



MANISH B. JAIN

M.Com., L.L.B.

ADVOCATE HIGH COURT

Mob : 9899428045
9920899065

OFFI.: Shop No 9, Maratha Mandir Hall, M.P. Road, Dombivli (W). Dist - Thane.

Ref. No.

Date. 10/11/2018

TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Description of Properties: All that piece and parcel of land bearing

S.R. NO.	NEW SURVEY NO.	HISSA NO.	OLD SURVEY NO. / HISSA NO.	AREA (H-R-P)	AREA IN SQ.METER
01	147	4C	196/4C	0H-05R-0P	500
02	147	4D	196/4D	0H-05R-0P	500
03	147	4H	196/4H	0H-10R-0P	1000
04	100	5A	197/5pt	Plot no.2	252.64
05	100	5A 1	197/5pt	Plot no.3	321.16
06	100	6 A	197/6A	0H-20R-9P +0H-0R-4P (poi kharaba)	2130
07	145	1 B	213 / 1 pt	Plot no.1	276.53

, all lying, being and situate at Mouje- Nilje, Tal. Kalyan, Dist. Thane within the limits of Kalyan Dombivali Municipal Corporation. (herein referred as entire property)

I have perused the following documents (Zerox copy) in respect of the captioned property:

1. 7 X 12 Extract.
2. Mutation Entry

3. Conveyance Deed dated 4th December, 2012 made and entered between Vasant Shankar Kanitkar Through its Power of Attorney Holder Shri. Sanjay Janardhan as Seller and Shri. Vinod Ratan patil as purchaser, registered in the office of Sub-Registrar of Assurance, Kalyan-5 on 5th December, 2012 at serial no. 3813/2012.
4. Conveyance Deed dated 27th June, 2013 made and entered between Shriram Dhondopant Kulkarni as Vendor / Seller and Shri. Vinod Ratan patil as purchaser, registered in the office of Sub-Registrar of Assurance, Kalyan-4 on 28th June, 2013 at serial no. 3590/2013.
5. Agreement for Sale dated 15th April, 2013 made and entered between Ghanshyam Sitaram Hardikar as Seller and Shri. Vinod Ratan patil as purchaser, registered in the office of Sub-Registrar of Assurance, Kalyan-4 on 15th April, 2013 at serial no. 2190/2013.
6. Conveyance Deed dated 30th April, 2013 made and entered between Latika Ashok Patil as Seller and Shri. Vinod Ratan patil as purchaser, registered in the office of Sub-Registrar of Assurance, Kalyan-4 on 30th April, 2013 at serial no. 2519/2013.
7. Conveyance Deed dated 12th July, 2013 made and entered between Anupama Pratap Sansare as Seller and Shri. Vinod Ratan patil as purchaser, registered in the office of Sub-Registrar of Assurance, Kalyan-5 on 12th July, 2013 at serial no. 3880/2013.
8. Conveyance Deed dated 7th June, 2012 made and entered between Namdev Laxman patil & 19 Others as Seller and Shri. Vinod Ratan

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patil as purchaser, registered in the office of Sub-Registrar of Assurance, Kalyan-1 on 7th June, 2012 at serial no. 3701/2012.

9. Conveyance Deed dated 6th May, 2013 made and entered between Shakuntala Manohar Nemade as Seller and Shri. Vinod Ratan patil as purchaser, registered in the office of Sub-Registrar of Assurance, Kalyan-3 on 6th May, 2013 at serial no. 2000/2013.

10. Development Agreement dated 20th July, 2017 made and entered between Shri. Vinod Ratan patil as owners and M/s Shanti Ratna Group Through its partner Santosh Mangaldas Bhanushali & Others, as Developer, registered in the office of Sub-Registrar of Assurance, Kalyan-5 on even date at serial no. 8997/2017.

11. Registration Receipt dated 20th July, 2017 issued by Sub-Registrar of Assurance, Kalyan-5.

12. Power of Attorney dated 20th July, 2017 executed by Shri. Vinod Ratan patil in favour of M/s Shanti Ratna Group Through its partner Santosh Mangaldas Bhanushali & Others, as Developer, registered in the office of Sub-Registrar of Assurance, Kalyan-5 on Even Date at serial no. 8978/2017.

