



Sadhna Kumar

B.Sc., L.L.B.,
PGJMC, PGDCJ
ADVOCATE, BOMBAY HIGH COURT
M : 9702299426 E : ssadhnasoni@gmail.com

Office: Patanky House, Off. No 7 2nd Floor,
Fountain Plaza Hotel, D N Road Maruti ,
Cross Lane, Fort, Mumbai 400001
Adm Office: D/104, Sumit Samarth Arcade,
Aarey Road, Goregaon W, Mumbai 104

TITLE CERTIFICATE

"TO WHOM SO EVER IT MAY CONCERN"

SUBJECT : Title Certificate with respect to all that piece and parcel of the land admeasuring 5300 sq mtrs bearing Gut No 54 of Bandhate Village, Palghar Taluka, Palghar District PIN Code 401404.

I, the undersigned, at the request of M/s Shree Ashapura Realty, having office at Office No 104, D Wing, Sumit Samarth Arcade, Aarey Road, Goregaon (West), Mumbai 400104, through its partners Mr. Mukesh Mangilal Jain, have investigated the title of Mr. Mukesh Mangilal Jain & Mr. Rajesh Mohanlal Sanghvi, the partners of M/s Shree Ashapura Realty (hereinafter referred as "Developer"), of the immovable property described in the schedule hereunder written. I have perused the title deeds and other papers produced for my perusal. Based on searches taken in the offices of the sub registrar at Palghar and the Land and revenue by Ms. Pooja Dhonukshe and I have also published a public notice in two newspapers in the locality one English and one in Marathi i.e. Active Times and Mumbai Lakshadeepo inviting claims of any party to the said land.

The said Mr. Mukesh Mangilal Jain had purchased 2700 sq mtrs from the said property from Mr. Jitendra Mohanlal Chopra, as per registered document bearing no 4875/2019 dated 25/07/2019 duly registered in Office of Sub-Registrar of Assurances at Palghar and the said Mr. Rajesh Mohanlal Sanghvi had purchased 2600 sq mtrs from the said property from Mr. Jitendra Mohanlal Chopra, as per registered document bearing no 4624 /2017 dated 08/08/2017 duly registered in Office of Sub-Registrar of Assurances at Palghar.

I have taken search from 2002 to 2019 of last 15 year of the abovesaid land in the office of Sub- Registrar at Palghar through search clerk as stated



Sadhna Kumar

B.Sc., L.L.B.,
PGJMC, PGDCJ
ADVOCATE, BOMBAY HIGH COURT
M : 9702299426 E : ssadhnasoni@gmail.com

Office: Patanky House, Off. No 7 2nd Floor,
Fountain Plaza Hotel, D N Road Maruti ,
Cross Lane, Fort, Mumbai 400001
Adm Office: D/104, Sumit Samarth Arcade,
Aarey Road, Goregaon W, Mumbai 104

above and obtained search Report vide Search receipt no 1111647991 dated 07/11/2019. The said land is owned by the said Mr. Mukesh Mangilal Jain & Mr. Rajesh Mohanlal Sanghvi admeasuring 2700 sq mtrs and 2600 sq mtrs respectively. As per the report no encumbrances or charges on the captioned property is found. There are no outstanding mortgages or other charges registered in the Sub-Registrar's office and no claim has been received pursuant to the said public notice.

From the said land, 2600 sq mtrs stands in the name of Mr. Rajesh Mohanlal Sanghvi in the revenue records and the said is also reflected in the 7/12 of the said property. The balance 2700 sq mtrs is still stands in the name of Mr. Jitendra Mohanlal Chopra and Mr. Mukesh Mangilal Jain had made the application for the transfer of name in the 7/12 and land & revenue records.

The said Mr. Mukesh Mangilal Jain & Mr. Rajesh Mohanlal Sanghvi have mutual decided to develop their land of admeasuring 5300 sq mtrs jointly in partnership. The said Mr. Mukesh Mangilal Jain & Mr. Rajesh Mohanlal Sanghvi had formed a partnership firm in the name of "Shree Ashapura Realty" on 19th October, 2019 and mutual decided to develop the said land jointly the proposed residential and commercial project in name of "Park View".

In view of above I hereby certify that in my opinion the Title of Mr. Mukesh Mangilal Jain & Mr. Rajesh Mohanlal Sanghvi to the property more particularly stated in the schedule hereunder written in respect of title of the said property is clear marketable and free from all encumbrances.

DESCRIPTION OF PROPERTY

All that piece and parcel of land admeasuring 5300 sq mtrs lying and being at Gut No 54 of Bandhate Village, Palghar Taluka, Palghar District of Kokan Division PIN Code 401404, demarcated by its boundaries G. No 53 to the North,



Sadhna Kumar

B.Sc., L.L.B.,
PGJMC, PGDCJ
ADVOCATE, BOMBAY HIGH COURT
M : 9702299426 E : ssadhnasoni@gmail.com

Office: Patanky House, Off. No 7 2nd Floor,
Fountain Plaza Hotel, D N Road Maruti ,
Cross Lane, Fort, Mumbai 400001
Adm Office: D/104, Sumit Samarth Arcade,
Aarey Road, Goregaon W, Mumbai 104

G. No 55 to the South, G. No 56 to the East and G. No 57 to the West of Bandhate Village, Palghar Taluka, Palghar District of Kokan Division.

Dated : 14/11/2019
Place : Mumbai

Adv. Sadhna Kumar

Sd/-



ADVOCATE