

Date : 10.02.2014

M/s. Dipti Homemakers Private Limited  
Phonseka House,  
Gokhale Road (North),  
Dadar (W), Mumbai 400 028

**Certificate on Title**

**Reg:** All those pieces and parcels of land lying, being and situated at Village Pale, Taluka Ambarnath, District Thane, within the limits of Ambarnath Municipal Council bearing Survey No. 54 Hissa No. 3B, admeasuring 8850 sq. metres and Survey No. 54 Hissa No. 3D admeasuring 8100 sq. metres thus totally admeasuring 16950 sq. metres belonging to Chandulal Kalyanji Shah.

**Read :**

1. Extracts of 7/12.
2. Relevant Mutation entries.
3. Deed of Conveyance dated 28.08.2008, registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 4114/2008 executed by Shri Prabhakar Janu Patil and others as the Owners and Chandulal Kalyanji Shah as the Purchaser in respect of property bearing Survey No. 54 Hissa No. 3D.
4. Deed of Conveyance dated 03.03.2010, registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 1137/2010 executed by Sau. Leelabai Prabhakar Patil and Shri Prabhakar Janu Patil as the Owners and Chandulal Kalyanji Shah as the Purchaser in respect of property bearing Survey No. 54 Hissa No. 3B.
5. Building permission issued by the Ambarnath Municipal Council under No. AMP/NRV/BP/13-14/50/2232/04 dated 17.04.2013.
6. Non Agricultural Permission granted by The Collector, Thane under No. Mahasul / K-1 / T-14 / NAP / Pale-Tal.Ambarnath / SR-104 / 2013 dated 20.06.2013.
7. Revised Building permission issued by the Ambarnath Municipal Council under No.AMP/NRV/BP/13-14/886/2309/82 dated 22.11.2013.
8. Agreement dated 16.12.2013 registered at the office Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 7795/2013 dated 16.12.2013 executed by and between Chandulal Kalyanji Shah as the Owner and M/s. Dipti Homemakers Private Limited as the Developers.
9. Search Report

I have investigated the title of the owner Chandulal Kalyanji Shah in respect of above referred property and I am of the opinion and I certify that the title of the owners to the said property is clear and free from encumbrances.



## V. B. Ghodvaidya

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

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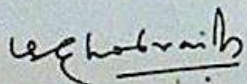
It appears that by and under Deeds of Conveyance dated 28.08.2008 and 03.03.2011 registered at the office of Sub Registrar of Assurances at Ulhasnagar-3 under serial No. 4114/2008 and 1137/2010 respectively Shri Chandulal Kalyanji Shah acquired the said property from Prabhakar Janu Patil and others and is well and sufficiently entitled to the captioned property.

It further appears that by and Agreement dated 16.12.2013 registered at the office Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 7795/2013 dated 16.12.2013 executed by and between Chandulal Kalyanji Shah as the Owner and M/s. Dipti Homemakers Private Limited as the Developers, M/s. Dipti Homemakers Private Limited is is well and sufficiently entitled to the captioned property.

It also appears that the said property forms a part of the Non Agricultural Permission granted by The Collector, Thane under No. Mahasul / K-1 / T-14 / NAP / Pale-Tal.Ambarnath / SR-104 / 2013 dated 20.06.2013 and the Building permission issued by the Ambarnath Municipal Council under No. AMP/NRV/BP/13-14/50/2232/04 dated 17.04.2013 which is revised under No.AMP/NRV/BP/13-14/886/2309/82 dated 22.11.2013.

It further appears that in terms of the orders, permissions and sanctions obtained under the provisions of the prevailing laws, enactments and statutes and in compliance thereof as well as in pursuance to the terms and conditions of the abovereferred agreements, M/s. Dipti Homemakers Private Limited is well and sufficiently entitled to the said property with the right and authority to develop the same and to sell the flats and units therein constructed.

The necessary search at the office to Sub-Registrar of Assurances at Ulhasnagar has been taken and the search reports do not reveal any adverse entry, which may fall in the category of encumbrances over the said property.



(V. B. GHODVAIDYA)  
Advocate