13. Search Report dated 06.01.2016 issued by Searcher Shri. G.H.Jagtap.

INVESTIGATION OF TITLE

From the perusal of the aforesaid documents, it appears that

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[1] Vasant Shankar Kanitkar was originally seized and possessed of otherwise well and sufficiently entitle to all piece and parcel of land bearing New Survey No. 147, Hissa No.4 C, Old Survey no. 196/4C, area admeasuring 0H-05R-0P, i.e. 500 Sq.meter, lying, being and situate at Mouje- Nilje, Tal. Kalyan, Dist. Thane., within the Registration District Thane, Sub-Registration District Kalyan and more particularly described in the schedule hereinabove and hereinafter referred to as 'the said property no.1.

[2] Shri. Shriram Dhondopant Kulkarni was originally seized and possessed of otherwise well and sufficiently entitle to all piece and parcel of land bearing New Survey No. 147, Hissa No.4 D, Old Survey no. 196/4D, area admeasuring 0H-05R-0P, i.e. 500 Sq.meter, lying, being and situate at Mouje- Nilje, Tal. Kalyan, Dist. Thane., within the Registration District Thane, Sub-Registration District Kalyan and more particularly described in the schedule hereinabove and hereinafter referred to as 'the said property no.2.

[3] Shri. Ghanshyam Sitaram Hardikar was originally seized and possessed of otherwise well and sufficiently entitle to all piece and parcel of land bearing New Survey No. 147, Hissa No.4 H, Old Survey no. 196/4H, area admeasuring 0H-10R-0P, i.e. 1000 Sq.meter, lying, being and situate at Mouje- Nilje, Tal. Kalyan, Dist. Thane., within the Registration District Thane, Sub-Registration District Kalyan and more particularly described in the schedule hereinabove and hereinafter referred to as 'the said property no.3.

[4] Smt. Latika Ashok Petil was originally seized and possessed of otherwise well and sufficiently entitle to all piece and parcel of land bearing New Survey No. 100, Hissa No.5A, Old Survey no. 196/5 pt, plot no.2, area admeasuring 302.05 Sq.Yards i.e. 252.64 Sq.meter, lying, being and situate at Mouje- Nilje, Tal. Kalyan, Dist. Thane., within the Registration District

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Thane, Sub-Registration District Kalyan and more particularly described in the schedule hereinabove and hereinafter referred to as 'the said property no.4.

[5] Smt. Anupama Pratap Sansare was originally seized and possessed of otherwise well and sufficiently entitle to all piece and parcel of land bearing New Survey No. 100, Hissa No.5A 1, Old Survey no. 197/5 pt, plot no.3, area admeasuring 384 Sq.Yards i.e. 321.18 Sq.meter, lying, being and situate at Mouje- Nilje, Tal. Kalyan, Dist. Thane., within the Registration District Thane, Sub-Registration District Kalyan and more particularly described in the schedule hereinabove and hereinafter referred to as 'the said property no.5.

[6] [1] Shri. Namdev Laxman Patil, [2] Gunabai Maruti Patil, [3] Vilas maruti Patil, [4] Giridhar Maruti Patil, [5] amesh Kashinath Patil, [6] Pandharinath Kashinath patil, [7] Gopinath Kahinath Patil, [8] Rajaram Kashinath Patil, [9] Kesarinath Kashinath Patil, [10] Geetabai Tulshiram Kalan, [11] Devkibai Kashinath Patil, [12] Ganeah Dwarkanath Patil, [13] Raghunath Dwarkanath Patil, [14] Manohar Dwarkanath Patil, [16] Hirabai Eknath Bhoir, [17] Krishnabai Gangaram Patil, [18] Haaubai Trimbak Patil, [19] Pandurang Trimbak Patil, [20] Jaywant Trimbak Patil were as originally seized and possessed of otherwise well and sufficiently entitle to all piece and parcel of land bearing New Survey No. 100, Hissa No.8A, Old Survey no. 197/6 A, area admeasuring 0H-20R-9P + Pot Kharaba 0H-0R-4P, i.e. 2130Sq.meter, lying, being and situate at Mouje- Nilje, Tal. Kalyan, Dist. Thane., within the Registration District Thane, Sub-Registration District Kalyan and more particularly described in the schedule hereinabove and hereinafter referred to as 'the said property no.6.

