

**KIRAN B. BANOTE**

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

**ADVOCATE HIGH COURT**

Mobile No. 9324639187  
Office No. 95251-2699069

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:- 12/05/2015.

**TITLE CERTIFICATE**

TO,

M/s. Tulsi Buildcon Through Its Partner

1) Shri.Bhavin Rameshchandra Patel

2) Shri. Kvinjal Bachubhai Patel

3) Shri. Anand Purushottamdas Patel

4) Mr. Vishal Jagdishkumar Patel

Having Office at:- C/o. Sai Baba Enterprises, 1<sup>st</sup> Floor

Ganesh Krupa Apartment, Opp, Railway Station,

Badlapur (W) Tal-Ambernath Dist-Thane.

**DESCRIPTION OF PROPERTY:-**

Survey No. 97 B, Hissa No. 1 (Part) N. A. Plot No. 6 & 7 Admeasuring Area 965 Sq. Yards Asst 0Rss. 10Paise Situated at Village BELVALI Tal –Ambernath Dist-Thane. Within local limit of Kulgaon Badlapur Municipal Council and Sub-Registrar Ulhasnagar-2 at Badlapur.

**A DOCUMENTS PERSUED :-**

1) Survey No. 97 B, Hissa No. 1 (Part) N. A. Plot No. 6 & 7 Admeasuring Area 965 Sq. Yards Asst 0Rss. 10Paise Situated at Village BELVALI Tal – Ambernath Dist-Thane. Issued by Talathi Saja Manjarli Tal-Ambernath in favour of Karun Kumar Das.

2) Read Order for Non Agriculture use granted by District Collector Thane on dtd. 15/06/2007, bearing No. MAHSUL/K-1/T-14/NAP/SR-50/2005, for said land.

3) Read Sale Deed dtd. 05/10/2006 duly registered at the Office of Sub-Registrar Ulhasnagar -2 at sr. no. 3379/2006 between Shri. Santosh Jagannath Mhatre (As a Land Owner) & Shri. Karun Kumar Das (As a Purchasers).

4) Read Mutation Entry No. 2811

- 5) Read Special Power of Attorney on dtd. 30/04/2010, between 1) Shri. Suresh Kantilal Patel, 2) Shri. Bhavin Rameshchandra Patel, 3) Shri. Mahadev Parbat Patel (As Principals) & Shri. Manoj Anil Barve (As a Power of Attorney Holder)
- 6) Read Development Agreement dt. 14/08/2013 at serial no. 9574/2013 between Shri. Karunkumar Das (As a Land Owners) & M/s. Tulsi Buildcon Through Its Partner 1) Shri. Bhavin Rameshchandra Patel 2) Shri. Kvinjai Bachubhai Patel 3) Shri. Anand Purushottamdas Patel 4) Mr. Vishal Jagdishkumar Patel (As a Developers).
- 7) Read Irrevocable Power of Attorney dt. 14/08/2013 registered at serial no. 9575/2013 between Shri. Karunkumar Das (As a Principal) & M/s. Tulsi Buildcon Through Its Partner 1) Shri. Bhavin Rameshchandra Patel 2) Shri. Kvinjal Bachubhai Patel 3) Shri. Anand Purushottamdas Patel 4) Mr. Vishal Jagdishkumar Patel (As a Power of Attorney Holders).
- 8) Read Search Report on dated 01/12/2014 issued by Searcher Shri. Satish Anand Farad of land bearing Survey No. 97 B, Hissa No. 1 (Part) Plot No. 6 & 7 Area Admeasuring 965 Sq. Yards Asst 0Rs.-10Paise Situated at Village BELVALI Tal-Ambarnath Dist-Thane.
- 9) Read 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
- 10) Read Search Report on dt. 06/05/2015 issued by Searcher Shri. Satish A. Farad regarding Survey No. 97 B, Hissa No. 1 (Part) Plot No. 6 & 7 Area Admeasuring 965 Sq. Yards Asst 0Rs. 10Paise Situated at Village BELVALI Tal-Ambarnath Dist-Thane.

**FLOW OF TITLE :-**

**WHEREAS** According to 7/12 extract issued by Talathi Saja Manjarli the land bearing Survey No. 97 B, Hissa No. 1 (Part) Plot No. 6 & 7 Area Admeasuring 965 Sq. Yards Asst 0Rs. 10Paise Situated at Village BELVALI Tal-Ambarnath Dist-Thane. Is mutated in name of Shri. Karun kumar Das.



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AND WHEREAS AS according to Order for Non Agriculture use granted by District Collector Thane on dtd. 15/06/2007, bearing No. MAHSUL/K-1/T-14/NAP/SR-50/2005, for said land. The said land is converted into Non Agriculture use.

