

Vishal V. Shirke

ADVOCATE

Correspondence: 704, 7th floor, Nebula Co-operative Hsg. Soc. Ltd., 'A' wing, Cosmos Paradise,
Opp. Devdaya Nagar, Thane (W), Pin – 400 606,
Mob.: 9869911010, Email: vishalshirkeadv78@gmail.com

Ref. No.

119/23

R.P.A.D./

Courier/By Hand
Title Certificate

Ref :- All those pieces and parcels of lands lying, being and situate at village Parsik, Taluka & District Thane, Registration District Thane, Sub District Thane-1, within the limits of Thane Municipal Corporation bearing New Gut No. 121 Hissa No. 2(B) (Old Survey No. 121 Hissa No. 3), CTS No. 93B admeasuring 945 sq. mtrs. out of total area of 1260 sq. mtrs., New Gut No. 121 Hissa No. 2(A) (Old Survey No. 121 Hissa No. 2), CTS No. 93A admeasuring 1260 sq. mtrs., New Gut No. 121 Hissa No. 2(C) (Old Survey No. 121 Hissa No. 4), CTS No. 93A admeasuring 430 sq. mtrs., thus total admeasuring 2635 sq. mtrs. and collectively referred to as "the said property"

Owners:- M/s Shree Ram Builders, through its partners,

- 1. Mr. Ramesh Amrutlal Mehta**
- 2. Mr. Deepak Ramesh Mehta**

Read :-

1. Registered Sale Deed dated 25/09/2012 executed by Smt. Savitribai Shankar Bubera & others in favour of Mr. Ramesh Mehta and M/s Shreeram Builders in respect of land bearing Navin Gut No. 121 Hissa No. 2(A) admeasuring 1260 sq. mtrs. lying, being and situate at village Parsik, Tal. & Dist. Thane.
2. Registered Deed of Declaration dated 23/11/2006 executed by Mr. Deepak Ramesh Mehta along with Agreement dated 07/05/1987 executed by Mr. Krishna Mahadu Bubera in favour of Mr. Ramesh Mehta, Mr. Deepak R. Mehta & others in respect of land bearing Navin Gut No. 121 Hissa No. 2(B) admeasuring



1260 sq. mtrs. lying, being and situate at village Parsik, Tal. & Dist. Thane.

3. Registered Deed of Confirmation dated 12/02/2013 executed by Miss Ranjita Ashok Bubera and Mr. Ram Ashok Bubera in favour of Mr. Ramesh Amrutlal Mehta & others in respect of land bearing New Gut No. 121 Hissa No. 2(B) admeasuring 1260 sq. mtrs. lying, being and situate at village Parsik, Tal. & Dist. Thane.
 4. Registered Deed of Confirmation dated 25/02/2013 executed by Smt. Ashalata Krishna Bubera in favour of Mr. Ramesh Amrutlal Mehta & others in respect of land bearing New Gut No. 121 Hissa No. 2(B) admeasuring 1260 sq. mtrs. lying, being and situate at village Parsik, Tal. & Dist. Thane.
 5. Registered Sale Deed dated 25/06/2014 executed by Smt. Ashalata Krishna Bubera in favour of Mr. Ramesh Amrutlal Mehta & others in respect of 315 sq. mtrs. out of total area of 1260 sq. mtrs. of land bearing New Gut No. 121 Hissa No. 2(B) lying, being and situate at village Parsik, Tal. & Dist. Thane.
 6. Registered Deed of Rectification executed by Smt. Ashalata Krishna Bubera in favour of Mr. Ramesh Amrutlal Mehta & others in respect of Navin Gut No. 121 Hissa No. 2(B) admeasuring 315 sq. mtrs. lying, being and situate at village Parsik, Tal. & Dist. Thane.
 7. Registered Deed of Confirmation dated 06/04/2017 executed by Smt. Ratnaprabha Ashok Bubera in favour of Mr. Deepak Ramesh Mehta & others in respect of 315 sq. mtrs. out of total
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area of 1260 sq. mtrs. of land bearing Navin Gut No. 121 Hissa No. 2(B) lying, being and situate at village Parsik, Tal. & Dist. Thane.

