



**KAMALAKANT S. PARKAR**

B.A., L.L.B.

Advocate High Court  
Special Executive Officer (S.E.O.)

RESIDENCE : 55/2459, 3rd Floor, Vartak Nagar, Thane (W) 606. Mob. : 9323584671  
OFFICE TIME : 8.30 to 10.30 A.M. • 6.00 to 9.00 P.M.

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## TITLE CERTIFICATE

This is to certify that One Mr. Vithoba Manaji Patil was the owner of and entitled to the landed property bearing it's **Survey No. 142 (Old) i.e. Survey No. 51 Hissa No. 7 A** Area admeasuring at about **500 sq. yards** i.e. equivalent to **413.23 sq. meters** situate, lying and being at Revenue Village **KHARI**, Bhayander (w) Registration Dist. & Sub-Dist: Thane within the limits of Mira Bhayander Municipal Corporation (Hereinafter called as a SAID PROPERTY NO. 1), whose name was inserted by virtue of Mutation 3513 in the Revenue Record of 7/12 Extract of the said property No. 1.

**AND WHEREAS**, Said Mr. Vithoba Manaji Patil died intestate on or about leaving behind Mr. Pramod Vithoba Patil, Mr. Girish Vithoba Patil, Mr. Nandkumar Vithoba Patil, Mrs. Bharati Yadneshwar Bhoir Alongwith Mr. Vishwanath Vithoba Patil, being his children and only legal heirs. And said Mr. Vishwanath Vithoba Patil died intestated leaving behind his wife named Mrs. Vishakha Vishwanath Patil, And Children Named Mr. Samir Vishwanath Patil, Mr. Chetan Vishwanath Patil Ms. Geeta Vishwanath Patil and as such they acquired the said property being the legal heirs of late Mr. Vithoba Manaji Patil.

**AND WHEREAS**, Mr. Madhukar Vitthal Patil was the owner of and entitled to the landed property bearing it's **Survey No. 143 (Old) i.e. Survey No. 46 Hissa No. 1** Area admeasuring at about **7 R** i.e. equivalent to **700 sq. meters** and assessed at Rs. 0.35/- paise situate, lying and being at Revenue Village **KHARI**, Bhayander (w) Registration Dist. & Sub-Dist: Thane within the limits of Mira Bhayander Municipal Corporation, (Hereinafter called as a SAID PROPERTY

NO.2 ) who died on 07/11/1987 leaving behind . Mr. Kiran Madhukar Patil, Mr. Prakash Madhukar Patil, . Mrs. Shobhana Prabhakar Patil, Mrs. Chhaya Anant Patil, Mrs. Sandhya Ramesh Pawar, 6. Mrs. Prabhat Mukund Mhatre being his only children and only legal heirs. And accordingly by virtue of Mutation Entry No. A-84, their names have been recorded in the 7/12 Extract of the said property No.2

**AND WHEREAS,** M/S. SHREE BUILDERS , have constructed a Building upon the said property No.1 & 2 named as **NEW PRAKASH APARTMENT"** and thereafter , the occupants of the said building have formed the Society named **NEW PRAKASH CO-OPERATIVE HOUSING SOCIETY, LTD.,** A Registered Co-Operative Housing Society Ltd., Registered under the Provisions of The Maharashtra Co-Operative Soc Act- 1960, bearing it's Registration No. TNA/HSG/1094 of 1981 Having it's Office at: Prakash Apartment, Navghar Road, Bhayander (E), Tal. & Dist; Thane . ( Hereinafter referred as a SAID SOCIETY).

**AND WHEREAS,** thereafter By **Deed of Conveyance** dt. 02<sup>nd</sup> day of November, 2012, Mr. Pramod Vithoba Patil and others have conveyed the said property No. 1 i.e. landed property bearing it's **Survey No. 142 (Old) i.e. Survey No. 51 Hissa No. 7 A** Area admeasuring at about **500 sq. yards** i.e. equivalent to **413.23 sq. meters** situate, lying and being at Revenue Village **KHARI** , Bhayander (w) Registration Dist. & Sub-Dist: Thane within the limits of Mira Bhayander Municipal Corporation in favour of said society i.e. **NEW PRAKASH CO-OPERATIVE HOUSING SOCIETY, LTD.,** which is duly registered in the Office of Sub-Registrar of Assurances Thane-7 at TNN-7-7764/2012 on 05/11/2012, and By virtue of the said Deed of Conveyance the name of the said SOCIETY, has been recorded in the 7/12 Extract of the said property in lieu of Mutation Entry No. 661.





