

Nilesh Khopkar
ADVOCATE HIGH COURT

Office : 401, Thane Vastu Shilpa,
Opp. Awaz Radio, Kabad Ali,
Edulji Road, Charai
Thane (West) - 400601
Tel. : 25395678
Mob. : 9323542439

03 NOV 2017

CERTIFICATE OF TITLE

To,
M/s. VENUS REALTORS, Through Proprietor
SHRI BIPIN RAMESH KARAPURKAR,
Shop No.3, Om Kalpataru Chs,
Bhakti Mandir Lane, Nr. HariNiwas,
Naupada, Thane (W),

Re. :- Project land being N.A. Land totally adm. 576.1 Sq.
Mtrs., bearing Tika Nos.15 and CTS No.28 B
together with Building standing thereon known as
"**SUSHAN**" situated at Ram Maruti Road, Village
Panchpakhadi, Thane, Taluka and District Thane,
within the limits of Thane Municipal Corporation,
("**SAID PROJECT LAND**")

Sir,

As desired by you, I have investigated the title of the Owners
to the aforesaid Property and on the basis search taken with the office of the
Sub-Registrar of Assurances, Thane; Public Advertisement; perusal of
Revenue Records and documents submitted

and declarations made and clarifications given, I have observed as under :-

1. The, Mr. Kusumkumar Balkrishna Bhise, Mrs. Jyoti Kusumkumar
Bhise, Mr. Kishore Balkrishna Bhise, Mrs. Arati Kishore Bhise, and Mr.
Prakash Balkrishna Bhise, ("**SAID OWNERS**") are the owners of the Said
Project Land.

2. By and under Regd. Agreement for Development and Regd. Power
of Attorney both dated 18th July 2016, Said Owners have granted the



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Development Rights in the Said Project Land to and in favour of **M/s. VENUS REALTORS**, A Proprietor Firm of Thane (for short "**SAID DEVELOPERS**") for the consideration and upon the terms and conditions contained therein and in part performance thereof has placed the Said Developers in possession thereof.

3. The Said Project Land is of free -hold tenure without any restrictive covenant running therewith.

4. There are no impediments attached to the Said Property.

5. Thane Municipal Corporation by and under its Commencement Certificate bearing V.P.No : S02/0194/17/TMC/TDD/2297/17 dated 22nd August 2017, has granted permission for development of the Said Property

6. There is no existing illegal encroachment on the Said Property.

7. **IN VIEW OF THE ABOVE, IN MY OPINION,**

a) The title of the Owners to the said Property is clear, marketable and free from encumbrances and reasonable doubts and

b) By and under said Agreement for Development, said **M/s. VENUS REALTORS, Through Proprietor SHRI BIPIN RAMESH KARAPURKAR**, has got subsisting rights to develop the Said Project Land as per the plans to be sanctioned by Municipal Authority.

Thane, dated on this 3rd day of November, 2017.




(N. S. KHOPKAR)
Advocate.