

Ratnakar D. Rashinkar

Advocate

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TITLE CERTIFICATE

Ref.: Lands bearing (i) Survey No.118, Hissa No.2 (Pt.) admeasuring 4,800 sq. mts., (ii) Survey No.118, Hissa No.2 (Pt.) admeasuring 4,200 sq. mts. (**Land-A**), (iii) Survey No.118, Hissa No.3 (Pt.) admeasuring 4,200 sq. mts. and (iv) Survey No.118, Hissa No.3 (Pt.) admeasuring 4,200 sq. mts., (**Land-B**) thus in aggregate admeasuring 17,400 sq.mtrs. situated at Village Aasangaon, Taluka Shahapur, District Thane [for short called **Land**].

1. M/s. Charms Pride, a Partnership Firm, by its Letter dated 10/04/2015 requested to issue Title Report in respect of the said Land on the basis of copies of the following documents submitted by M/s. Kanak Properties, also a Partnership Firm under their Letter dtd.09/09/2013 viz.:
 - a. 7/12 Extracts.
 - b. A Deed of Conveyance dated 18/02/2012 executed by Smt. Shivdevi Ramji Singh in favour of M/s. Kanak Properties with respect to said Land-A, registered at Sr. No.SHP/1278-12 in the Office of Sub-Registrar, Shahapur.
 - c. A Deed of Conveyance dated 18/02/2012 executed by Shri. Ramji Kewalaprasad Singh and Smt. Shivdevi Ramji Singh in favour of M/s. Kanak Properties with respect to said Land-B, registered at Sr. No.SHP/1279-12 in the Office of Sub-Registrar, Shahapur.
 - d. Letter vide No.B-28 Vruksh/Kaksh-7/988/11.12 dated 02/06/2011 from Dy. Conservator of Forests, Shahapur Forest Division, Shahapur with respect to said Land.
 - e. Letter vide No.385 dated 13/02/2012 from Ass. Director of Town Planning, Thane being Zone Certificate with respect to said Land.
 - f. Search Reports dated 16/02/2012 for the period from year 1950 till year 2012 issued by Adv. Shri. Shirish B. Patil with respect to said Land.

- g. N.A. Order vide No.Mahsul/K-1/TE-11/NAP/Asangaon/SR-85/12 dated 09/08/2012 issued by Addl. Collector, Dist. Thane with respect to said Land.
- h. Plan sanctioned by Asst. Director, Town Planning, Thane vide No.1147 dated 22/05/2012 and Commencement Certificate issued by Addl. Collector, Thane vide No.Mahsul/Kaksh-1/TE-11/NAP/SR85/12 dated 09/08/2012.
- i. Public Notices caused to be published in daily newspapers to in the month of January, 2012 investigate the title to the said Land.

2. There were no communications received from any third parties pursuant to the aforesaid Public Notices claiming any right, title or interest in the said Land.

3. With their Letter dtd.10/04/2015, M/s. Charms Pride also submitted a copy of Development Agreement dtd.20/03/2015 executed between M/s. Kanak Properties and M/s. Charms Pride and Power of Attorney dtd. 20/03/2015 executed by M/s. Kanak Properties constituting Partners of M/s. Charms Pride as Attorneys respectively registered at Sr.No.SHP/1383-15 and SHP/1384-15 in the Office of Sub-Registrar, Shahapur.

4. On going through the aforesaid documents, I find that title to the said Land is clear and marketable and free from encumbrances and M/s. Charms Pride are entitled to develop and deal with the said Land as per various permissions mentioned above.

Thane
Dated: 11/04/2015


R.D. Rashinkar
(Advocate)