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**KIRAN B. BANOTE**

**B.A.LL, B.**

**ADVOCATE HIGH COURT**

Mobile No. 9324639187  
Office No. 95251-2699069

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Office at :- Trimurti Apartment , First Floor, Near Karnavat Class, Opp.Maruti Temple, Gandhi Chowk  
Kulgaon Badlapur (E)Tal- Ambernath Dist- Thane. 421 503 E-mail Id :- [kiranbanote12@gmail.com](mailto:kiranbanote12@gmail.com)

Ref.

Date:- 14/05/2015.

## TITLE CERTIFICATE

**TO WHOM IT MAY CONCERN**  
**DESCRIPTION OF PROPERTY:-**

Survey No. 97 B Hissa No. 3 & 4 Admeasuring Area 0H-13R-0P + 0H-47R-0P  
Total Area 0H-60R-0P P.K. 0H-04R-0P + 0H-11R-0P Total Area Admeasuring  
0H-75R-0P Situated at Village BELVALI Tal -Ambernath Dist-Thane. Within  
local limit of Kulgaon Badlapur Municipal Council and Sub-Registrar  
Ulhasnagar-2.

**TRACING OF TITLE:-**  
**A DOCUMENTS PERSUED**  
**R E A D:-**

- 1) 7/12 extract of Survey No. 97 B Hissa No. 3 & 4 Admeasuring Area 0H-13R-0P + 0H-47R-0P Total Area 0H-60R-0P P.K. 0H-04R-0P + 0H-11R-0P Total Area Admeasuring 0H-75R-0P Situated at Village BELVALI Tal -Ambernath Dist-Thane in favour of M/s. Tulsi Buildcon Through its Partner 1) Shri. Bhavin Rameshchandra Patel 2) Kvinjal Bachubhai Patel 3) Shri. Anand Purushottamdas Patel 4) Shri. Vishal Jagdishkumar Patel (As a Purchaser) for land bearing Survey no 97 B Hissa No 3 & 4 area admeasuring 264.21 Sq.Mtrs.
- 2) Mutation Entry No. 1417
- 3) Read Certificate granted by Joint-Sub- Registrar Co.op.Hsg. Society Ulhasnagar Taluka on dtd. 03/09/1984 bearing no. (BO/TNA/ULC/HISG/403/70/84-85) for formation of Defence Employees Navnirman Co.Op. Hsg. Society.
- 4) Read N.A. Order issued by Office of Sub-Divisional Officer, Thane Division Thane, bearing No.NAP/SR/1312 on dated 17/04/1985.



- 5) Read Agreement (Kararnama) on dtd. 15/11/2008, which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 8381/2008 between Smt. Pushpa S. Khot (as Vendor) & Smt. Usha Tukaram Mhatre (as Purchaser) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 1, area admeasuring 380 Sq. Yards i.e. 317.72 Sq. Mtrs. open space.
- 6) Read Agreement (Kararnama) on dtd. 09/07/2008, which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 5596/2008 between Smt. Prabhakar Shivram Joshi (as Vendor) & Kum. Mangesh Baban Mhatre (as Purchaser) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 2, area admeasuring 316 Sq. Yards i.e. 264.21 Sq. Mtrs. open space.
- 7) Read Sale Deed on dtd. 07/10/2008, which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 7591/2008 between Smt. Sarala Anandrao Potdukhe (as Vendor) & Smt. Snehla Dnyaneshwar Mhatre (as Purchaser) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 4, area admeasuring 316 Sq. Yards i.e. 264.21 Sq. Mtrs. open space.
- 8) Read Agreement (Kararnama) on dtd. 15/11/2008, which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 8382/2008 between Smt. Pushpa Yashwant Hinge (as Vendor) & Shri. Keshav Barku Mhatre (as Purchaser) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 5, area admeasuring 398 Sq. Yards i.e. 332.77 Sq. Mtrs. open space.
- 9) Read Agreement (Kararnama) on dtd. 15/11/2008, which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 8383/2008 between Shri. Yashwant Eknath Hinge (as Vendor) & Shri. Keshav Barku Mhatre (as Purchaser) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 6, area admeasuring 307 Sq. Yards i.e. 256.68 Sq. Mtrs. open space.
- 10) Read Development Agreement on dtd. 22/04/2008, which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 03260/2008 between Shri. Prakash Keshav Gajare (as a Owner) & Gajraj Builders & Developers Through Its Partner Shri. Tukaram Barku Mhatre (as a Developer) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 7, area admeasuring 357.2 Sq. Yards i.e. 298.66 Sq. Mtrs. open plot.



