

Chandrakant K. Deshmukh

B.Com., D.B.M., LL.B.

ADVOCATE - HIGH COURT

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Ref. No. _____

Date: 13 JUN 2014

TITLE CERTIFICATE

Ref: In the matter of Final plot No. 377, T.P. Scheme No.1, area admeasuring 7076.71 Sq. mtrs., corresponding Survey No. 336, Hissa No. A & B, lying and being situated at Village-Panchpakhadi, Chandanwadi, Tal. & District Thane, within the territorial limits of Thane Municipal Corporation within limits of Registration District and Sub-Registration -Thane.

TO WHOMSOEVER IT MAY CONCERN

This is to certify that, I have caused to investigate the title of M/s SAMRIN INFRASTRUCTURES, through its Partner Mr. Mustak Saifan Shaikh, having its office at Samrin House, Plot No. 221-A, Wagle Estate, Road No. 16, Thane (W) in respect of the Final plot No. 377, T.P. Scheme No. 1, area admeasuring 7076.71 Sq. mtrs., corresponding Survey No. 336, Hissa No. A & B, lying and being situated at Village-Panchpakhadi, Chandanwadi, Tal. & District Thane, within the territorial limits of Thane Municipal Corporation and within limits of Registration District and Sub-Registration-Thane, hereinafter referred to as the "SAID PROPERTY" standing in the name of the Owners viz. 1. Mr. Durgaprasad Jagannath Pathak, 2. Mr. Omprakash Jagannath Pathak, 3. Mr. Prabhudayal Jagannath Pathak, 4. Mr. Surendrakumar Jagannath Pathak, and all are residing at- Bholanath Estate, Chandanwadi, Alineida Road, Thane(W) - 40060.

I have also perused the following documents, in respect of the "SAID PROPERTY":

- a. I have perused the Property Card of the Final Plot No. 377 at T.P.S. No.1 of Dist- Thane issued by City Survey Officer, Thane.
- b. I have perused the "B" Form issued by the Town Planning office in respect of the said Property.
- c. I have perused the M.A. No. 152/1995 in which probate dated 27.09.1995 is obtained by the Owners herein in respect of the said property.
- d. I have perused the Letter issued by the ADTP on 5/4/2013 in favour of the Owners for possession of the Final Plot No. 377, along with the Tenants'/Occupants' structure standing thereon and accordingly, the possession receipt dated 5/04/2013 along with occupants list and plan thereof is issued by the Town Planning office of the T.M.C. to the Owners.
- e. I have perused the List of Hutment dwellers occupying their respective structures on the Final Plot No. 377.
- f. I have perused the Survey Map of the said property certified by the Ex. Engineer of TMC.
- g. I have perused the copy of the Tax receipts of all the municipal taxes, land revenue, cess, etc. paid to State Government and Thane Municipal Corporation.
- h. I have perused the copy of the Registered Development agreement dated 20th Dec. 2013 executed by the Owners i.e. 1. Mr. Durgaprasad Jagannath Pathak, 2. Mr. Omprakash Jagannath Pathak, 3. Mr. Prabhudayal Jagannath Pathak, 4. Mr. Surendrakumar Jagannath Pathak, with the builder and developer viz. M/s SAMRIN INFRASTRUCTURES, under the terms, conditions and considerations mentioned therein and

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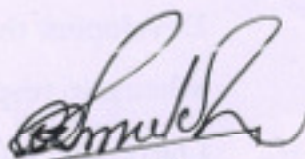
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thereby, the Developer therein did acquire the development right in respect of the said Property, which is duly Registered Development agreement dated 20/1/2013 in office of the Sub Registrar of Assurances, Thane, Thane-9 and registered at Document Sr. No. TNN9-8708-2013 dated 20/12/2013 with the office of Sub Registrar of Assurance, Thane-9

- i. I have perused the Irrevocable General Power of attorney executed by the land owners in favour of the builder and developer M/s SAMRIN INFRASTRUCTURES, a registered partnership firm, through its Partner Mr. Mustak Saifan Shaikh, in respect of the said Property which is duly registered at Document Sr. No. TNN9-8709 dated 20/12/2013, with the office of Sub Registrar of Assurance, Thane-9 and thereby, the Owners have authorized and empowered and vested all powers to the Developers therein to give a practical effect to the development scheme in respect of the said Property .
- j. I have also published the Public Notice in the daily Marathi daily news paper Navashakti dt. 22/5/2014 and Free Press Journal dt. 22/5/2014 and thereby, invited the claim / objections from the public in respect of the said Property. I have not received any objection/claim from any persons/s in respect of the said property.
- k. I have also perused the copy of the **SEARCH REPORT** issued by the Searcher Mr. Sachin Patil dt. 06/06/2014 in respect of the said Property.

- l. I have also perused the copy of the payment receipt dt. 06/06/2014 issued by the Office of Sub-Registrar of Assurances, Thane- 2 towards the Searching of record charges, for the period of 30 years.
- m. I have also perused all other deeds and documents relating to the title of the said Original Owner to the Said Property.
- n. I have also perused all above referred documents and papers, in respect of said Property in pursuance of the aforesaid Public Notice published in the two local newspapers. I have not received any claim or any communication from any party, person/s. Hence, on the basis of aforesaid documents made available for my perusal, I am of the opinion that, the Developer **M/S. SAMRIN INFRASTRUCTURES**, is entitled, to develop the said property standing in the name of the Owners is free from all encumbrances and having marketable title.

Dated this 13th day of June, 2014 at Thane


(C. K. DESHMUKH)

Advocate

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