

शैलेन्द्र द. जल्लावार

बी.कॉम., एलएल.बी.

अॅडवोकेट हायकोर्ट

१०५, विकास हार्ट्स, संतोषीमता रोड, कल्याण (प).

फोन : २३२२५२६, २३२७४४७

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SHAIENDRA D. JALLAWAR

B.Com. LL.B.

Advocate High Court

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REPORT ON TITLE

Date : 27.07.2017

To
M/s. A Plus Developers,
Shop No. G/3,
Manohar Mhaskar Market,
Opp. Navratna Hotel,
Kulgaon, Badlapur (E),
District Thane

Reg: All those pieces and parcels of agricultural land lying, being and situate at village Ardhe, Taluka Karjat, District Raigad within the limits of Grampanchayat Ardhe, Talathi Saja Neral, Panchayat Samiti Karjat bearing

Survey No.	Area (sq.metres)	Owner as per 7/12
138/2 ✓	2500	Vasant Godindrao Belolikar
138/5/A ✓	18000	Vasant Godindrao Belolikar
138/3 ✓	12300	Vijayprakash Ramavadh Maurya Vinay Jaiprakash Maurya
138/5/B ✓	18900	Vijayprakash Ramavadh Maurya Vinay Jaiprakash Maurya
138/6 ✓	6700	Vijayprakash Ramavadh Maurya Vinay Jaiprakash Maurya
Total →	58400	

conveyed to Shri Narottam Meghji Patel, Shri Amit Narottam Patel, Shri Sushil Sundardas Bajaj and Shri Suraj Prakash Deshmukh and undertaken for development by them along with other persons in the partnership firm M/s. A Plus Developers.

Read

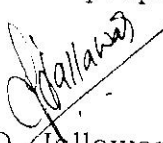
1. Extracts of 7/12
2. Relevant Mutation Entries.
3. Deed of Partnership dated 06.04.2016 read with deed dated 17.07.2017 lodged for registration at the office Sub-Registrar of Assurances at Karjat under Serial No. 2491/2017 in the name and style as "A Plus Developers".
4. Deed of Conveyance dated 01.09.2016 registered with the Sub-Registrar of Assurances, Karjat-2 under Sr.No. 2036/2016 made and executed between Shri Vasant Godindrao Belolikar as the Owner and Shri Narottam Meghji Patel, Shri Amit Narottam Patel, Shri Sushil Sundardas Bajaj and Shri Suraj Prakash Deshmukh as the Purchasers in respect of land bearing Survey No. **138/2 and 138/5A**.
5. Agreement for Sale dated 10.03.2017 and Power of Attorney dated 10.03.2017 registered with the Sub-Registrar of Assurances, Karjat-2 under Sr.No. 746/2017 and 747/2017 respectively made and executed between Shri Vijayprakash Ramavadh Maurya and Vinay Jaiprakash Maurya as the Owners and Shri Sushil Sundardas Bajaj, Shri Suraj Prakash Deshmukh and Shri Amit Narottam Patel, as the Purchasers in respect of land bearing Survey No. **138/3, 138/5B and 138/6**.

(Signature)

6. Deed of Conveyance dated 20.03.2017 registered with the Sub-Registrar of Assurances, Karjat-2 under Sr.No. 853/2017 made and executed between Shri Vijayprakash Ramavadh Maurya and Vinay Jaiprakash Maurya as the Owners and Shri Sushil Sundardas Bajaj, Shri Suraj Prakash Deshmukh and Shri Amit Narottam Patel, as the Purchasers in respect of land bearing Survey No. **138/3 138/5B and 138/6.**
7. Permission to use the land for non-agricultural purpose granted by the Assistant Director of Town Planning, Alibaug under their letter No.ससंनर-स.अ./बिणे/बा.प./मौजे आर्दे/ता.कर्जत/सर्व्हे नं.१३८/२ व इतर/५१४ dated 30.03.2017.
8. Building Commencement Certificate granted by the Collector, Raigad under No.मशा/एल.एन.ए.१(ब)/एस.आर.७१/२०१७ dated 05.04.2017.
9. Search Report.

On the basis of the above documents produced to me I have perused the same and I hereby certify that title of the owners to their respective property is clear, marketable and free from all encumbrances and doubts and the said properties stands vested in partnership firm of "A Plus Developers" as envisaged and inter-alia provided in the Deed of Partnership dated 06.04.2016 read with deed dated 17.07.2017 and accordingly in terms of the sanctioned plans and permissions M/s. A Plus Developers is entitled to develop the said property.

I have also gone through the search report taken at the office of Sub-Registrar of Assurances at Karjat and the search report does not reveal any entry which may fall in the category of encumbrances over the said property.


S. D. Jallawar
Advocate