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Ref.

Date:- 09/05/2015.

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11) Read Irrevocable Power of Attorney on dtd. 22/04/2008, which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 03261/2008 between Shri. Prakash Keshav Gajare (as Principal ) & Gajraj Builders & Developers Through Its Partner Shri. Tukaram Barku Mhatre (as Power of Attorney Holder) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 7, area admeasuring 357.2 Sq. Yards i.e. 298.66 Sq. Mtrs. open plot.

12) Read Development Agreement on dtd. 09/05/2008, which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 03782/2008 between Shri. Bhagwat S.Mahajan & Shri. Dnyandev Baliram Patil (as a Owner) & Gajraj Builders & Developers Through Its Partner Shri. Tukaram Barku Mhatre (as a Developer) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 8 , area admeasuring 404 Sq. Yards i.e. 337.80 Sq. Mtrs. & Survey no. 97 B, Hissa No. 3 & 4, Plot No. 19 , area admeasuring 315 Sq. Yards i.e. 263.37 Sq. Mtrs.

13) Read Irrevocable Power of Attorney on dated. 09/05/2008, which is duly registered at the Office of Sub - Registrar Ulhasnagar - 2 at Sr. no. 03783/2008 between Shri. Bhagwat S.Mahajan & Shri. Dnyandev Baliram Patil (As Principal) & Gajraj Builders and Developers Through Its Partner Shri. Tukaram Barku Mhatre (as Power of Attorney Holder ) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 8 , area admeasuring 404 Sq. Yards i.e. 337.80 Sq. Mtrs. & Survey no. 97 B, Hissa No. 3 & 4, Plot No.19, area admeasuring 315 Sq. Yards i.e. 263.37 Sq. Mtrs.

14) Read Development Agreement on dtd. 03/03/2008 which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 01717/2008 between Shri. Laxminarayan Kashinath Rupwal & Shri.Padmakar Baburao Kadav (as Owner ) & Gajraj Builders & Developers Through Its Partner Shri. Tukaram Barku Mhatre (as Developer) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 9 area admeasuring 350 Sq. Yards i.e. 292.64 Sq. Mtrs. & Survey no. 97 B, Hissa No. 3 & 4, Plot No. 20 , area admeasuring 313.78 Sq. Yards i.e. 262.35 Sq. Mtrs.



- 15) Read Irrevocable Power of Attorney on dtd. 03/03/2008, which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 01718/2008 between Shri. Laxminarayan Kashinath Rupwal & Shri.Padmakar Baburao Kadav (as Principal) & M/s. Gajraj Builders & Developers Through Its Partner Shri. Tukaram Barku Mhatre (as Power of Attorney Holder ) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 9 area admeasuring 350 Sq. Yards i.e. 292.64 Sq. Mtrs. & Survey no. 97 B, Hissa No. 3 & 4, Plot No. 20 , area admeasuring 313.78 Sq. Yards i.e. 262.35 Sq. Mtrs.
- 16) Read Development Agreement on dtd. 22/01/2008 which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 00544/2008 between Shri. Ashok Madhav Patil (as Owner) & M/s. Gajraj Builders & Developers Through Its Partner Shri. Tukaram Barku Mhatre (as Developer) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 10 area admeasuring 385.29 Sq. Yards i.e. 322.14 Sq. Mtrs.
- 17) Read Irrevocable Power of Attorney on dtd. 22/01/2008, which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 00545/2008 between Shri. Ashok Madhav Patil (as Principal) & M/s. Gajraj Builders & Developers Through Its Partner Shri. Tukaram Barku Mhatre (as Purchaser) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 10 area admeasuring 385.29 Sq. Yards i.e. 322.14 Sq. Mtrs.
- 18) Read Sale Deed on dtd. 07/01/2008 which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 00178/2008 between Shri.Rajani Kalidas Patil (as Vendors) & M/s. Gajraj Builders & Developers Through Its Partner Shri. Tukaram Barku Mhatre (as Purchaser) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 11 area admeasuring 351 Sq. Yards i.e. 293.58 Sq. Mtrs.
- 19) Read Development Agreement on dtd.22/02/2008 which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 01448/2008 between Shri. Prabhakar Dadarao Bhalve & Smt. Indirabai Shankar Borvankar (as Owners) & M/s. Gajraj Builders & Developers Through Its Partner Shri. Tukaram Barku Mhatre (as Developer) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 12 area admeasuring 382 Sq. Yards i.e. 319.35 Sq. Mtrs. & Survey No. 97 B Hissa No. 3 & 4 Plot No. 14 Area Admeasuring 288.75 Sq.Yards i.e. 242 Sq.Mtrs.



