH OF THE SAID PROPERTY

Search Report on dated 03/08/2015 with reference to the above said land as per
search taken by Sou. Manasi Lele searcher for the year 2004-2015 at the office of
Sub Registrar Thane -2 there is nothing any transaction in the above said period.

Chain of Title:

Transaction in the year 2008:

Power of Attorney executed between 1.Tulsibai Kacharu Patil, 2. Laxmibai
Yashwant Patil, 3. Savitribai Balkrishna Bhoir, 4. Nandabai Charu Thakur the
executors and 1. Mr. Manoj Ramashankar Dubey and 2. Mr. Shankarlal Motilal
Patel the attorney holder in respect of the property situated at Mauje- Khidkali vide
Reg. Doc. No. 195/2008 on dated 29.01/2008.



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Transaction in the year 2008:

Power of Attorney executed between 1. Mr.Manoj Ramashankar Dubey the executors and 1. M/s.Shivnath Developers through its partners Mr. Manoj Ramashankar Dubey and 2. Mr.Shankarlal Motilal Patel the attorney holder in respect of the property situated at Mauje- Khidkali vide Reg. Doc. No. 818/2008 on dated 02/05/2008.

Transaction in the year 2008:

Development Agreement executed between 1. M/s.Shivnath Developers through its partners Mr. Manoj Ramashankar Dubey and 2. Mr.Shankarlal Motilal Patel the purchaser/Developer and 1. Mr. Motilal Bhokya Thakur 2. Mr. Parshuram Likrya Thakur 3. Mr.Shantaram Likrya Thakur 4. Mr. Namdev Charu Thakur 5. Mr. Haribhau Charu Thakur. 6. Mr.Sitaram Charu Thakur 7. Mr.Hanuman Gopal Bhoir 8. Mr. Abhimanyu Krishna Patil the owner /Seller in respect of the property situated Mauje- Khidkali Vide Reg.Doc.No. 943/2008 on dated 30.01.2008.

Transaction in the year 2008:

Deed of Confirmation exevuted between Nandabai Charu Thakur, 2. Tulsibai Kacharu Patil, 3. Laxmibai Yashwant Patil,4. Savitribai Balkrishna Bhoir confirming party (First Part) and 1. M/s.Shivnath Developers through its partners Mr. Manoj Ramashankar Dubey and 2. Mr. Shankarlal Motilal Patel the purchaser/Developer in respect of the property situated Mauje- Khidkali Vide Reg.Doc.No. 957/2008 on dated 30.01.2008.

Transaction in the year 2008:

Development Agreement executed between 1. M/s. Shivnath Developers through its partners Mr. Manoj Ramashankar Dubey and 2. Mr. Shankarlal Motilal Patel and Mr.Gopinath Alo Kharabe the purchaser/Developer and Mr. Gopinath Alo Kharabe the owner/Seller in respect of the property situated Mauje- Khidkali Vide Reg. Doc. No. 4137/2008 on dated 02/05/2005.

(Signature)

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Transaction in the year 2009:

Deed of Declaration executed between 1. M/s.Shivnath Developers through its partners Mr. Manoj Ramashankar Dubey and 2. Mr. Shankarlal Motilal Patel first part and Thane Municipal Corporation the second part in respect of the property situated Mauje- Khidkali S.No.120/2,3,121/13 DP Road 20 mtr., Area 802.46 sq. mtrs. and S. No. 121/1 & 230 mtr. DP Road and area 535.09 sq.mtrs , S.No.121/2 for minity open space 274.78 sq.mtr. Vide Reg. Doc. No. 474/2009 on dated 20/01/2009.

Transaction in the year 2010:

Power of Attorney executed between executors 1. Mr. Motiram Bokya Thakur (Deceased) and his legal heirs 1a. Smt. Jayvantibai Motiram Thakur 1b. Mr. Dilip Motiram Thakur 1c. Premji Motiram Thakur 1d. Smt. Renuka Shanidas Patil (Renuka Motiram Thakur) 2. Mr. Parshuram Likrya Thakur and 3. Mr. Shantaram Likrya Thakaur 4. Mr. Namdev Charu Thakur 5. Mr. Haribhau Charu Thakur 6. Mr. Sitaram Charu Thakur 7. Mr. Gopinath Aalo Kharabe 8. Mr. Abimanyu Krishna Bhoir 9. Mr. Balkrishna Laxman Bhoir the executors /owner and 1. M/s. Shivnath Developers through its partners Mr. Manoj Ramashankar Dubey and 2. Mr. Shankarlal Motilal Patel 3. Mr. Prashant Girish Chokshi 4. Mr. Mihir Aswin Dhruv the power of attorney holder executants in respect of the property situated Mauje- Khidkali Vide Reg.Doc.No. 609/2010 on dated 03/09/2010.

