



Mrs. Poonam Phalke-Jadhav B.A.LL.B

Resi. B/105, Gangeshwar Valley, First Floor, Near Swami Samarth Math, Nandivali, Dombivali (East)
Mob: 8108200056

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT I have investigated and inquired into the title to the property (more particularly described in the Schedule of property' hereunder) in order to find out as to whether there is any encumbrance in the nature of gift, lease, mortgage, sale agreement, lien or such other encumbrance of like nature, standing thereon and to certify accordingly. I have gone through the documents of title in respect of the above said property. I have also verified the search report of the said property.

I. SCHEDULE OF PROPERTY

ALL THAT PIECE OR PARCEL of the land of Krushna Shivram Mhatre & others bearing Old S. No. 359/30, New S. No. 1/30, admeasuring oH-33R-OP, Pot Kharaba oH-01R-OP, total oH-34R-OP i.e., 3400 sq.mtrs., at Village - GAONDEVI, Dombivali (West), Taluka Kalyan, Dist Thane, within the limits of Kalyan Dombivali Municipal Corporation Sub Registrar Kalyan within the jurisdiction of Registration District Thane. (hereinafter called and referred to as the said property).

II. LIST OF DOCUMENTS

1. Photocopy of 7/12 extract dated 06/06/2016 issued by Talati saja Thakurli in the name of Krushna Shivram Mhatre & others.
2. Photocopy of pherphar no. 4203, 189, 442, 359.
3. Photocopy of Search Report given by Mayur Surte dated 15/10/2016.

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III. TRACING OF TITLE

After going through all the documents referred hereinabove and instructions and information given by the land Owner, it reveals from the said documents and information that;

1. Whereas Shivram B. Mhatre was the owner of the said land, he was expired on 18/01/1983 and after his death his wife Thakubai Shivram Mhatre, Banubai Shivram Mhatre, his sons Rajaram Krushna Mhatre, Krushna Shivram Mhatre and daughters Vitha Bhoir, & Anusaya D. Mhatre are recoded as his legal heirs as per mutation entry no. 4203 and their names are recorded in the 7/12 extract.
2. Whereas Thakubai Shivram Mhatre, Banubai Shivram was expired and after their death their sons Rajaram Krushna Mhatre, Krushna Shivram Mhatre and daughters Vitha Bhoir, & Anusaya D. Mhatre are recoded as his legal heirs as per mutation entry no. 186 and their names are recorded in the 7/12 extract.
3. Whereas as per mutation entry no. 442 Rajaram Shivram Mhatre expired on 10/11/2009 and after his death his wife Anusaya Raajaram Mhatre, his sons Dattu Rajaram Mhatre, Madan Rajaram Mhatre, Bharat Rajaram Mhatre, Sharad Rajaram Mhatre, daughters Suman Maruti Choudhary, Ramabai Sunil Mane, Nanda Ganesh Madavi, Lila Santosh Tare are recoded as his legal heirs and their names are recorded in the 7/12 extract.
4. Whereas indemnity bond was done between Krushna Shivram Mhatre & others and KDMC regarding property bearing Old S. No. 359/30, New S. No. 1/30, admeasuring 147.37 sq.mtrs., hence said land is reserved in the name of KDMC according to mutation entry no. 359.



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5. Whereas Krushna Shivram Mhatre & others are given development rights of the land bearing Old S. No. 359/30, New S. No. 1/30, admeasuring 3400 sq.mtrs., out of which 1037.45 situated at Village – GAONDEVI, to M/s. Goandevi Construction Company through partner Kishor Krushna Mhatre vide Development Agreement dated 23/10/2008 which is registered in the Sub-Registrar office Kalyan-3 under document no. 5885/2008 dated 24/10/2008.
6. Whereas M/s. Goandevi Construction Company has constructed the building named as Shiv Palace on the said land and sold out the flats/shops to the respective purchasers vide Agreement for Sale.
7. Whereas Madan Rajaram Mhatre & others, mortgaged the land bearing Old S. No. 359/30, New S. No. 1/30, admeasuring 3400 sq.mtrs., in the Dombivali Nagari Sahakari Bank Ltd. Vide Mortgage Deed dated 05/05/2009 which is registered in the Sub-Registrar office Kalyan-3 under document no. 2246/2009 dated 05/05/2009. Andwhereas Madan Rajaram Mhatre & others had done the Deed of re-conveyance for the above mentioned mortgaged between Dombivali Nagari Sahakari Bank Ltd. and Madan Rajaram Mhatre & others which is registered in the Sub-Registrar office Kalyan-3 under document no. 8186/2010 dated 07/12/2010.

IV. FINAL CERTIFICATE

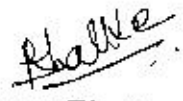
On the basis of the above mentioned documents and the information submitted to me, this is to state and certified that the title of the above mentioned property is clean and clear and without any encumbrance, hence is marketable.

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I THEREFORE FINALLY CERTIFY THAT M/s. Gaondevi Construction Company have the development rights in respect of land bearing Old S. No. 359/30, New S. No. 1/30, admeasuring 3400 sq.mtrs., out of which 1037.45 situated at Village - GAONDEVI and land admeasuring 147.37 sq.mtrs. is reserved in the name of KDMC and land admeasuring 2215.18 sq.mtrs. is in the name of Krushna Shivram Mhatre & others the title of the said land is clean, clear and marketable.

Given this under my seal and signature at Dombivli on this 15th day of October, 2016.

Place : Dombivli


Adv. Poonam Phalke - Jadhav
B.A LL.B.
Mah / 1378 / 2008