8. Registered Agreement for Sale dated 26/04/2018 executed by Smt. Shashikala Prabhakar Bubera & others in favour of M/s Shree Ram Builders in respect of 315 sq. mtrs. out of total area of 1260 sq. mtrs. of land bearing New Gut No. 121 Hissa No. 2(B).
9. Registered Sale Deed dated 03/07/2018 executed by Smt. Shashikala Prabhakar Bubera & others in favour of M/s Shree Ram Builders in respect of 315 sq. mtrs. out of total area of 1260 sq. mtrs. of land bearing Navin Gut No. 121 Hissa No. 2(B) lying, being and situate at village Parsik, Tal. & Dist. Thane.
10. Registered Sale Deed dated 19/11/2018 executed by Smt. Ratnaprabha Ashok Bubera & others in favour of M/s Shree Ram Builders in respect of 315 sq. mtrs. out of total area of 1260 sq. mtrs. of land bearing Navin Gut No. 121 Hissa No. 2(B) lying, being and situate at village Parsik, Tal. & Dist. Thane.
11. Registered Deed of Conveyance dated 10/01/2022 executed by Mr. Ramesh Amrutlal Mehta & others in favour of M/s Shreeram Builders in respect of 430 sq. mtrs. of land bearing New Gut No. 121 Hissa No. 2(C) (old survey no. 121/4) lying, being and situate at village Parsik, Tal. & Dist. Thane.
12. Registered Deed of Conveyance dated 10/01/2022 executed by Mr. Ramesh A. Mehata and others in favour of M/s Shreeram Builders.



13. Sale permissions dated 29/01/2011, 01/10/2013, 13/06/2018 and 11/02/2018

14. 7/12 extracts and mutation entries.

15. Property cards.

16. Search report dated 09/09/2023.

1. On perusal of the 7/12 extracts and mutation entries, it appears that land bearing Survey no. 121 Hissa No.4, admeasuring about 450 sq.mtrs. was owned and possessed by Mr. Eknath Hira Kawle. On perusal of mutation entry no. 626 dated 25/02/1986, it is seen that sale permission dated 02/05/1985 was given by the Sub Divisional Officer Thane to Mr. Eknath Kawle for sale of the said land. Accordingly, by Sale Deed dated 31st May 1985, Mr. Eknath Hira Kawle sold and transferred his rights, title and interest in the said land to and in favour of Smt. Jayshree Ramesh Mehta and others. The said Sale Deed dated 31/05/1985 seems to have been registered with the office of Sub-Registrar of Assurances Thane at serial no. 1762/1985. Accordingly, vide mutation entry no.629 the said land has been transferred in the joint name of Smt. Jayshree Ramesh Mehta and others.
2. Vide Deed of Conveyance dated 10/01/2022, Mr. Ramesh Amrutlal Mehta, Smt. Jayshree Ramesh Mehta and others sold and transferred their rights, title and interest in the land bearing Survey no. 121 Hissa No.4, (New Gut No.121 Hissa No.2(C) admeasuring about 430 sq.mtrs. to and in favour of

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M/s Shreeram Builders. The said Deed of Conveyance dated 10/01/2022 has been duly registered with the office of Sub-Registrar of Assurances Thane-2 at serial no. 498/2022. In pursuance of the said registered Deed of Conveyance, mutation entry no.1340 was effected and certified whereby the name of M/s Shreeram Builders has been entered in the 7/12 extracts of the said land as owners thereof.

3. Mr. Shankar Mahadu Bubera was a tenant as contemplated under the provisions of the then Bombay Tenancy and Agricultural Lands Act, 1948 in respect of the land bearing old Survey No.121 Hissa No. 2 (New Gut No. 121/2(A) admeasuring 1260 sq.mtrs.. The said Mr. Shankar Mahadu Bubera was declared as owner by the Agricultural Land Tribunal, Thane in the tenancy proceedings and as such, after payment of purchase price, vide mutation entry no. 387 his name was entered in the 7/12 extract of the said land as owner thereof.
4. Mr. Shankar Mahadu Bubera was expired in the year 1991 and vide mutation entry no.800 dated 04/03/2002, the names of his legal heirs were entered in the 7/12 extract of the land bearing old Survey No.121 Hissa No. 2 (New Gut No. 121/2(A) admeasuring 1260 sq.mtrs.
5. The above referred land was occupancy class-II land and as such, Smt. Savitribai Shankar Bebera preferred an application to the Sub Divisional Officer Thane for permission to sell the said land. The Sub Divisional Officer, Thane vide his order dated 29/09/2011 granted permission of sale as contemplated u/s 43 of the Bombay Tenancy and Agricultural Lands Act, 1948 to



