

SAIYED SHAMIM AHSAN

B.A., LL.B.

Advocate High Court

13-A/B, Noori Baug, Rehnuma Complex,

Opp.Sanjay Nagar, Mumbra,

Thane 4000 612

Tel.: 022- 2546 2449 / e-mail: sshamimahsan@yahoo.com

TITLE CERTIFICATE

Re. : All those pieces and parcels of compact and adjoining lands bearing Survey No.77/2/B/1, admeasuring 0H-6R-3P equivalent to 630 square meters, lying, being and situate at Village Mumbra, Tal. & Dist. Thane, within the territorial limits of Thane Municipal Corporation.

Sub. : CERTIFICATE OF TITLE

The undersigned has been supplied with Record of Rights and Extract of title with respect to the Property above referred of MR BALKRUSHNA BABAN JADHAV (hereinafter referred to as the "SAID OWNER"). After perusal of the Record of Rights and other revenue records, it is revealed that,

- a. The said Owner was the the absolute and lawful owner and/or are well and sufficiently entitled to the landed property referred to above and the same was purchased by him from Ramchandra Gana Keni and others under Registered Sale Deed 22.09.1986 being document Serial No.4449/1986.
- b. Vide Mutation Entry No.922/667 the name of the said owner was entered in the record of right of the said Property, as owner and Kabjedar thereof.

- c. The user of the Land aforesaid was converted into Non -agricultural vide Order No.MAHSUL/K-1/T-1/ Mauje Mumbra/ NAP/ SR-168/2013 dated 28.07.2013.
- d. M/s. Builform Architects of Kalwa submitted the plans and proposal to the planning authority i.e. Thane Municipal Corporation, Thane for the proposed construction by the said owner as per the provisions of M.R.T.P. Act 1966.
- e. The plans and specifications for the proposed construction on the said property were sanctioned by the Local Authority vide V.P. No.9/0036/12/TMC/ TDD / 0859/ 13 dated 10.05.2013.
- f. The local authority had also issued the Commencement Certificate bearing No.S09/0036/12/TMC/TDD/1057, dated 31.12.2013.
- g. Advocate Kalpana D. Deshpande had also issued the Title Certificate dated 25.08.2014 in favour of the said owner.
- h. The said owner i.e. Balkrushna Baban Jadhav thereafter, sold and conveyed the said Property to Mr. Anis Razzaq Gaziani ~~and another~~ of M/s. Prestige Developers, for consideration vide a Deed of Sale / Conveyance dated 17.12.2015 being Doc. Serial No.11170/2015 alongwith the rights of Development accrued to the said owner vide Vikas Prastav referred to above.
- i. The said owner has also executed Irrevocable General Power of Attorney in favour of the Promoter abovnamed.
- j. There was caused to be taken a search of the property above referred by Searcher Mr. Paresh Vishe vide Application No.6263, dated 22.04.2016, who issued the Search Report, certifying therein the said Property being not the subject matter of any encumbrances.
- k. The undersigned caused to be issued to Public Notices in Marathi Daily Lok Nayak dated 08.05.2016 and Marathi Daily Maharashtra



Janmudra dated 09.05.2016, inviting therein the objection with regard to the said property and issuance of Title Certificate.

- l. The undersigned has not received any objection to the public notice as aforesaid till date.
- m. The plans and specifications having been sanctioned as aforesaid on the property above referred, there is no necessity of obtaining separate Certificate of the Architect to the effect that the land is not subject to the reservation or set back,

The undersigned hence, on the strength of the documents, Report of Search and the aforementioned writings and authorizations is of the view that the title of M/s. **PRESTIGE DEVELOPERS**, to develop the Said Property is clear and marketable, hence, this Certificate of Title, as per the requisition of M/s. **PRESTIGE DEVELOPERS**,

Place: Thane

Date: 15.09.2016



(S. Shamim Ahsan)

Advocate