Transaction in the year 2010:

Release Deed executed between 1. Jaibai Shalik Patil 2. Bai bai Kisan Bhoir 3. Baimabai Laxman Bhoir 4. Gitabai Ramchandra Mhatre 5. Seetabai Chandrakant Mhatre 6. Manuman Laxman Bhoir name of the Releasor and Mr. Balkrishna Laxman Bhoir the Releasee in respect of the property mentioned and situated at mauje Khidkali S.No.118/1 E/2,area 0H-14R-0Prati i.e. 1400 sq.mtrs. open land vide Reg. Doc. No. 5776/2010 on dated 04/05/2010.

Transaction in the year 2010:

Development Agreement executed between and 1. M/s.Shivnath Developers through its partners Mr. Manoj Ramashankar Dubey and 2. Mr. Shankarlal Motilal Patel 3. Mr. Prashant Girish Chokshi the purchaser /Developer and 1. Mr.Motiram

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Bokya Thakur (Deceased) and his legal heirs 1a. Smt. Jayvantibai Motiram Thakur
1b. Mr. Dilip Motiram Thakur 1c. Premji Motiram Thakur 1d. Smt. Renuka Shanidas
Patil (Renuka Motiram Thakur) 2. Mr. Parshuram Likrya Thakur and 3. Mr.
Shantaram Likrya Thakaur 4. Mr. Namdev Charu Thakur 5. Mr. Haribhau Charu
Thakur 6. Mr. Sitaram Charu Thakur 7. Mr. Gopinath Aalo Kharabe 8. Mr. Abimanyu
Krishna Bhoir 9. Mr. Balkrishna Laxman Bhoir seller in respect of the property
situated at mauje Khidkali vide Doc.No. 10469/2010 on dated 03/09/2010. S.No.
119/1,121/11,12,30 metre wide road and S. No. 119/1,2 and for Bus stand
S.No.119/1,2 to Thane Mahanagar Palika vide Reg.Doc.No.3877/20011 on dated
15/04/2011.

Transaction in the year 2011:

Deed of Declaration executed between 1. M/s. Shivnath Developers through its
partners Mr. Manoj Ramashankar Dubey and 2. Mr. Shankarlal Motilal Patel the
purchaser /Developer in respect of the property situated at mauje Khidkali , S.No.
119/1,121/11, 12,30 metre wide road and S. No. 119/1,2 and for Bus stand
S.No.119/1,2 to Thane Mahanagar Palika vide Reg.Doc.No.3877/2011 on dated
15/04/2011.

OBSERVATION

On the perusal of the documents referred here in above and information given to
me 1. M/s. Shivnath Developers through its partners Mr. Manoj Ramashankar
Dubey and 2. Mr. Shankarlal Motilal Patel the purchaser/Developer is owner of the
above said area admeasuring Non agricultural land SITUATED AT Mauje – Khidkali

1. M/s. Shivnath Developers through its partners Mr. Manoj Ramashankar Dubey
and 2. Mr. Shankarlal Motilal Patel the purchaser/Developer is the real owner of
area admeasuring of the above said land.

Sou. Manasi Lele Searcher have taken search of the available Index II registers
maintained in the office of Sub-Registrar at Thane - 2 for the period 2004-2015 for
the last 12 years vide Receipt No.13191/2015 on dated 31.07.2015 in respect

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adverse entry in connection with the aforesaid property. It appears that aforesaid property never been mortgaged or bears any burden.

CERTIFICATE

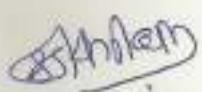
HENCE this is to certify that on the basis of available records aforesaid documents and the information given to me and the search taken by Sou. Manasi Lele Searcher shows that 1. M/s. Shivnath Developers through its partners Mr. Manoj Ramashankar Dubey and 2. Mr. Shankarlal Motilal Patel the Developer is real and absolute owner of the said landed property situate at Mauje-KHIDKALI, bearing S. No. 17/1A, S.No.118/1E/2, 118/3,4,5,S.No.119/1,2, S.No.120/1,2,3 and S.No. 121/1, 2, 4, 6, and S. No. 121/11, 12, 13 of the total area of the open land .

I further state that M/s. Shivnath Developers through its partners Mr. Manoj Ramashankar Dubey and 2. Mr. Shankarlal Motilal Patel have right to develop and construct building on the property in accordance with sanctioned plans and to sell and transfer the premises herein.

I found that as per the search report there is nothing any entry or transaction in respect of the above said land hence property owned and possessed by that of the land bearing S. No.117/1A,S. No.118/1E/2,118/3,4,5, S.No.119/1,2,S.No.120/1,2,3, and S. No. 121/1, 2, 4, 6, and S.No. 121/11, 12, 13, total areas admeasuring, became real and absolute owner of the property.

Hence this property having valid, clear and marketable title and is free from all encumbrances & clear title to the prospective buyers.

Given under by my signature and seal on this title certificate.


Adv. Suchita S. Kholam
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Reg.No. 750/93
 Sai Darshan, A/01, Ground.Floor,
Opp.Kali Mata Mandir,Katrap Road,
Badlapur(E), Tal. Ambernath