Smt. Savitribai Shankar Bubera and others i.e. legal heirs of Shankar Mahadu Bubera for sale of land bearing old Survey No.121 Hissa No. 2 (New Gut No. 121/2(A) admeasuring 1260 sq.mtrs.. The effect of the said Order dated 29/09/2011 was given in the revenue records of the said land vide mutation entry no. 1141 dated 02/08/2012 whereby the remark of Occupancy Class-II was removed. In pursuance of the said sale permission dated 29/09/2011, Smt. Savitribai Shankar Bubera and others executed Sale Deed dated 25/09/2012 to and in favor of M/s Shreeram Builders and Mr. Ramesh Amrutlal Mehta whereby they transferred sold and conveyed their rights, title and interest in respect of the said land to and in favour of M/s Shreeram Builders for consideration and on the terms and conditions which are mentioned therein. The said Sale Deed dated 25/02/2012 has been duly registered with the office of Sub-Registrar of Assurances Thane-2 at serial no. 9107/2012. In pursuance of the said registered Sale Deed 25/09/2012, mutation entry no.1158 dated 28/09/2012 was effected whereby the names of M/s Shreeram Builders and Mr. Ramesh Amrutlal Mehta has been entered in the 7/12 extracts of the said land as owners thereof.

6. Mr. Krishna Mahadu Bubera was a tenant as contemplated under the provisions of the then Bombay Tenancy and Agricultural Lands Act, 1948 in respect of the land bearing old Survey No.121 Hissa No. 3 (New Gut No. 121/2(B) admeasuring 1260 sq.mtrs., lying, being and situate at Village Parsik, Tal. & Dist. Thane. The said Mr. Krishna Mahadu Bubera was declared as owner by the Agricultural Land Tribunal, Thane in the tenancy proceedings and as such, after payment of purchase

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Ref. No. price, vide ~~RPAD/Courier/By Hand~~ Mutation entry No. 990 his name was entered as owner in respect of the above referred land.

7. Mr. Krishna Mahadu Bebura executed an Agreement for Sale dated 07/05/1987 in respect of old Survey No.121 Hissa No. 3 (New Gut No. 121/2(B) admeasuring 1260 sq.mtrs., lying, being and situate at village Parsik, Tal. & Dist. Thane in favour of Mr. Ramesh Amrutlal Mehta & others. Under the said Agreement for Sale dated 07/05/1987, Mr. Krishna Mahadu Bubera agreed to sell the said land to Mr. Ramesh A. Mehta & others for consideration and on the terms that were stipulated in the said agreement. The said agreement could not be register. However, contemporaneously, Mr. Krishna Mahadu Bubera also executed Power of Attorney dated 10/05/1987 in favour of Mr. Ramesh A. Mehta & others. On the basis of the said Power of Attorney dated 10/05/1987, Mr. Deepak Ramesh Mehta i.e. one of the beneficiary under the Agreement dated 07/05/1987 executed Declaration dated 23/11/2006 whereby necessary stamp duty was paid on the Agreement dated 07/05/1987 and same was registered with the office of Sub Registrar of Assurances, Thane-5 at serial no. 7661/2006. Vide mutation entry no. 927 dated 23/08/2007, the encumbrance of Mr. Ramesh A. Mehta under the Agreement dated 07/05/1987 was registered in the other rights column of 7/12 extract of the said land.

8. After the execution of the Agreement for Sale dated 07/05/1987, Mr. Krishna Mahadu Bubera expired on 17/06/2002 leaving behind his following legal heirs, i.e. 1] Mr. Chandrakant (son) 2] Mr. Ashok (son) 3] Mr. Prabhakar (son) &



4] Smt. Ashalata Gopal Bhagat (Daughter). On 09/12/2002, one of his son Mr. Prabhakar was also expired leaving behind his following legal heirs, 1] Smt. Shashikala (widow) 2] Mr. Mayur (son) 3] Mr. Vicky (son) 4] Mr. Nikhil (son). Accordingly, vide mutation entry no. 846 dated 21/10/2004, the names of legal heirs of Late Krishna Bubera and Late Prabhakar Bubera were entered in the 7/12 extracts of the said land. Mr. Ashok Krishna Bubera was expired on 20/07/2007 leaving behind his following legal heirs viz. 1] Smt. Ratnaprabha Ashok Bubera (widow) 2] Mr. Ram (son) 3] Ranjeeta (Daughter). Vide mutation entry no. 1249 dated 08/05/2017, the names of said legal heirs of Late Ashok Krishna Bubera were entered in the 7/12 extract of the said land.