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[7] Smt. Shakuntala Manohar Nemade was originally seized and possessed of otherwise well and sufficiently entitle to all piece and parcel of land bearing New Survey No. 145, Hissa No.1 B, Old Survey no. 213/1 pt, plot no.1, area admeasuring 333 Sq.Yards i.e. 278.53 Sq.meter, lying, being and situate at Mouje- Nilje, Tal. Kalyan, Dist. Thane., within the Registration District Thane, Sub-Registration District Kalyan and more particularly described in the schedule hereinabove and hereinafter referred to as 'the said property no.7.

It further appears that as under:

1. It further appears that by and under Conveyance Deed dated 4th December, 2012, registered in the office of Sub-Registrar of Assurance, Kalyan-5 on 5th December, 2012 at serial no. 3813 / 2012, Vasant Shankar Kanitkar Through its Power of Attorney Holder Shri. Sanjay Janardhan (Seller) had conveyed and sold land bearing New Survey No. 147, Hissa No.4 C, Old Survey no. 196/4C, area admeasuring 0H-05R-0P, i.e. 500 Sq.meter, lying, being and situate at Mouje- Nilje, Tal. Kalyan, Dist. Thane., (i.e. property no.1) unto Vinod Ratan patil (Purchaser).
2. It further appears that vide mutation entry no. 2399, the name of Vinod Ratan patil had been mutated in the record of right as an absolute owner in the said property / land i.e Property No.1.
3. by and under Conveyance Deed dated 27th June, 2013 registered in the office of Sub-Registrar of Assurance, Kalyan-4 on 28th June.,

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2013 at serial no. 3590/ 2013, Shriram Dhondopant Kulkarni as (Seller) had conveyed and sold land bearing New Survey No. 147, Hissa No.4 D, Old Survey no. 196/4D, area admeasuring 0H-05R-0P, i.e. 500 Sq.meter, lying, being and situate at Mouje- Nilje, Tal. Kalyan, Dist. Thane., (i.e. property no.2) unto Vinod Ratan patil (Purchaser).

4. It further appears that vide mutation entry no. 2453, the name of Vinod Ratan patil had been mutated in the record of right as an absolute owner in the said property / land i.e Property No.2.

5. by and under Agreement for Sale dated 15th April, 2013 registered in the office of Sub-Registrar of Assurance, Kalyan-4 on even date at serial no. 2190 / 2013, Ghanshyam Sitaram Hardikar as (Seller) had conveyed and sold land bearing New Survey No. 147, Hissa No.4 H, Old Survey no. 196/4H, area admeasuring 0H-10R-0P, i.e. 500 Sq.meter, lying, being and situate at Mouje- Nilje, Tal. Kalyan, Dist. Thane., (i.e. property no.3) unto Vinod Ratan patil (Purchaser).

6. It further appears that vide mutation entry no. 2433, the name of Vinod Ratan patil had been mutated in the record of right as an absolute owner in the said property / land i.e Property No.3.

7. by and under Conveyance Deed dated 30th April, 2013 registered in the office of Sub-Registrar of Assurance, Kalyan-4 on Even date at serial no. 2519/ 2013, Latika Ashok Patil as (Seller) had conveyed and sold land bearing New Survey No. 100, Hissa No.5 A, Old Survey no. 197/5 Pt, Plot no.2, area admeasuring 302.05 Sq. Yards i.e.

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252.64 Sq.meter, lying, being and situate at Mouje- Nilje, Tal. Kalyan, Dist. Thane., (i.e. property no.4) unto Vinod Ratan patil (Purchaser).

8. It further appears that vide mutation entry no. 2454, the name of Vinod Ratan patil had been mutated in the record of right as an absolute owner in the said property / land i.e Property No.4.

9. by and under Conveyance Deed dated 12th July, 2013 registered in the office of Sub-Registrar of Assurance, Kalyan-5 on Even date at serial no. 3880/ 2013, Anupama Pratap Sansare as (Seller) had conveyed and sold land bearing New Survey No. 100, Hissa No.5 A 1, Old Survey no. 197/5 Pt, Plot no.3, area admeasuring 384 Sq. Yards i.e. 321.18 Sq.meter, lying, being and situate at Mouje- Nilje, Tal. Kalyan, Dist. Thane., (i.e. property no.5) unto Vinod Ratan patil (Purchaser).

