

# Vaishali Kapure

B.A.L.L.B.

## ADVOCATE HIGH COURT

101, Laxmi Bazar Trust, Above Jai Malhar Hotel, Shivaji Path, Kalyan (W)

Tel. : 0251 - 2206482 • Email : vaishalikapure@gmail.com

Timing : 5.00 p.m. to 8.00 p.m. (Mon. - Friday)

Ref. No. :

Date : 14-01-2019

It appears that vide Mutation Entry No- 4601 and 5601 the names of aforesaid legal heirs were recorded in record of rights in place of Mangubai Nana Gaikwad.

10. It further appears that Sunanda alias Lilabai Vasant Sonavale died on 02/07/2014. The details of legal heirs of Sunanda alias Lilabai Vasant Sonavale are as under-

Sr. No	Names
1.	Seema Sunil Sawant
2.	Surekha Naresh Kamble
3.	Sarika Kailas Salunkhe
4.	Usha Vasant Sonavle
5.	Pooja Vasant Sonavale

11. It appears by virtue of the aforesaid Mutation entries, the names of legal heirs of Halya Kalya Gaikwad were mutated in the record of rights as owners.

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12.It further appears that by and under Agreement for Sale dated 02/02/2017 registered in the office of Sub-Registrar of Assurance Kalyan-1 at Sr. No-1265/2017 registered on even date the land owners Smt. Suman Narayan Gaikwad and others (branch of the Sukrya Gaikwad) have agreed to sale and transfer their undivided share in respect of said property under reference unto M/s. Swaminarayan Life Space LLP through its Partners on terms conditions and consideration mentioned therein.

13.In pursuant to the aforesaid Agreement for sale dated 02/02/2017, the owners Smt. Suman Narayan Gaikwad and others have also executed Power of Attorney dated 02/02/2017 in favor of partners of M/s. Swaminarayan Life Space LLP to do all acts deed and things set out therein. The said Power of attorney is registered in the office of Sub-Registrar Kalyan-1 at bearing Sr. No- 1266/2017.

14.It appears that, by and under Agreement for sale dated 20/04/2017 registered in the office of Sub-Registrar of Assurance Kalyan-1 at Sr. No-4314/2017 registered on even date the land owners Shri. Ratan Ramdas Gaikwad and others (Branch of Shiva Gaikwad) have agreed to sale and transfer their undivided share in respect of said

  
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property under reference unto M/s. Swaminarayan Life Space LLP through its Partners on terms conditions and consideration mentioned therein.

15. In pursuant to the aforesaid Agreement for sale dated 20/04/2017, the owners Shri. Ratan Ramdas Gaikwad and others have also executed Power of Attorney dated 20/04/2017 in favor of partners of M/s. Swaminarayan Life Space LLP to do all acts deed and things set out therein. The said Power of attorney is registered in the office of Sub-Registrar Kalyan-1 at bearing Sr. No- 4315/2017.

16. It appears that by and under Agreement for sale dated 14/07/2017 registered in the office of Sub-Registrar of Assurance Kalyan-5 at Sr. No-8755/2017 registered on even date, Smt. Ashwini alias Ranjana Ashok Bhoir and others (one of the branch of Narayan Sukrya Gaikwad) have agreed to sale and transfer their undivided share in respect of said property under reference unto M/s. Swaminarayan Life Space LLP through its Partners on terms conditions and consideration mentioned therein.



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17. In pursuant to the aforesaid Agreement for sale dated 14/07/2017, the owners Smt. Ashwini alias Ranjana Ashok Bhoir and others and others have also executed Power of Attorney dated 14/07/2017 in favor of partners of M/s. Swaminarayan Life Space LLP to do all acts deed and things set out therein. The said Power of attorney is registered in the office of Sub-Registrar Kalyan-5 at bearing Sr. No-8756/2017.

18. It appears that by and under Agreement for sale dated 09/10/2017 registered in the office of Sub-Registrar of Assurance Kalyan-2 at Sr. No-10800/2017 registered on even date, Smt. Gangabai Krushna Gaikwad have agreed to sale and transfer her undivided share in respect of said property under reference unto M/s. Swaminarayan Life Space LLP through its Partners on terms conditions and consideration mentioned therein.

19. In pursuant to the aforesaid Agreement for sale dated 09/10/2017, the owners Smt. Gangabai Krushna Gaikwad has also executed Power of Attorney dated 09/10/2017 in favor of partners of M/s. Swaminarayan Life Space LLP to do all acts deed and things set out

  
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therein. The said Power of attorney is registered in the office of Sub-Registrar Kalyan-2 at bearing Sr. No- 10801/2017.

20.It appears that by and under Agreement for sale dated 30/10/2017 registered in the office of Sub-Registrar of Assurance Kalyan-2 at Sr. No-11509/2017 registered on even date the land owners Smt. Seema Sunil Sawant and others (legal heirs of Sunanda @Leelabai Vasant Sonavale) (one of the branch of Shiva Gaikwad) have agreed to sale and transfer their undivided share in respect of said property under reference unto M/s. Swaminarayan Life Space LLP through its Partners on terms conditions and consideration mentioned therein.

21.In pursuant to the aforesaid Agreement for sale dated 30/10/2017, the owners Smt. Seema Sunil Sawant have also executed Power of Attorney dated 30/10/2017 in favor of partners of M/s. Swaminarayan Life Space LLP to do all acts deed and things set out therein. The said Power of attorney is registered in the office of Sub-Registrar Kalyan-2 at bearing Sr. No- 11510/2017.

22.It appears that by and under Agreement for sale dated 19/12/2018 registered in the office of Sub-Registrar of Assurance Kalyan-2 at Sr.

  
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No-15014/2018 registered on even date the land owners Smt. Sherubai Vasant Gaikwad and others (legal heirs of Mangubai Nana Gaikwad) (one of the branch of Shiva Gaikwad) have agreed to sale and transfer their undivided share in respect of said property under reference unto M/s. Swaminarayan Life Space LLP through its Partners on terms conditions and consideration mentioned therein.

23. In pursuant to the aforesaid Agreement for sale dated 19/12/2018, the owners Smt. Sherubai Vasant Gaikwad and others have also executed Power of Attorney dated 19/12/2018 in favor of partners of M/s. Swaminarayan Life Space LLP to do all acts deed and things set out therein. The said Power of attorney is registered in the office of Sub-Registrar Kalyan-2 at bearing Sr. No- 15014/2018.

24. I have perused the Search report issued by Shri. G.H. Jagatap and Shri. Govind Sawant, on perusal of the same I did not find any registered encumbrance on the said property.

25. On going through the 7/12 extract of Survey No- 61 Hissa No-56 and Survey No-61 Hissa No-57, there appears the entry of Occupant Class-II (Bhogwatdar-II). In this respect an application is filed on

  
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\_\_\_\_\_ to Tehsildar, Kalyan for conversation the said land from Occupant class II to Occupant Class I, and the same is under process.

26. It further appears that by virtue of above mentioned Agreement for sale as well as Power of Attorney, the landowners have agreed to sell the said property to the extent of their share unto M/s. Swaminarayan Life Space LLP.

27. I, therefore certify that the Title of land owners in respect of the said property is clear and marketable and they have executed Power of Attorneies & other documents in favour of M/s. Swaminarayan Life Space LLP for doing all acts, deeds and things set out therein and are further entitled to carry out construction on said property by obtaining requisite permission and approval from competent authorities subject to relaxation of condition Navin Shart and to convert the lands from Class II to Class I.

  
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