9. Each legal heir of Late Krishna Mahadu Bubera has 1/4 right, title and interest in old Survey No.121 Hissa No. 3 (New Gut No. 121/2(B) admeasuring 1260 sq.mtrs., lying, being and situate at village Parsik, Tal. & Dist. Thane. Thus, Mr. Chandrakant, Mr. Ashok, Mr. Prabhakar & Smt. Ashalata Gopal Bhagat, each of them having 25% share in the said land. The share of Late Ashok and Late Prabhakar devolved upon their above mentioned respective legal heirs.

10. The legal heirs of Late Ashok Bubera viz. Miss. Ranjeeta Ashok Bubera and Mr. Ram Ashok Bubera executed Deed of Confirmation dated 12/02/2013 in favour of Mr. Ramesh A. Mehta & others. Vide the said Deed of Confirmation dated 12/02/2013, Miss. Ranjeeta Ashok Bubera and Mr. Ram Ashok Bubera admitted the execution and legality of Agreement dated 07/05/1987 and POA dated 10/05/1987 executed by Late

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Krishna Bubera in favour of Mr. Ramesh Mehta & others in
respect of the said land. The said Deed of Confirmation dated
12/02/2013 has been duly registered with the office of Sub
Registrar of Assurances, Thane-5 at serial no. 1557/2013.

11. One of the legal heirs of Late Ashok Bubera viz. Smt. Ratnaprabha Ashok Bubera @ Smt. Ratna Santosh Pujari (second marriage name) executed Deed of Confirmation dated 06/04/2017 in favour of Mr. Ramesh A. Mehta & others. Vide the said Deed of Confirmation dated 06/04/2017, Smt. Ratnaprabha Ashok Bubera @ Smt. Ratna Santosh Pujari admitted the execution and legality of Agreement dated 07/05/1987 and POA dated 10/05/1987 executed by Late Krishna Bubera in favour of Mr. Ramesh Mehta & others in respect of the said land. The said Deed of Confirmation dated 06/04/2017 has been duly registered with the office of Sub Registrar of Assurances, Thane-5 at serial no. 3837/2017.

12. One of the legal heirs of Late Krishna Bubera viz. Miss. Ashalata Krishna Bubera (Smt. Ashalata Gopal Bhagat) executed Deed of Confirmation dated 25/02/2013 in favour of Mr. Ramesh A. Mehta & others. Vide the said Deed of Confirmation dated 25/02/2013, Miss. Ashalata Krishna Bubera (Smt. Ashalata Gopal Bhagat) admitted the execution and legality of Agreement dated 07/05/1987 and POA dated 10/05/1987 executed by Late Krishna Bubera in favour of Mr. Ramesh Mehta & others in respect of the said land. The said Deed of Confirmation dated 25/02/2013 has been duly registered with the office of Sub Registrar of Assurances, Thane-5 at serial no. 1994/2013.



13. The Sub Divisional Officer, Thane vide his Order dated 1/10/2013 granted sale permission to Smt. Ashalata Gopal Bhagat to the extent of her 25% share i.e 315 sq. mtrs. out of the total area of 1260 sq. mtrs. in old Survey No.121 Hissa No. 3 (New Gut No. 121/2(B), lying, being and situate at village Parsik, Tal. & Dist. Thane. In pursuance of the said sale permission dated 01/10/2013, Smt. Ashalata Gopal Bhagat executed Sale Deed dated 25/06/2014 in favour of Ramesh Amrutlal Mehta & others for consideration and on the terms and conditions more precisely mentioned therein. The said Sale Deed dated 25/06/2014 has been duly registered with the office of Sub Registrar of Assurances, Thane-2 at serial no. 5230/2014.
14. Miss. Ashalata Krishna Bubera (Smt. Ashalata Gopal Bhagat) executed Deed of Rectification dated 29/04/2015 whereby the name of one of the purchaser, Smt. Damyanti Rajnikant Mehta that was wrongly mentioned in Deed of Conveyance dated 25/06/2014 was rectified. The said Deed of Rectification dated 29/04/2015 has been duly registered with the office of Sub Registrar of Assurances, Thane-2 at serial no. 4877/2015.
15. Mr. Ramesh Amrutlal Mehta & others executed Deed of Conveyance dated 10/01/2022 in favour of M/s Shreeram Builders in respect of old Survey No.121 Hissa No. 3 (New Gut No. 121/2(B), area admeasuring 315 sq. mtrs out of the total area of 1260 sq. mtrs. lying, being and situate at village Parsik, Tal. & Dist. Thane. Vide the said Conveyance Deed dated
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10/01/2022, R.P.A.D./Courier/By Hand & others sold, transferred and conveyed their rights, title and interest to the extent of 315 sq. mtrs. in the said land which they acquired under the registered Sale Deed dated 25/06/2014 from Smt. Ashalata Gopal Bhagat, to and in favour of Ms/ Shreeram Builders for consideration and on the terms and conditions which are mentioned in the said Deed of Conveyance dated 10/01/2022. The said Conveyance Deed dated 10/01/2022 has been duly registered with the Office of Sub Registrar of Assurances, Thane-2 at serial no. 499/2022. In pursuance of the said registered Conveyance Deed dated 10/01/2022, mutation entry no. 1349 dated 13/05/2022 was mutated and certified whereby the name of M/s Shreeram Builders was entered in the 7/12 extract of old Survey No.121 Hissa No. 3 (New Gut No. 121/2(B), lying, being and situate at village Parsik, Tal. & Dist. Thane to the extent of 315 sq. mtrs. as owner thereof.