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20) Read Irrevocable Power of Attorney on dtd. 22/02/2008, which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 01449/2008 between Shri. Prabhakar Dadarao Bhalve & Smt. Indirabai Shankar Borvankar (as Principals) & M/s. Gajraj Builders & Developers Through Its Partner Shri. Tukaram Barku Mhatre (as Power of Attorney Holder ) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 12 area admeasuring 382 Sq. Yards i.e. 319.35 Sq. Mtrs. & Survey No. 97 B Hissa No. 3 & 4 Plot No. 14 Area Admeasuring 288.75 Sq. Yards i.e. 242 Sq.Mtrs.

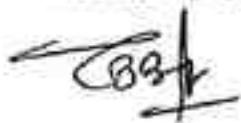
21) Read Agreement (Kararnama) on dtd. 26/03/2010, which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 02768/2010 between Shri. Milan Shamsundar Shridhankar (as Vendor) & Shri. Vilas Barku Mhatre (as Purchaser) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 13, area admeasuring 333 Sq. Yards i.e. 278.42 Sq. Mtrs. open space.

22) Read Development Agreement on dtd. 22/04/2008, which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 3262/2008, between 1) Smt. Surekha Suresh Joshi, 2) Shri. Hemant Kamlakar Kulkarni (as Vendors) & Gajraj Builders & Developers Through Its Partner Shri. Tukaram Barku Mhatre (as Purchaser) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 15, area admeasuring 298 Sq. Yards. i.e. 249.16 Sq. Mtrs. & Plot No. 17, area admeasuring 330.5 Sq. Yards. i.e. 276.49 Sq. Mtrs. (2 Files) no. 15 & 17

27) Read Irrevocable Power of Attorney on dtd. 22/04/2008, which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 3263/2008, between 1) Smt. Surekha Suresh Joshi, 2) Shri. Hemant Kamlakar Kulkarni (as Principals) & Gajraj Builders & Developers Through Its Partner Shri. Tukaram Barku Mhatre (as Power of Attorney Holder) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 15, area admeasuring 298 Sq. Yards. i.e. 249.16 Sq. Mtrs. & Plot No. 17, area admeasuring 330.5 Sq. Yards. i.e. 276.33 Sq. Mtrs. (2 Files) no. 15 & 17



- 28) Read Agreement (Karamama) on dtd. 26/12/2008, which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 9276/2008 between Smt. Hemlata Shreepad Joshi (as Vendor) & Shri. Dnyaneshwar Barku Mhatre (as Purchaser) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 16, area admeasuring 289 Sq. Yards i.e. 241.63 Sq. Mtrs. open space.
- 29) Read Agreement (Karamama) on dtd. 09/07/2008, which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 5597/2008 between Smt. Sunanda Padmakar Thombare (as Vendor) & Shri. Barku Zipru Mhatre (as Purchaser) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 18, area admeasuring 306 Sq. Yards i.e. 255.85 Sq. Mtrs. open space.
- 30) Read Agreement (Karamama) on dtd.23/10/2008, which is duly registered at the Office of Sub-Registrar Ulhasnagar- 2 at sr. no. 7995/2008 between Shri. Eknath Yashwant Avacharmal (as Vendor) & Shri. Dnyaneshwar Barku Mhatre (as Purchaser) for land bearing Survey no. 97 B, Hissa No. 3 & 4, Plot No. 21, area admeasuring 266 Sq. Yards i.e. 222.40 Sq. Mtrs. open space.
- 31) Read Order of Assistant Registrar Co. Op. Soc. Bearing no, Ambernath/B-3/ Defence Emloye Navniraman Housing/ Non-Radd/ 2430/2013 dtd. 23.01.2013
- 32) Read Letter dtd 05.02.2013 issued Assistant Registrar Co. Op. Hsg. Soc by bearing no Ambernath/ B-3/ Defence Navniraman/ Non-Radd/ 2543/2013 to Tahasildar Ambernath regarding plot of land in the individual name of plot owner for land bearing S. No. 97 B Hissa No 3 & 4 Situated at BELVALI Tal. Ambernath Dist.Thane
- 33) Read Letter dtd 25.02.2013 issued by Tahasildar Ambernath to Talathi Saja Manjarli for land bearing S. No. 97/3 & 97/4 Village BELVALI for mutated the said plot of land in individual name of plot owner.
- 34) Read Mutation entry no. 3721
- 35) Read Development Agreement on dtd. 30/12/2013 which is duly registered at the office of Sub-Registrar Ulhasnagar -2 at Sr. No 14648/2013 between Mrs. Rajani S. Sharma (As Vendors) & Mr. Vilas Barku Mhatre (as Purchaser) for land bearing Survey no 97 B Hissa no 3 & 4 area admeasuring 264.21 Sq.mtrs.



