

V. D. Gautam
BA.LLB.

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Vaishali Kapure
BA.LLB.

Mamta V. Gautam
B.Com. LLB.

KALYAN OFF. :
101, Laxmi Bazar Trust,
above Jai Malhar Hotel,
Shivaji Path, Kalyan (W).
Tel. : 0251-2206482
Timing : 5.00 pm. to 8.00 pm.
(Mon.-Friday)

ADVOCATES HIGH COURT

VASHI OFF. :
B-805, Groma House, 8th Floor,
Plot No. 14, Sector - 19,
Vashi, Navi Mumbai - 400 705.
Email : vdgaugam@yahoo.co.in
Timing : 11.00 pm. to 2.30 pm.
(Sat.-Sunday)

Ref. No.

Date : 10/12/2017

TITLE CERTIFICATE

This title certificate has been issued by the undersigned in respect of the properties bearing Survey No.176-A(P), Admeasuring 900.51 Sq.Meter, situated at Village Kalyan, Survey No. 94-A(6), Admeasuring 95.00 Sq.Meter, at Village Katemanivali and Survey No.94-B, Admeasuring 367.00 Sq.Meter, at Village Katemanivali, Tal.-Kalyan, Dist.- Thane.

I have referred and investigated the following document and record before issuing this certificate of title.

- 1) The 7/12 extract of the land.
- 2) The Mutation Entries.
 - 2(a) Municipal tax receipt D03007538000 Teli Chawal.
- 3) The Release Deed Dated 16/7/2013 executed by Smt. Durgadevi Nandram Teli and Smt Champa Kaluram Teli in favour Of Brothers Narayan Narottam Balaji And Mohan Narottam Balaji.
- 4) The Correction Deed Dated 30/3/2001 in respect of Survey Number 176-A(P).
- 5) The Development Agreement Dated 30/01/2016.

- 6) The Power of Attorney dated 30/01/2016.
- 7) The Confirmation Deed Dated 18/03/2016.
- 8) The Power of attorney dated 18/03/2016.
- 9) The Search Report issued by Searcher Govind Sawant.

On going through and investigating the above mentioned documents and records it appears that the above mentioned land under reference was originally owned and possessed by one Narottam Balaji Teli who died on 14/11/1970 leaving behind him the following legal heirs.

- A. Shri. Narayan Narottam Teli (Son)
- B. Shri. Mohan Narottam Teli (Son)
- C. Smt. Durgadevi Nandram Teli (Daughter)
- D. Smt. Champa Kaluram Teli (Daughter)

The names of these legal heirs are brought on revenue record by Mutation Entry No.166 and 235 respectively.

It further reveals that Smt. Durgadevi Nandram Teli And Smt. Champa Kaluram Teli by registered Release Deed Dated 16/07/2013, they transferred their rights, title, interest, share in respect of these properties in favour of their brothers namely Narayan Narottam Teli and Mohan

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Narottam Teli. The said Release Deed is duly registered in the Office of Sub-Registrar of assurance at Kalyan-1 at Serial No- 4941/2013 and 4942/2013 respectively. The names of Smt. Durgadevi and Smt. Champa have been deleted by Mutation Entry No.1671 from the referred land and the names of both the brothers remained on record as absolute owner of these lands.

It further appears that as per order Dated 30/03/2001 of Tahasildar, Kalyan, the correction was done in respect of the area of land bearing Survey No.176-A(p) and accordingly by Mutation Entry No.3291 Dated 01/04/2001 the change has been recorded in the concerning records as per Correction Deed Dated 30/03/2001.

I have gone through the search report issued by Shri. Govind Sawant which has shown and referred the entries in respect of Release Deed Dated 16/07/2013, Agreement Dated 30/01/2016 and Confirmation Deed Dated 30/03/2001 in the said search of these lands. Accordingly, the documents are investigated by me.

I have gone through Agreement for Development Dated 30/01/2016 executed Between (1) Shri. Narayan Narottom Teli (2) Shri.Mohan Narottom Teli as land owners, And M/s Bhagwati Infrastructure, A

Partnership Firm as (Developers) And Smt. Basantibai Mohan Teli and others legal heirs as confirming party. The said document is registered in the office of Sub-Registrar, Kalyan-4 at Serial No.985/2016 Dated 30/01/16. I have also gone through the documents attached with the said agreement pertaining to the said land.

In pursuance to the said Development Agreement dated 30/01/2016, (1) Shri. Narayan Narottom Teli (2) Shri.Mohan Narottom Teli and others have also executed a Power of Attorney in favour of the persons nominated by the M/s Bhagwati Infrastructure, A Partnership Firm as (Developers) for to do acts things particularly mentioned therein dated 30/01/2016 registered in the office of Sub-Registrar, Kalyan-4 at Serial No.986/2016 Dated 30/01/16.

I have also gone through the documents registered confirmation Deed Dated 18/03/2016 executed between M/s Bhagwati Infrastructure and Smt. Sharda Ashok Pardeshi and 16 others confirming the said transaction Dated 30/01/2016. These confirming parties are the family members and legal heirs of the Narayan Narottam Teli. The said Confirmation Deed registered with the office of Sub-Registrar of Assurance at Kalyan-1at Serial No-2731/2016 on 18/03/2016

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In pursuance to the said Confirmation Deed dated 18/03/2016, the said family members and legal heirs of the Narayan Narottam Teli have also executed a Power of Attorney dated 18/03/2016 in favour of the persons nominated by the M/s Bhagwati Infrastructure, A Partnership Firm as (Developers) for to do acts things particularly mentioned therein dated 18/03/2016 registered in the office of Sub-Registrar, Kalyan-4 at Serial No.2739/2016 Dated 19/03/2016.

After going through and investigating the documents it appears that the title of the land under reference is free from encumbrances and it is clear, valid and marketable.

Thanking You

Yours faithfully

VKapure

Vaishali Kapure

(Advocate High Court)