16. The legal heirs of Late Prabhakar Bubera viz. Smt. Shashikala Prabhakar Bubera, Mr. Mayur Prabhakar Bubera, Mr. Vicky Prabhakar Bubera and Mr. Nikhil Prabhakar Bubera executed an Agreement for Sale dated 26/04/2018 to an in favour of M/s Shreeram Builders to the extent of their 25% share i.e. 315 sq. mtrs. out of the total area of 1260 sq. mtrs. in old Survey No.121 Hissa No. 3 (New Gut No. 121/2(B), lying, being and situate at village Parsik, Tal. & Dist. Thane. Under the said Agreement dated 26/04/2018, Smt. Shashikala Bubera & others agreed to transfer their share of 315 sq. mtrs. to M/s Shreeram Builders subject to obtainment of sale permission. Mr. Ramesh Mehta & others are the confirming party to the said Agreement dated 26/04/2018. The said Agreement for Sale



dated 26/04/2018 has been duly registered with the office of Sub Registrar of Assurances Thane-5 at serial no. 6111/2018.

17. Pursuant to the execution of registered Agreement for Sale dated 26/04/2018, the Sub Divisional Officer, Thane vide his Order dated 13/06/2018 granted sale permission to Smt. Shashikala Prabhakar Bubera & others to the extent of their 25% share i.e 315 sq. mtrs. out of the total area of 1260 sq. mtrs. in old Survey No.121 Hissa No. 3 (New Gut No. 121/2(B), lying, being and situate at village Parsik, Tal. & Dist. Thane. Vide mutation entry no. 1263 dated 04/08/2018, the effect of the said Order dated 13/06/2018 has been given in the revenue records of the said land. In pursuance of the said sale permission dated 13/06/2018, Smt. Shashikala Prabhakar Bubera & others executed Sale Deed dated 03/07/2018 to and in favour of M/s Shreeram Builders in respect of their 315 sq. mtrs. share in old Survey No.121 Hissa No. 3 (New Gut No. 121/2(B), lying, being and situate at village Parsik, Tal. & Dist. Thane. Mr. Ramesh Mehta & others are the confirming party to the said Sale Deed dated 03/07/2018 who confirmed the transaction between the Smt. Shashikala Bubera & others and M/s Shreeram Builders. Under the said Sale Deed dated 03/07/2018, Smt. Shashikala Bubera & others sold, transferred and conveyed their share of 315 sq. mtrs. absolutely in favour of M/s Shreeram Builders. The said Sale Deed dated 03/07/2018 has been duly registered with the office of Sub Registrar of Assurances, Thane-5 at serial no. 9454/2018. In pursuance thereof mutation entry no. 1272 dated 10/12/2018 was mutated and certified whereby the name of M/s Shreeram Builders was entered in the 7/12 extract of the said land as
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owner to the extent of 315 sq. mtrs out of the total area of 1260
sq. mtrs. in old Survey No.121 Hissa No. 3 (New Gut No.
121/2(B)), lying, being and situate at village Parsik, Tal. & Dist.
Thane.