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Ref.

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Date:- 09/05/2015.

36) Read Sale Deed on dtd 16/07/2014 which is duly registered at the office of Sub-Registrar Ulhasnagar-2 at Sub-Registrar Ulhasnagar- 2 at Sr. No. 7194/2014 between 1) Smt. Usha Tukaram Mhatre 2) Shri. Mangesh Baban Mhatre 3) Snehal Dnyaneshwar Mhatre 4) Shri. Keshav Barku Mhatre 5) Rajani S. Sharma Through Power of Attorney Holder Shri. Vilas Barku Mhatre 6) Shri. Prakash Keshav Gajare, Shri. Bhagwat S. Mahajan , Shri. Dnyaneshwar Baliram Patil , Shri. Laxmi Narayan Kashinath Rupwal, Padmakar Baburao Kadav, Ashok M. Patil, Prabhakar Dadarao Bhalve, Indirabai Shankar Borvankar , Surekha Suresh Joshi , Hemant Kamlakar Kulkarni Through Power of attorney Holder M/s. Gajraj Builders & Developers Through its Partner Shri. Tukaram Barku Mhatre 7) Tukaram Barku Mhatre 8) Shri. Vilas Barku Mhatre 9) Shri. Dnyaneshwar Barku Mhatre Patil 10) Shri. Barku Zipru Mhatre (As Vendors) & M/s. Gajraj Builders & Developers Through its Partner Shri. Tukaram Barku Mhatre (As a Confirming Party) & M/s. Tulsi Buildcon Through its Partner 1) Shri. Bhavin Rameshchandra Patel 2) Kvinjal Bachubhai Patel 3) Shri. Anand Purushottamdas Patel 4) Shri. Vishal Jagdishkumar Patel (As a Purchasers) for land bearing Survey no 97 B Hissa No 3 & 4 area admeasuring 0H-75R-0P i.e.7500 Sq.Mtrs.

37) Read Mutation entry no. 3871

38) Read Search Report on dtd 17/09/2014 issued by Sercher Shri. Satish A. Farad regarding Survey No 97 B Hissa No.3 & 4 Admeasuring Area 0H-13R-0P + 0H-47R-0P Total area admeasuring 0H-60R-0P P.K.0H-04R-0P + 0H-11R-0P Total Admeasuring area 0H-11R-0P Situated at Village **BELVALI** Tal.Ambernath Dist.Thane

39) Read Search Report on dt. 06/05/2015 issued by Searcher Shri. Satish A. Farad regarding Survey No. 97 B Hissa No. 3 & 4 Admeasuring Area 0H-13R-0P + 0H-47R-0P Total Area 0H-60R-0P P.K. 0H-04R-0P + 0H-11R-0P Total Area 0H-15R-0P Total Area Admeasuring 0H-75R-0P Situated at Village **BELVALI** Tal -Ambarnath Dist-Thane



**WHEREAS** according to 7/12 extract issued by Talathi Saja Manjarli The Said land bearing Survey No 97 B Hissa No.3 & 4 Admeasuring Area 0H-13R-0P + 0H-47R-0P Total area admeasuring 0H-60R-0P P.K.0H-04R-0P + 0H-11R-0P Total Admeasuring area 0H-75R-0P Situated at Village **BELVALI** Tal.Ambernath Dist.Thane is originally owned by M/s. Tulsi Buildcon Through its Partner 1) Shri. Bhavin Rameshchandra Patel 2) Kvinjal Bachubhai Patel 3) Shri. Anand Purushottamdas Patel 4) Shri. Vishal Jagdishkumar Patel (As a Purchaser) for land bearing Survey no 97 B Hissa No 3 & 4 area admeasuring 0H-75R-0P i.e. 7500 Sq.Mtrs.