10. It further appears that vide mutation entry no. 2455, the name of Vinod Ratan patil had been mutated in the record of right as an absolute owner in the said property / land i.e Property No.5.

11. by and under Conveyance Deed dated 1st June, 2012 registered in the office of Sub-Registrar of Assurance, Kalyan-1 on 7th June, 2012 at serial no. 3701/ 2012, [1] Shri. Namdev Laxman Patil, [2] Gunabai Maruti Patil, [3] Vilas maruti Patil, [4] Giridhar Maruti Patil, [5] amesh Kashinath Patil, [6] Pandharinath Kashinath patil, [7] Gopinath Kahinath Patil, [8] Rajaram Kashinath Patil, [9] Kesarinath Kashinath Patil, [10] Geetabai Tulshiram Kalan, [11] Devkibai Kashinath Patil, [12] Ganesh Dwarkanath Patil, [13] Raghunath Dwarkanath Patil, [14] Manohar Dwarkanath Patil, [16] Hirabai Eknath Shoir, [17] Krishnabai Gangaram Patil, [18] Hasubai Trimbak Patil, [19] Pandurang Trimbak

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Patil, [20] Jaywant Trimbak Patil as (Seller) had conveyed and sold land bearing New Survey No. 100, Hissa No.6A, Did Survey no. 197/6 A, area admeasuring 0H-20R-9P + Pot Kharaba 0H-0R-4P, i.e. 2130Sq.meter, lying, being and situate at Mouje- Nilje, Tal. Kalyan, Dist. Thane., (i.e. property no.6) unto Vinod Ratan patil (Purchaser).

12.It further appears that vide mutation entry no. 2366, the name of Vinod Ratan patil had been mutated in the record of right as an absolute owner in the said property / land i.e Property No.6.

13.by and under Conveyance Deed dated 6th May, 2013 registered in the office of Sub-Registrar of Assurance, Kalyan-3 on Even date at serial no. 2000/ 2013, Shakuntala Manohar Nemade as (Seller) had conveyed and sold land bearing New Survey No. 145, Hissa No.1 B, Old Survey no. 213 / 1 Pt, Plot no.1, area admeasuring 333 Sq. Yards i.e. 278.53 Sq.metar, lying, being and situate at Mouje- Nilje, Tal. Kalyan, Dist. Thane., (i.e. property no.7) unto Vinod Ratan patil (Purchaser).

14.It further appears that vide mutation entry no. 2452, the name of Vinod Ratan patil had been mutated in the record of right as an absolute owner in the said property / land i.e Property No.7.

15.It further appears that by and under Development Agreement dated 20th July, 2017, registered in the office of Sub-Registrar of Assurance, Kalyan-5 on even date at serial no. 8977 / 2017. Vinod Ratan Patil as Owner had granted the development rights in respect of the said entire property (i.e. property no.1 to 7) to M/s Shanti Ratna Group Through its partner [1] Santosh Mangaldas Bhanushali, [2]

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Shesharam Harjiramji Choudhary, [3] Rajesh Govindji Bhanushali, [4] Vinod Ratan Patil, as Developer.

16. And In pursuance of the said development agreement the owners i.e Vinod Ratan Patil had also executed Power of Attorney dated 20th July, 2017 in favour of M/s Shanti Ratna Group Through its partner [1] Santosh Mangaldas Bhanushali, [2] Shesharam Harji Ramji Chaudhary, [3] Rajesh Govindji Bhanushali, [4] Vinod Ratan Patil, registered in the office of Sub-Registrar of Assurance, Kalyan-5 on 20th July, 2017 at serial no. 8978/2017.

OPINION

I am of the opinion that title of the owners in respect of the captioned entire property appears to be clear, marketable and free from reasonable doubts and encumbrances and M/s Shanti Ratna Group Through its partner [1] Santosh Mangaldas Bhanushali, [2] Shesharam Harji Ramji Chaudhary, [3] Rajesh Govindji Bhanushali, [4] Vinod Ratan Patil has acquired development rights in the captioned entire property.

On the perusal of the Search Report I have not come across any registered encumbrances on the captioned entire property.



Adv. M.B.Jain