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**AND WHEREAS,** By the Order & Judgment Passed by, The Hon'ble District Consumer Disputes Redressal Forum, Thane in Complaint No. 17/2004 dt. 29/06/2004, which is subsequently Rectified by "SHUDHIPATRAK" dt. 05/09/2012, the said Forum has directed to execute the Deed of Conveyance in favour of the said Society, which is in respect of said property no. 2 i.e. landed property bearing it's **Survey No. 143 (Old) i.e. Survey No. 46 Hissa No. 1** Area admeasuring at about 7 R i.e. equivalent to **700 sq. meters** and assessed at RS. 0.35/- paise situate, lying and being at Revenue Village **KHARI**, Bhayander (w) Registration Dist. & Sub-Dist: Thane within the limits of Mira Bhayander Municipal Corporation.

**AND WHEREAS,** in lieu of the said Order & Judgment, the Deed of Conveyance has been executed in favour of the said property no. 2 in favour of said society i.e. **NEW PRAKASH CO-OPERATIVE HOUSING SOCIETY, LTD.**, which is duly registered in the Office of Sub-Registrar of Assurances Thane-7 at TNN-7-7106/2012 on 12/10/2012, and By virtue of the said Deed of Conveyance the name of the said SOCIETY, has been recorded in the 7/12 Extract of the said property in lieu of Mutation Entry No. 663.

**AND AS SUCH,** the said Society i.e. **NEW PRAKASH CO-OPERATIVE HOUSING SOCIETY, LTD.**, has acquired the absolute right, title and interest in respect said property No.1 & 2 i.e. landed property bearing it's **Survey No. 142 (Old) i.e. Survey No. 51 Hissa No. 7 A** Area admeasuring at about **500 sq. yards** i.e. equivalent to **413.23 sq. meters** & landed property bearing it's **Survey No. 143 (Old) i.e. Survey No. 46 Hissa No. 1** Area admeasuring at about 7 R i.e. equivalent to **700 sq. meters** and assessed at RS. 0.35/- paise situate, lying and being at Revenue Village **KHARI**, Bhayander (w) Registration Dist. & Sub-Dist:

Thane within the limits of Mira Bhayander Municipal Corporation. ( Hereinafter collectively both properties are referred as SAID PROPERTY).

**AND WHEREAS**, Vide Agreement For Re-Development dt. 08<sup>th</sup> day of November, 2012, by passing appropriated resolution, the office bearers of the said society i.e. NEW PRAKASH CO-OPERATIVE HOUSING SOCIETY, LTD ., has assigned the said property to **JASMINE REALTY**, A Partnership Firm, Represented through it's Partners MR. ATTAULLA Z. KHAN & MRS. KIM VENTURE MENDONSA, for it's Re-Development as per the terms and conditions mentioned therein , which is duly registered in the office of Sub-Registrar Thane- 7 at TNN-7-7906/2012..

**AND AS SUCH** , SAID JASMINE REALTY has acquired the absolute right, title and interest in the said property so far as it's re-development is concern in lieu of Agreement For Re-Development dt. 08<sup>th</sup> day of November, 2012, It is pertinent to note that the Dy. Registrar of Co-Operating Society, Thane has given it's Permission for Re-Development vide their letter beraing it's Ja/Kr./ Upni/Thane Ta/B-2/ Prakash Society/ Punervikas/~~265~~ 9 Years 2013, dt. 21/10/2013.

I have seen all the Revenue Documents as well as aforesaid documents pertaining to the said property. So also searches have taken in respect of the said property in the office of Sub-Registrar of Assurance, Thane/Bhayadner on 10/10/2013 at C.No. 4344/2013 for the period of 20 Years, i.e. from 1994 to 2013 , Hence I am of the opinion that the title in respect of the said property i.e. **Survey No. 142 (Old) i.e. Survey No. 51 Hissa No. 7 A** Area admeasuring at about **500 sq. yards** i.e. equivalent to **413.23 sq. meter** & landed property bearing it's **Survey No. 143 (Old) i.e. Survey No. 46 Hissa No. 1** Area admeasuring at about **7 R** i.e. equivalent to **700 sq. meters** and assessed at Rs. 0.35/- paise situate, lying and being at Revenue Village **KHARI** , Bhayander (w) Registration





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Dist. & Sub-Dist: Thane within the limits of Mira Bhayander Municipal Corporation ,  
is marketable and free from all encumbrances and doubts and said **JASMINE  
REALTY** has absolute right to use, develop the said property subject to the  
approval of plans in that respect and requisite permissions from the appropriate  
authorities.

This Certificate is issued as per the documents perused and information  
provided by MR. ATTAULLA Z. KHAN, being the one of Partner of said  
**JASMINE REALTY**

Thane

Dated: 23/10/2013

MR. KAMALAKANT S. PARKAR

ADVOCATE HIGH COURT, BOMBAY

KAMALAKANT S. PARKAR

Advocate High Court

Regd. No. 694/2002

Enrolled No. 10-4-2002