AND WHEREAS according to Sale Deed dtd. 05/07/2007 duly registered at the Office of Sub-Registrar Ulhasnagar-2 at sr. no. 3379/2006 between Shri. Santosh Jagannath Mhatre (As a Land Owner) & Shri. Karun Kumar Das (As a Purchasers). The land owner have sold the said plot of land to purchaser for total consideration of Rs. 4,50,000/- (Rupees Four Lacs Fifty Thousand Only) by Sale Deed mentioned above. And thus in pursuant to the said Sale Deed mentioned above by mutation entry no. 2811 certified on dtd. 05/09/2007 the said land is mutated in the name of owner Karun Kumar Das.

AND WHEREAS according to Power of Attorney on dtd. 30/04/2010 duly registered at the Office of Sub-Registrar Ulhasnagar-2 at sr. no. 4344/2010 1) Shri. Suresh Kantilal Patel, 2) Shri. Bhavin Rameshchandra Patel, 3) Shri. Mahadev Parbat Patel have given rights and authority only to admit the execution of documents before the office of sub-Registrar of any place on behalf of them, the said authority is given to Shri. Manoj Anil Bavre.

AND WHEREAS according to Development Agreement dt. 14/08/2012 at serial no. 9574/2013 between Shri. Karun Kumar Das (As a Land Owners) M/s. Tulsi Buildcon Through Its Partner 1) Shri. Bhavin Rameshchandra Patel 2) Shri. Kvinjal Bachubhai Patel 3) Shri. Anand Purushottamdas Patel 4) Mr. Vishal Jagdishkumar Patel (As a Developer). The said owner had granted development rights to M/s. Tulsi Buildcon Through Its Partner 1) Shri. Bhavin Rameshchandra Patel 2) Shri. Kvinjal Bachubhai Patel 3) Shri. Anand Purushottamdas Patel 4) Mr. Vishal Jagdishkumar Patel for cash consideration and also for kind consideration of 3700 Sq. Ft. Carpet area to be allotted to owner in building constructed upon said land FREE OF COST, the said document is admitted before



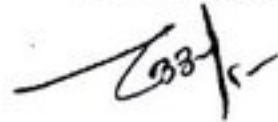
the Sub-Registrar Ulhasnagar-2 by Power of Attorney Holder Shri. Manoj Anil Barve, and pursuant to the said Development Agreement Power of Attorney is also granted by the; land owner Karun Kumar Das in favour of M/s. Tulsi Buildcon Through Its Partner 1) Shri. Bhavin Rameshchandra Patel 2) Shri. Kvinjal Bachubhai Patel 3) Shri. Anand Purushottamdas Patel 4) Mr. Vishal Jagdishkumar Patel on dtd. 14/08/2013, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under sr.no. 9575/2013.

AND WHEREAS according to Search Report on dated 01/12/2014 issued by Searcher Shri. Satish Anand Farad of land bearing Survey No. 97 B Hissa No. 1 (Part), Plot No. 6 & 7 Area Admeasuring 965 Sq. Yards Asst 0Rs. 10 Pais Situated at Village BELVALI Tal-Ambarnath Dist-Thane from year 1985 to 2014 i.e. 30 years & there is no adverse entry on the Index-II of said land except mentioned above.

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 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. 1 (Part) Plot No. 6 & 7 Area Admeasuring 965 Sq. Yards Asst 0Rs. 10 Paise 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. 1986 to 2015.

It is further observed from the document submitted before me that in pursuant of the above Development Agreement and Power of Attorney 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 to develop land/ Plots mentioned above by construction of building known as



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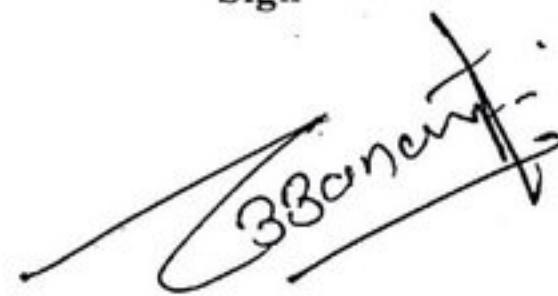
“TULSI SIGNATURE”, consisting of Basement, Stilt, First Floor + Seventh floors of Flats, for sale on ownership basis as per the provisional Maharashtra Ownership Flat. (Regulation of Promotions of constructions, sale, Management and Transferred) Act 1962, and rules made and, for constructing of building on land bearing Survey No. 97 B, Hissa No. 1 (Part) Plot No. 6 & 7 Area Admeasuring 965 Sq. Yards Asst 0Rs. 10Paise Situated at Village BELVALI Tal-Ambernath 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. 1 (Part) Plot No. 6 & 7 Admeasuring Area 965 Sq. Yards Asst 0Rs. 10Paise Situated at Village BELVALI Tal -Ambernath Dist-Thane has good marketable title and free from all encumbrance.

Signed, Under my hands and seal on this, 12<sup>th</sup> 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. Ambernath. Dist. Thane