

Jeetendra N. Shete

B. Com. LL. B.

ADVOCATE

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

☎ 220718, Mobile : 9960604500

Date: 13/10/2017.

TITLE CLEARANCE CERTIFICATE

Ref :- All that piece and parcel of Non-Agricultural land Survey No. 16, Hissa No. 6/paiki, totally area admeasuring about 152.05 Sq. Mtrs., equivalent to 181.86 Sq. Yards; Situate, lying and being at Mouje Narpoli, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; (hereinafter referred to as "the said Land") belonging to SHRI GORDHAN CHUNNILALJI PUROHIT (H.U.F) THROUGH ITS KARTA GORDHAN CHUNNILALJI PUROHIT; hereinafter referred to as "the Land Owner".

By virtue of Mutation Entry No. 163, dated 21/08/1945 and by virtue of letter dated 22/03/1944 issued by M/s. D.I.L.R. Thane said land has been alienated.

By virtue of Mutation Entry No.241 dated 13/06/1962 and by virtue of Law of Inheritance the Land Owner LATE VITTHAL KANA BHOIR died intestate on dated 12/08/1951 and All that piece and parcel of land bearing Survey No. 16, Hissa No. 6; has been transferred in the name of his Legal Heir i.e. 1) SHRI NARAYAN VITTHAL 2) SHRI RAMESH VITTHAL a Minors Sons Through Their Natural Guardian (Mother) SMT. SHANTIBAI AA.VITTHAL BHOIR.

By virtue of Mutation Entry No. 360, As per the Heirship Late RAMESH VITTHAL BHOIR died in his childhood and his share in the said land has been transferred in the name of his Legal a Heir Brother i.e SHRI NARAYAN VITTHAL BHOIR Minor Through his Natural Guardian (Mother) SMT SHANTIBAI A. VITTHAL BHOIR.

By virtue of Mutation Entry No. 370, the District Collector of Thane has granted Non-Agriculture permission for Non Agricultural use of the said land vide its Order No. REV/DESK-1/NAP/VII-SR- 241, dated 19/08/1983.

By virtue of Mutation Entry No. 2772 dated 05/12/2000, SHRI NARAYAN VITTHAL BHOIR herein have sold All that piece and parcel of Non-Agricultural land Survey No. 16, Hissa No. 6/paiki, , area admeasuring about 798.50 Sq. Mtrs., equivalent to 955.00 Sq. Yards.; Situate, lying and being at Mouje Narpoli, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-



Registration District and Taluka Bhiwandi, Registration District and Dist; in favour of 1) SHRI MANSUKHLAL RAMJI SHAH 2) SHRI SHANTILAL CHAPSHI SHAH.

By virtue of Mutation Entry No. 3669 dated 01/04/2008, and by virtue of Sale Deed dated 04/02/2008; bearing Registration Serial No. 1175/2008 duly executed and registered on 04/02/2008 duly registered with Joint Sub-Registrar of Assurances, Bhiwandi, 1) SHRI MANSUKHLAL RAMJI SHAH 2) SHRI SHANTILAL CHAPSHI SHAH Through Their Constituted Attorney SHRI PANDIT BABURAO CHOUGHULE herein have sold All that piece and parcel of Non-Agricultural land Survey No. 16, Hissa No. 6/paiki, area admeasuring about 798.48 Sq. Mtrs., equivalent to 955.00 Sq. Yards; Situate, lying and being at Mouje Narpoli, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist; in favour of 1) SHRI MAHENDRA D. GANDHI 2) SHRI BHAVESH M. GANDHI 3) SHRI RAYAJI N PATEL 4) SHRI SHANTILAL R. PATEL 5) SHRI PRAKASH K. PATEL.

