

V. B. Ghodvaidya

B.SC.(Hons.), D.A.M., LL.M.
Advocate High Court.

Off.: 105, Vikas Heights, Santoshmata Road, Kalyan (West). Tel.: 2322526, 2327447.
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Date: 21.05.2018

To,
M/s Crystal Realtors,
Nandi Commercial Complex,
First and Second Floor, Shiv Dham,
Station Road, Opposite DNS Bank,
Ambarnath (E)

TITLE CERTIFICATE

Reg: All those pieces and parcels of land lying, being and situate at village Vasind, Taluka Shahapur, District Thane, within the limits of Grampanchayat Vasind bearing

Old S. No. H. No.	New S.No./H.No.	Area (H.R.P)	Sq. meters
46/7	46/7(p)/1	0-18-7	1870
46/1+11+12	46/11B	0-64-0	6400
49/1+3	49/1+3 (P)	0-44-5	4450

belonging to M/s Charms Corporates, a partnership firm.

Read :

1. Extracts of 7/12.
2. Relevant Mutation entries.
3. Deed of Conveyance dated 29.06.2012 registered at the office of Sub-Registrar of Assurances at Shahapur under serial No. 5045/2012 made and executed between Anandibai Dagdu Kathole and others as the owners in favour of Akil Ahmad Kamruddin Shaikh and three others as the purchasers in respect of Survey No. 46/7.
4. Deed of Conveyance dated 07.11.2012 registered at the office of Sub-Registrar of Assurances at Shahapur under serial No. 8059/2012 made and executed between Akil Ahmad Kamruddin Shaikh and three others as the owners in favour of M/s Charms Corporates as the purchaser in respect of Survey No. 46/7.
5. Permission under the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 issued by the Sub-Divisional Officer, Bhiwandi under No. BD/KV/VP/Sheti/Shahapur/SR-136/2011 dated 20.07.2011 for the lands bearing Survey No. 46/1+11+12 and 49/1+3(p).
6. Deed of Conveyance dated 03.08.2011 registered at the office of Sub-Registrar of Assurances at Shahapur under serial No. 3980/2011 made and executed between Paloji Babu Kathole as the owner in favour of Arafat Abul Jais Shaikh and three others as the purchasers in respect of Survey Nos. 46/1+11+12 and 49/1+3(p).

7. Deed of Conveyance dated 04.05.2012 registered at the office of Sub-Registrar of Assurances at Shahapur under serial No. 3373/2012 made and executed between Arafat Abul Jais Shaikh and three others as the owners in favour of M/s Charms Corporates as the purchaser in respect of Survey Nos. 46/1+11+12 and 49/1+3(p).
8. Non-agricultural assessment under the order of the District Collector, Thane bearing No. Mahasul/K-1/T-11/NAP/SR-62/14 dated 12.07.2016
9. Development Agreement dated 26.10.2016 registered at the office of Sub-Registrar of Assurances at Shahapur under serial No. 5176/2016 dated 26.10.2016 made and executed between M/s Charms Corporates as the Vendor and M/s Crystal Realtors as the Developers.
10. Power of Attorney dated 26.10.2016 registered at the office of Sub-Registrar of Assurances at Shahapur under serial No. 5177/2016 executed by M/s Charms Corporates in favour of M/s Crystal Realtors
11. Order bearing No. BP/Vasind /Taluka Shahapur/ SS Thane/2284 dated 12.12.2017 issued by the Town Planning Department, Thane
12. Building permission obtained from Assistant Director of Town Planning, under the order bearing No. बिशेष/बाप/मौ.वाशिंद/ ता. शहापूर/ससंठाणे/२२८४ dated 12.12.2017

13. Search Report

I have perused the documents submitted to me and on going through the above documents I am of the opinion that the title of the owner M/s Charms Corporates to the said property is clear, marketable and free from encumbrances and doubts.

It appears that M/s Charms Corporates have acquired the land bearing Survey No. 46/7/B under a Deed of Conveyance dated 07.11.2012 registered at the office of Sub-Registrar of Assurances at Shahapur under serial No. 8059/2012 from Mr. Akeel Ahmed Kamruddin Shaikh, Mr. Arfat Abul Jais Shaikh, Mr. Mohammed Anas Samiullah Ansari and Mr. Zafar Alam Farid Ahmed Ansari and the name of the M/s Charms Corporates is mutated in the records of right as evident by mutation entry No. 5451.

It further appears that M/s Charms Corporates have acquired the lands bearing Survey Nos. 46/1+11+12 and 49/1+3(p) under a Deed of Conveyance dated 04.05.2012 registered at the office of Sub-Registrar of Assurances at Shahapur under serial No. 3373/2012 from Mr. Akeel Ahmed Kamruddin Shaikh, Mr. Arfat Abul Jais Shaikh, Mr. Mohammed Anas Samiullah Ansari and Mr. Zafar Alam Farid Ahmed Ansari and the name of M/s Charms Corporates is mutated in the records of right as evident by mutation entry No. 5405.

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It further appears that the above mentioned property is converted to the non-agricultural tenure under the order bearing No. Mahasul/K-1/T-11/NAP/SR-62/14 dated 12.07.2016 issued by Collector, Thane.

It appears that by and under the Development Agreement dated 26.10.2016, M/s Charms Corporate granted the development rights in respect of the abovesaid property to M/s Crystal Realtors together with the benefits of the sanctioned plans and permissions and in pursuance thereof have also executed Power of Attorney in favour of said M/s Crystal Realtors and the Agreement and Power of Attorney are registered at the office of Sub-Registrar of Assurances at Shahapur under serial No. 5176/2016 dated 26.10.2016 and 5177/2016 dated 26.10.2016 respectively.

It further appears that the Town Planning Department, Thane under its order bearing No. BP/Vasind /Taluka Shahapur/ SS Thane/2284 dated 12.12.2017 has allowed for sanction of plans and building permission and in pursuance thereof the necessary building permission for development of the said property is obtained from Assistant Director of Town Planning, under the order bearing No. विशेष/ बाप/ मौ.वाशिंद/ ता.शहापूर/ ससंठाणे/२२८४ dated 12.12.2017

It further appears that in terms of the orders, permissions and sanctions obtained/ to be obtained under the provisions of the prevailing laws, enactments and statutes and in compliance thereof as well as in pursuance to the powers and authorities vested in M/s. Crystal Realtors, M/s Crystal Realtors are well and sufficiently entitled to develop the said property referred to hereinabove and sell the flats/shops/units to intending purchasers.

I have also gone through the Search Reports taken at the office of Sub-Registrar of Assurances at Shahapur and the same does not reveal any entry, which may fall in the category of encumbrances over the said property.

(V. B. GHODVAIDYA)

Advocate