

T. N. TRIPATHI
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ADVOCATE HIGH COURT, BOMBAY

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TITLE CERTIFICATE

**In the matter of
Investigation of title in
respect of property
bearing S.No.206, H.
No. 9, and S. No. 209,
H. No. 6 & total
admeasuring about 0-
05-50 H-R situate at
Village Majiwada, Dist
Thane.**

On perusal of search report dated 07.04.2017 of volumes of Index II lying with Sub Registrar office Thane and other mutation entry and on perusal of registered Lease Deed executed on 02.04.2004 registered before Sub-registrar Thane-2, bearing doc. No. TNN2-2549/2004 between Chief Officer KOKAN HOUSING AND AREA DEVELOPMENT BOARD and M/s. Shree Sandesh Co-operative Housing Society Ltd. and Development Agreement dated 28.09.2011 between M/s. Shree Sandesh Co-operative Housing Society Ltd, and M/s. Aditya Enterprises registered on 28.09.2011 while Documents No. TNN2-10335/2011.

I certify that title of the said land is marketable and M/s. Aditya Enterprises has right and authority to develop the said land as per terms and conditions of the development agreement dated 09.09.2011 between M/s. Shree Sandesh Co-operative Housing Society Ltd. and M/s. Aditya Enterprises.



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I have been provided with following documents and information on the basis of Search for 15 years in the office of the Sub-Registrar, Sub-Registrar Office, Tal. & Dist. Thane and on the basis of perusal of records and on the basis of explanations and clarification made by respective parties.

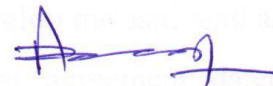
Perused Xerox copies of the following documents :-

1. 7/12 extract of S.No.206, H.No.9, and S. No.209, H.No.6, Village Majiwada, Tal. & Dist. Thane.
2. Search report obtained on dated 07.04.2017 by Shri Sachin Patil for S.No.206, H.No.9, and S. No.209, H.No.6,
3. Commencement Certificate of Thane Municipal Corporation Thane vide dated 11.02.2016 issued by Exe. Engineer, TDD, Thane vide VP No. S04/0070/15.

In such circumstance I hereby certify that the title of M/s. Aditya Enterprises to S.No.206, H.No.9, and S. No.209, H.No.6, Village Majiwada, Tal. & Dist. Thane have a sole and exclusive authority and obtained all necessary permission to construct the building on the said land.

On the strength of the above investigation the title is clear, marketable and free from encumbrance and reasonable doubts.

Thane dated 10th day of May, 2017



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