

Jeetendra N. Shete

B. Com. LL. B
ADVOCATE

Nandan Acarde, 2nd Floor, Opp. State Bank of India, Above Regent Garden Hotel, Ashok
Nagar Gate, Bhiwandi, Dist. Thane.

☎ 220718, Mobile : 9960604500

Date: 02/09/2016.

TITLE CLEARANCE CERTIFICATE

Ref:- All that piece and parcel of land bearing Survey No. 256, Hissa No. 23/1 and Survey No. 256, Hissa No. 23/2, totally admeasuring 0-13-0 (H-R-P); situate, lying and being at Village Kharbav, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kharbav, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; (herein after referred to "the said Land") belonging to SHRI. SHANKAR RAMA MUKADAM (hereinafter referred to as "the Land Owner").

By Virtue of Registered Development Agreement executed on date 15/06/12 and registered on date 15/06/2012 bearing No. 4951/2012, duly registered with Joint Sub-Registrar of Assurances, Bhiwandi, the Land Owner SHRI SHANKAR RAMA MUKADAM herein had entered into the Development Agreement with M/s. AASHAPURA INFRA DEVELOPERS Through Its Partners 1) SHRI. KISHOR VERSHI BHANUSHALI, 2) SHRI. LALJI MADHAVAJI MANGE, and 3) SHRI. RAM SHIVJI BHANUSHLI the said land bearing Survey No. 256, Hissa No. 23/1 and Survey No. 256, Hissa No. 23/2, totally admeasuring 0-13-0 (H-R-P); situate, lying and being at Village Kharbav, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kharbav, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane. (herein after referred to "the said Land") transferring development right to M/s. AASHAPURA INFRA DEVELOPERS Through Its Partners 1) SHRI KISHOR VERSHI BHANUSHALI, 2) SHRI. LALJI MADHAVAJI MANGE, and 3) SHRI. RAM SHIVJI BHANUSHLI.

And I hereby certify upon reference of Search Report dated 02/09/2016 of SMT. ARCHANA KHANDU THAKARE Advocate and document provided by client in respect of All that piece and parcel of land bearing Survey No. 256, Hissa No. 23/1 and Survey No. 256, Hissa No. 23/2, totally admeasuring 0-13-0 (H-R-P); situate, lying and being at Village Kharbav, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kharbav, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane and the development rights belongs to M/s. AASHAPURA INFRA DEVELOPERS, Through Its Partners, 1) SHRI. KISHOR VERSHI BHANUSHALI, 2) SHRI. LALJI MADHAVAJI MANGE, and 3) SHRI. RAM SHIVJI BHANUSHALI.

And in my opinion, the title of the said land is clear, marketable and beyond reasonable doubts.

Signature,



(Jeetendra N. Shete)
Advocate.



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Nandan Acarde, 2nd Floor, Opp. State Bank of India, Above Regent Garden Hotel, Ashok
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Date: 02/09/2016.

TITLE CLEARANCE CERTIFICATE

Ref:- All that piece and parcel of land bearing Survey No. 256, Hissa No. 38, admeasuring 0-13-0 (H-R-P) + Potkharaba 0-05-0 (H-R-P); totally area admeasuring 0-18-0 (H-R-P); situate, lying and being at Village Kharbav, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kharbav, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; (herein after referred to "the said Land") belonging to SHRI. KALPESH ANIL KHANDAGALE (hereinafter referred to as "the Land Owner").

By Virtue of Registered Release Deed executed on date 03/08/2012 and registered on date 03/08/2012 bearing No. 6311/2012, duly registered with Joint Sub-Registrar of Assurances, Bhiwandi, 1) SMT. ANITA ANIL KHANDAGALE, 2) SMT. DARSHANA SANTOSH KHANDAGALE, 3) SMT. NIKITA ANIL KHANDAGALE had released their share out of the said land bearing Survey No. 256, Hissa No. 38, admeasuring 0-13-0 (H-R-P) + Potkharaba 0-05-0 (H-R-P); totally area admeasuring 0-18-0 (H-R-P); situate, lying and being at Village Kharbav, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kharbav, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane in favour SHRI KALPESH ANIL KHANDAGALE.

By Virtue of Registered Development Agreement executed on date 09/01/2013 and registered on date 11/01/2013 bearing No. 333/2013, duly registered with Joint Sub-Registrar of Assurances, Bhiwandi, the Land Owner SHRI. KALPESH ANIL KHANDAGALE herein had entered into the Development Agreement with M/s. AASHAPURA INFRA DEVELOPERS, Through Its Partners, 1) SHRI. KISHOR VERSHI BHANUSHALI, 2) SHRI. LALJI MADHAVAJI MANGE, and 3) SHRI. RAM SHIVJI BHANUSHALI the said land bearing Survey No. 256, Hissa No. 38, admeasuring 0-13-0 (H-R-P) + Potkharaba 0-05-0 (H-R-P); totally area admeasuring 0-18-0 (H-R-P); situate, lying and being at Village Kharbav, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kharbav, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane. (herein after referred to "the said Land") transferring development right to M/s. AASHAPURA INFRA DEVELOPERS, Through Its Partners, 1) SHRI. KISHOR VERSHI BHANUSHALI, 2) SHRI. LALJI MADHAVAJI MANGE, and 3) SHRI. RAM SHIVJI BHANUSHALI.

And I hereby certify upon reference of Search Report dated 02/09/2016 of SMT. ARCHANA KHANDU THAKARE Advocate and document provided by client in respect of All that piece and parcel of land bearing Survey No. 256, Hissa No. 38, admeasuring 0-13-0 (H-R-P) + Potkharaba 0-05-0 (H-R-P); totally area admeasuring 0-18-0 (H-R-P); situate, lying and being at Village Kharbav, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Kharbav, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane and the development rights belongs to M/s. AASHAPURA INFRA DEVELOPERS, Through Its Partners, 1) SHRI. KISHOR VERSHI BHANUSHALI, 2) SHRI. LALJI MADHAVAJI MANGE, and 3) SHRI. RAM SHIVJI BHANUSHALI.

And in my opinion, the title of the said land is clear, marketable and beyond reasonable doubts.

Signature



(Jeetendra N. Shete)
Advocate.