18. The Sub Divisional Officer, Thane vide his Order dated 11/02/2018 granted sale permission to Smt. Ratnaprabha Ashok Bubera & others to the extent of their 25% share i.e. 315 sq. mtrs. out of the total area of 1260 sq. mtrs. in old Survey No.121 Hissa No. 3 (New Gut No. 121/2(B), lying, being and situate at village Parsik, Tal. & Dist. Thane. Vide mutation entry no. 1275 dated 05/01/2019, the effect of the said Order dated 11/02/2018 has been given in the revenue records of the said land. In pursuance of the said sale permission dated 11/02/2018, Smt. Ratnaprabha Ashok Bubera @ Smt. Ratna Santosh Pujari, Miss. Ranjeeta Ashok Bubera and Mr. Ram Ashok Bubera executed Sale Deed dated 19/11/2018 to and in favour of M/s Shreeram Builders to the extent of their share of 315 sq. mtrs. in old Survey No.121 Hissa No. 3 (New Gut No. 121/2(B), lying, being and situate at village Parsik, Tal. & Dist. Thane. Mr. Ramesh Mehta & others are the confirming party to the said Sale Deed dated 19/11/2018 who confirmed the transaction between the Smt. Ratnaprabha Ashok Bubera & others and M/s Shreeram Builders. Under the said Sale Deed dated 19/11/2018, Smt. Ratnaprabha Ashok Bubera & others sold, transferred and conveyed their share of 315 sq. mtrs. absolutely in favour of M/s Shreeram Builders. The said Sale Deed dated 19/11/2018 has been duly registered with the office of Sub Registrar of Assurances, Thane-5 at serial no. 16039/2018. In pursuance thereof mutation entry no. 1277



dated 28/01/2019 was mutated and certified whereby the name of M/s Shreeram Builders was entered in the 7/12 extract of the said land as owner to the extent of 315 sq. mtrs out of the total area of 1260 sq. mtrs. in old Survey No.121 Hissa No. 3 (New Gut No. 121/2(B)), lying, being and situate at village Parsik, Tal. & Dist. Thane.

19. Thus, out of the total area of 1260 sq. mtrs. of old Survey No.121 Hissa No. 3 (New Gut No. 121/2(B)), lying, being and situate at village Parsik, Tal. & Dist. Thane, the area admeasuring 945 sq. mtrs. was transferred and conveyed in favour of M/s Shreeram Builders excluding the area of 315 sq. mtrs. which is standing in the name of one of the legal heirs of Late Krishna Bubera i.e. Mr. Chandrakant Krishna Bubera.
 20. The above referred New Gut no. 121/2A and 121/2C is culminated into CTS No. 93A and New Gut No. 121/2B is culminated into CTS No. 93B and property card thereof are issued wherein the name of M/s Shreeram Builders as owner is reflected therein.
 21. The registered documents referred herein above are reflected in the Search Reports.
 22. After perusing the above referred registered Agreements, Sale Deeds, Conveyance Deeds, executed in favour of M/s Shree Ram Builders and all other incidental documents as referred herein above and in view of what has been stated above, M/s Shree Ram Builders have validly acquired ownership rights in respect of the above mentioned property. Out of the said property, the land bearing New Gut No. 121 Hissa No. 2(A) is
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Shreeram Builders.

23. M/s Shreeram Builders therefore entitled to carry out the development on the lands bearing New Gut No. 121 Hissa No. 2(B) (Old Survey No. 121 Hissa No. 3), CTS No. 93B admeasuring 945 sq. mtrs. out of total area of 1260 sq. mtrs., New Gut No. 121 Hissa No. 2(A) (Old Survey No. 121 Hissa No. 2), CTS No. 93A admeasuring 1260 sq. mtrs., New Gut No. 121 Hissa No. 2(C) (Old Survey No. 121 Hissa No. 4), CTS No. 93A admeasuring 430 sq. mtrs., thus total admeasuring 2635 sq. mtrs. which is lying, being and situate at village Parsik, Tal. & Dist. Thane and within the limits of Thane Municipal Corporation. I have also perused the search report in respect of the said property. The search report does not reflect any encumbrances over the said property. Hence, in my view the legal title of M/s Shree Ram Builders is clear, marketable and free from encumbrances. They shall have full power and absolute authority to carry out the construction on the said property as per the sanctioned development permission, plans and specifications approved by the Thane Municipal Corporation and subject to other necessary permissions as may be required from the concerned competent Authorities.

Hence this title certificate is issued by me.

Dated this 16th day of September 2023.


Adv. Vishal V. Shirke