



Akta Mithun Parikh
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Advocate High Court

Shop No.22, 1st Floor, Crystal Plaza, Station Road, Mira Road (E), Dist. Thane - 401107.

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

I have gone through the documents, permissions and revenue Record produced before me by (1) SHRI. JAYRAJ DEVIDAS (2) SHRI. MAHENDRA DEVIDAS (3) SHRI. CHATURBHUI DWARKADAS KAPADIA (4) SHRI. HEMANT RANJIT (5) SHRI. DILIP PADAMSHI KAPADIA (6) SHRI. HARISH PADAMSHI KAPADIA (7) SMT. BHANUBAI DHARAMSHI (8) SHRI. KISHORE KRISHNAKUMAR (HUF) (9) SHRI. JOGESH KRISHNAKUMAR (HUF) (10) SHRI. BHARAT DHARAMSHI (11) SHRI. VINAY DHARAMSHI (12) SHRI. DHIREN DHARAMSHI (13) SHRI. JANAK HANSRAJ (14) SMT. KRISHNABAI HANSRAJ (15) SHRI. JAYANT TULSIDAS KHATAU (16) SHRI. ASHWIN TULSIDAS KHATAU (17) RAJENDRA KHATAU (HUF) (18) DIPEN KHATAU (HUF), Sr. 1 to 4 for Self and as the Constituted Attorneys of Sr. 5 to 18, having its address at Krishna Chowk, Mulji Jetha Market, Mumbai-400002, and required me to issue Title Certificate in respect of **Old Survey No. 137, New Survey No. 4, Hissa No. 1, admeasuring area 2030 Sq. Mtrs., situated, lying and being at Village-Mire, Taluka and District: Thane.** (Hereinafter referred to as the "**SAID PROPERTY**").

1. Originally the said property was belonging to (1) SHRI. JAYRAJ DEVIDAS (2) SHRI. MAHENDRA DEVIDAS (a) MR. JAYRAJ DEVIDAS AND (b) MR. MAHENDRA DEVIDAS in the capacity as the Executors of the Last Will and testament dated 5th day of July 1982 of



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Late MR. DEVIDAS SUNDERDAS (3) SHRI. CHATURBHUJ DWARKADAS KAPADIA (4) SHRI. HEMANT RANJIT (5) SHRI. DILIP PADAMSHI KAPADIA (6) SHRI. HARISH PADAMSHI KAPADIA (7) SMT. BHANUBAI DHARAMSHI (8) SHRI. KISHORE KRISHNAKUMAR (HUF) (9) SHRI. JOGESH KRISHNAKUMAR (HUF) (10) SHRI. BHARAT DHARAMSHI (11) SHRI. VINAY DHARAMSHI (12) SHRI. DHIREN DHARAMSHI (13) SHRI. JANAK HANSRAJ (14) SMT. KRISHNABAI HANSRAJ (15) SHRI. JAYANT TULSIDAS KHATAU (16) SHRI. ASHWIN TULSIDAS KHATAU (17) RAJENDRA KHATAU (HUF) (18) DIPEN KHATAU (HUF), Sr. 1 to 4 for Self and as the Constituted Attorneys of Sr. 5 to 18, and they Jointly developed the said Property.

3. The above mentioned owners are in absolute possession of **Old Survey No. 137, New Survey No. 4, Hissa No. 1, admeasuring area 2030 Sq. Mtrs., situated, lying and being at Village-Mire, Taluka and District: Thane.**
4. On the perusal of a Mutation Entry No. 2084, dated 23/06/2011, it appears that the said the one of the owner KRISHNAKUMAR JAINLAL has expired dated 01/09/1975, leaving behind his live legal heirs (1) SHRI. KISHORE KRISHNAKUMAR (2) SHRI. JOGESH KRISHNAKUMAR.



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5. On the perusal of a Mutation Entry No. 2084, dated 23/06/2011, it appears that the said the one of the owner UMARSHI JAINLAL has expired dated 27/09/1993, leaving behind his live legal heirs (1) SHRI. BHARAT DHARAMSHI (2) SHRI. VINAY DHARAMSHI (3) SHRI. DHIREN DHARAMSHI (4) BHANUBHAI DHARAMSHI.
6. On the perusal of a Mutation Entry No. 2084, dated 23/06/2011, it appears that the said the one of the owner HANSRAJ JAINLAL has expired dated 03/12/1998, leaving behind his live legal heirs (1) JANAK HANSRAJ (2) KRISHNABAI HANSRAJ.
7. On the perusal of a Mutation Entry No. 2099, dated 23/06/2011, it appears that the said the one of the owner TULSIDAS KHATAU has expired dated 21/09/2003, leaving behind his live legal heirs (1) SHRI. JAYANT TULSIDAS KHATAU (2) SHRI. ASHWIN TULSIDAS KHATAU.
8. The Mira Bhayander Municipal Corporation has issued Commencement Certificate, in respect of the Buildings which is being constructed on the said property.
9. The said above owners have entered into a Development Agreement with SQUARE ARCH INFRA, for developing the said aforesaid property.
10. In the premises aforesaid, the said the Owners are entitled to deal with the said property.