



P. Hari

B. Com., (HONS), L.L.B. PGD-HRD., BM., IMP-EX

ADVOCATE, HIGH COURT

"LEGAL POINT"

Certificate of Title

I am instructed by **M/s. Ramjivdani Realtors**, a partnership firm, having its place of business at House No. 131, Masterali Road, Murdhe, Bhayandar (W), District - Thane 401 101, to give my report on title in respect of the property which is described hereunder:-

- 1) Originally, by diverse deeds, facts and circumstances one late Shri. Mukund Jagu Bhoir during his lifetime was absolutely seized and possessed of and/or otherwise well and sufficiently entitled all that pieces and parcels of land or ground bearing **Old Survey No. 658, New No. 251, Hiss No. 3**, admeasuring 12,600 sq. mtrs. or thereabout, situate, being and lying at Revenue Village - Bhayandar, Taluka & District - Thane, which is now falling within the local limits of Mira Bhayandar Municipal Corporation, which is more particularly described in the **Schedule** written hereunder, hereinafter referred to as "**The Said Land/Property**".
- 2) The said Mukund Jagu Bhoir died intestate, leaving behind him one Shri Moreshwar Mukund Bhoir, as his only legal heir entitled to his including the Said Land.
- 3) In the premises, as aforesaid, the abovesaid Shri. Moreshwar Mukund Bhoir become sole owner of the Said Land.
- 4) By and vide a duly registered Agreement For Development dated 19th October 2010, the said Shri. Moreshwar Mukund Bhoir and his family members have assigned the development rights of the Said Land in favour of the abovesaid M/s. Ramjivdani Realtors at and on the terms and conditions and for consideration, which are more particularly described in the said Agreement For Development dated 19th October 2010.
- 5) In pursuance to the execution of the said Agreement For Development dated 19th October 2010, the abovesaid Shri. Moreshwar Mukund Bhoir and his family members have also made and executed a General Power of Attorney vide a separate writing, in favour of the partners of the abovesaid M/s. Ramjivdani Realtors, inter-alia conferring upon various rights, powers and privileges which are more particularly described in the said writing including rights and powers to carry out the development work of the Said Land and also sell the premises thereof,

on what is known as **"Ownership Basis"**.

- 6) In the premises, as aforesaid, the abovesaid M/s Ramjivdani Realtors become entitled to the development rights of the Said Land.
- 7) Upon the perusal of the abovesaid writings, in my opinion, the title of the Said Land is clear and marketable and free from all encumbrances of whatsoever nature.

THE SCHEDULE HEREINABOVE REFERRED TO

ALL THAT PIECES and parcels of land or ground bearing **Old Survey No. 658, New No. 251, Hiss No. 3**, admeasuring 12,600 sq. mtrs. or thereabout, situate, being and lying at Revenue Village – Bhayandar, Taluka & District – Thane, which is now falling within the local limits of Mira Bhayandar Municipal Corporation.


P. Hari

(Advocate, High Court, Bombay)

Bhayandar,
10th March 2018.