By virtue of Mutation Entry No. 4432 dated 03/10/2013, and By Virtue of a Registered Conveyance Deed bearing Registration Serial No. 4804/2013 duly executed and registered on 06/09/2013 duly registered with Joint Sub-Registrar of Assurances, Bhiwandi, SHRI NARAYAN VITTHAL BHOIR herein have Sold All that piece and parcel of Non-Agricultural land Survey No. 16, Hissa No. 6/paiki, area admeasuring about 115.42 Sq. Mtrs., Situate, lying and being at Mouje Narpoli, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist; in favour of SHRI GORDHAN CHUNILAL PUROHIT(HUF) Through its karta SHRI GORDHAN CHUNILAL PUROHIT.

By virtue of Mutation Entry No. 4538 dated 03/11/2014, and By Virtue of a Registered Sale Deed bearing Registration Serial No. 4819/2014 duly executed and registered on 17/06/2014 duly registered with Joint Sub-Registrar of Assurances, Bhiwandi, SHRI NARAYAN VITTHAL BHOIR herein have Sold All that piece and parcel of Non-Agricultural land Survey No. 16, Hissa No. 6/paiki, area admeasuring about 37.63 Sq. Mtrs., Situate, lying and being at Mouje Narpoli, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist; in favour of SHRI GORDHAN CHUNILAL PUROHIT(HUF) THROUGH ITS KARTA SHRI GORDHAN CHUNILAL PUROHIT.

By Virtue of Registered Development Agreement bearing Registration Serial No. 6616/2013 duly executed and registered on 26/12/2013 duly registered with Joint Sub-Registrar of Assurances, Bhiwandi, SHRI GORDHAN CHUNILALJI PUROHIT had entered into the Development Agreement with M/s. GANDHI & SAMANI ASSOCIATES., Through its Partner **SHRI MAHENDRA DALICHAND GANDHI**



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2) SHRI LALIT HARIDAS SAMANI, 3) SHRI DAYALAL HARIDAS SAMANI and 4) SHRI CHENSINGH TULSIRAMJI RAJPUROHIT in respect of the said Land All that piece and parcel of Non-Agricultural land bearing: Survey No. 16, Hissa No 6/paiki, area admeasuring about 115.42 Sq. Mtrs., equivalent to 138.00 Sq. Yards.; alongwith Non Agricultural Land bearing Survey No. 16, Hissa No. 6/paiki, Survey No. 16, Hissa No. 3/paiki, Survey No. 16, Hissa No. 4/A/paiki; totally area admeasuring about 2466.50 Sq. Mtrs; equivalent to 2950.00 Sq. Yards; totally area admeasuring about 2581.92 Sq. Mtrs. equivalent to 3088.00 Sq. Yards; Situate, lying and being at Mouje Narpoli, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist; transferring development right to M/s. GANDHI & SAMANI ASSOCIATES., Through Its Partners 1) SHRI MAHENDRA DALICHAND GANDHI, 2) SHRI LALIT HARIDAS SAMANI, 3) SHRI DAYALAL HARIDAS SAMANI and 4) SHRI CHENSINGH TULSIRAMJI RAJPUROHIT.

And in my opinion and upon reference of Search Report of SMT. ARCHANA KHANDU THAKARE Advocate in respect of the said land and documents provided by the client, I hereby certify that I have examined and inspected the title of All that piece and parcel of Non-Agricultural Land bearing New Survey No. 16, Hissa No. 6/paiki.; area admeasuring about 152.05 Sq. Mtrs., equivalent to 181.86 Sq. Yards; Situate, lying and being at Mouje Narpoli, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist, Thane that the said land is belongs to SHRI GORDHAN CHUNILAL PUROHIT(HUF) THROUGH ITS KARTA SHRI GORDHAN CHUNILAL PUROHIT and out of the said Land area admeasuring about 115.42 Sq. Mtrs., equivalent to 138.00 Sq. Yards., he has conferred Development Rights to M/s. GANDHI & SAMANI ASSOCIATES., Through Its Partners 1) SHRI MAHENDRA DALICHAND GANDHI, 2) SHRI LALIT HARIDAS SAMANI, 3) SHRI DAYALAL HARIDAS SAMANI and 4) SHRI CHENSINGH TULSIRAMJI RAJPUROHIT.

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



Signature,

(Jeetendra N. Shete)

Advocate.