**AND WHEREAS** according to Mutation Entry No. 1417 Certified by Talathi Saja Manjarli on dtd. 01/10/1984, the said land i.e. survey no. 97, Hissa no. 3 B survey no. 97 Hissa no. 4 B was originally owned by Sakharam Mahadev Jadhav, Bhagirathi Sakharam Jadhav & Yashwant Sakharam Dighe, the said land owners have sold the said land to Shree Defense Employees Co. Op. Hsg. Society by Sale Deed duly registered on dtd. 07/05/1984 and hence, the said land was transfer in the name of Navnirmal Co. Op. Hsg. Society Ltd.

**AND WHEREAS** according to Certificate granted by Assistant Registrar Co. Op. Society Ulhasnagar Taluka on dtd. 03/09/1984 bearing no. (BO/TNA/ULC/HSG/403/70/84-85) the society of 21 members was formed and registered under the name of Defence Employees Navnirman Co.Op. Hsg. Society and the said society was registered under the Provision of Co. Op. Hsg. Society.

**AND WHEREAS** according to N.A. Order issued by Office of Sub-Divisional Officer, Thane Division Thane, bearing No.NAP/SR/1312 on dated 17/04/1985, the said land was converted into non agriculture use.

**AND WHEREAS** according to Assistant Registrar Co. Op. Hsg. Society on dtd 23/01/2013 Application was made by Chairman/Secretary of Defense Employee Navnirman Co. Op. Hsg. Society Ltd Badlapur dtd 16/10/2012 for Cancellation of Registration of Defence Employess Navnirman Co. Op. Hsg. Society Reg. Under Maharashtra Co. Op. Society Act, 1960 & 1961 Registered bearing no TNA/UNLR/HSG/403/ T-0/84-85 Year 1984 dtd. 13/09/1984 and the area of land bearing Survey no 97 B Hissa no 3 & Survey no 97 B Hissa No 4 Situated at Village **BELVALI** Tal.Ambernath Dist.Thane. The area of plot in individual name of Plot owner and therefore the mutation entry no 3721 the name of Plot owner was mentioned on 7/12 extract of the said land mentioned below:-





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Plot No	Name of Plot Owner	Area Sq.Mtrs
1	Usha Tukaram Mhatre	317.72
2	Mangesh Baban Mhatre	264.21
3	Rajani S. Sharma	264.21
4	Snehal Dnyaneshwar Mhatre	264.21
5	Keshav Barku Mhatre	332.77
6	Keshav Barku Mhatre	256.68.
7	Prakash Keshav Gajare	298.66
8	Bhagwat Shenfadu Mahajan	337.80
9	Laxminarayan Kashinath Rupwal	292.64
10	Ashok Mahadev Patil	322.14
11	Tukaram Barku Mhatre	293.58
12	Prabhakar Dadarao Bhalve	319.35
13	Vilas Barku Mhatre	293.58
14	Indirabai Shankar Boravankar	242
15	Surekha Suresh Joshi	249.16
16	Dnyaneshwar Barku Mhatre	241.63
17	Hemant Kamlakar Kulkarni	276.33
18	Barku Zipru Mhatre	255.85
19	Dnyandev Baliram Patil	263.30
20	Padmakar Baburao Kadav	262.35
21	Dnyaneshwar Barku Mhatre	222.40

AND WHEREAS according to Sale Deed on dtd 16/07/2014 duly registered at the office of Sub-Registrar Ulhasnagar- 2 Under Sr. No. 7194/2014 between 1) Smt. Usha Tukaram Mhatre 2) Shri. Mangesh Baban Mhatre 3) Snehal Dnyaneshwar Mhatre 4) Shri. Keshav Barku Mhatre 5) Rajani S. Sharma Through Power of Attorney Holder Shri. Vilas Barku Mhatre 6) Shri. Prakash Keshav Gajare, Shri. Bhagwat S. Mahajan , Shri. Dnyaneshwar Baliram Patil , Shri. Laxmi Narayan Kashinath Rupwal, Padmakar Baburao Kadav, Ashok M. Patil, Prabhakar Dadarao Bhalve, Indirabai Shankar Borvankar , Surekha Suresh Joshi , Hemant Kamlakar Kulkarni Through Power of attorney Holder M/s. Gajraj

Builders & Developers Through its Partner Shri. Tukaram Barku Mhatre 7) Tukaram Barku Mhatre 8) Shri. Vilas Barku Mhatre 9) Shri. Dnyaneshwar Barku Mhatre Patil 10) Shri. Barku Zipru Mhatre (As Vendors) M/s. Gajraj Builders & Developers Through its Partner Shri. Tukaram Barku Mhatre (As a Confirming Party) The said Vendors & Confirming Party have sold the said land to purchaser for Total Consideration mentioned therein the said Sale Deed. And thus, by **Mutation Entry No. 3871** certified by Circle Office Ambarnath on dtd 12/09/2014 the name of M/s. Tulsi Buildcon Through its Partner 1) Shri. Bhavin Rameshchandra Patel 2) Kvinjal Bachubhai Patel 3) Shri. Anand Purushottamdas Patel 4) Shri. Vishal Jagdishkumar Patel was mutated on the 7/12 extract of said land as owners.

**AND WHEREAS** Building Construction Permission dtd 27/02/2015 issued by Kulgaon Badlapur Municipal Council bearing no. KBNP/NRV/BP/1423/2014-2015 Unique no. 262 dated 27/02/2015 the said authority granted construction permission for area admeasuring 5406 Sq.Mtrs + 20% Premium i.e. 1081.27 Sq.Mtrs + T.D.R area admeasuring 1081.27 Sq.Mtrs. Total Area admeasuring 7564.72 Sq.mtrs out of admeasuring area 7568.88 the said permission for basement, Stilt, First floor to Seventh Floor and garage, Society Office & Meter Room. For Wing A & E basement Stilt + Seventh floor Wing B, C & D for Basement, part Stilt + Seventh floor.

**AND WHEREAS** according to Search Report on dtd. 06/05/2015 issued by Searcher Shri. Satish A. Farad for land bearing Survey No. 97 B Hissa No. 3 & 4 Admeasuring Area 0H-13R-0P + 0H-47R-0P Total Area 0H-60R-0P P.K. 0H-04R-0P + 0H-11R-0P Total Area Admeasuring 0H-75R-0P i.e. 7500 Sq.Mtrs. Situated at Village **BELVALI** Tal-Ambarnath Dist-Thane. & There is no adverse entry on the index II of said land except stated above for last 30 years i.e. 1984 to 2013.

It is further observed from the document submitted before me that, in pursuant of above of the above Sale Deed in favour of M/s. Tulsi Buildcon Through its Partner 1) Shri. Bhavin Rameshchandra Patel 2) Kvinjal Bachubhai Patel 3) Shri. Anand Purushottamdas Patel 4) Shri. Vishal Jagdishkumar Patel the said owner have rights & title to develop the said land mentioned above by construction of building known as "**TULSI SIGNATURE**", consisting of Basement, Stilt, First Floor + Seventh floors of Flats, for sale on ownership basis



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**KIRAN B. BANOTE**

**B.A.LL, B.**

**ADVOCATE HIGH COURT**

Mobile No. 9324639187  
Office No. 95251-2699069

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Office at :- Trimurti Apartment , First Floor, Near Karnavat Class, Opp.Maruti Temple, Gandhi Chowk  
Kulgaon Badlapur (E) Tal- Ambarnath Dist- Thane. 421 503 E-mail Id :- [kiranbanote12@gmail.com](mailto:kiranbanote12@gmail.com)

Ref.

.. 11 ..

Date:- 14/05/2015.

as per the provisional Maharashtra Ownership Flat. (Regulation of Promotions of constructions, sale, Management and Transferred) Act 1962, and rules made and , for constructing of building on land bearing Survey No. 97 B Hissa No. 3 & 4 Admeasuring Area 0H-13R-0P + 0H-47R-0P Total Area 0H-60R-0P P.K. 0H-04R-0P + 0H-11R-0P Total Area Admeasuring 0H-75R-0P i.e. 7500 Sq.Mtrs. Situated at Village BELVALI Tal-Ambarnath Dist-Thane. Within local limit of Kulgaon- Badlapur Municipal Council and Sub-Registrar Ulhasnagar -2 at Badlapur

**VERIFICATION OF TITLE:-**

In the aforementioned circumstance I am of the Opinion that Property bearing Survey No. 97 B Hissa No. 3 & 4 Total Area Admeasuring 0H-75R-0P i.e. 7500 Sq.Mtrs. Situated at Village BELVALI Tal-Ambarnath Dist-Thane has good marketable title and free from all encumbrance.

Signed, Under my hands and seal on this, 09 May 2015.

Sign



Shri. K. B. Banote  
(Advocate High Court)

**Adv. Kiran B. Banote**  
B. A. LL. B.  
Trimurti Apt., Near Karnavat Class,  
Opp. Maruti Mandir, Gandhi Chowk,  
Kulgaon-Badlapur (E.)  
Tal. Ambarnath, Dist. Thane