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M. 9920695514

Ravindra G. Sonavane

B. Com., LL.B.

ADVOCATE HIGH COURT

208, 2nd Floor, Mulchandani Shopping Centre, Oak Baug, New Station Road, Kalyan - 421 301.

Ref. No.

Date 31/01/2014

TITLE CLEARANCE CERTIFICATE
TO WHOM SOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT I have investigated the title of
PROPERTY BEARINGS Survey no. 36, Hissa No. 1 B Part, Area
1012.69 sq.yard, i.e. 846.6 sq.mtrs, situated at Village
Chikanghar, within the limits of Kalyan-Dombivali Municipal
Corporation, Taluka-Kalyan, Dist. Thane. Owner's 1) Shri.
Narendra Sohansingh Purohit 2) Shri. Rampal Sohansingh
Purohit 3) Mrs Sayarkunwar S.Purohit 4) Namrata
(Narmada) Naresh Purohit 5) Neeta Satyendra Purohit 6)
Kavitaben Harishkumar purohit 7) Prem Sohansingh
Purohit. Residing at 2nd floor, Rajguru Niwas, Jijmata
Coloney, Agra Road, Kalyan (West) Dist. Thane.

I HAVE PURSUED AND INVESTIGATED THE RELEVANT
DOCUMENTS AS UNDER:

- 1) NOTARY REGISTARED POWER OF ATTORNEY executed
as on dated 14/07/1995 in Between 1) Noshir Aardesar
Irani 2) Maharukh Dinsha Irani Self and Power Of Attorney
Holder Of Yasmin Dinsha Irani 3) Shahin Dinsha Irani as the

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"Owner" and Suryakant Shankar Mhatre as the Power of Attorney holder. The said Power Of Attorney is registered in Notary register no. 2876/95

Before Shri S.D.Patil Advocate and Notary for the property mention in schedule A.

2) Register Agreement For Sale executed as on Dated 20/06/1996 in Between "Owner" 1) Noshir Aardesar Irani 2) Maharukh Dinshaw Irani 3) Yasmin Dinshaw Irani Through it's Power Of Attorney Holder Of Shaheen Dinshaw Irani and Through it's Power Of Attorney Holder Of Suryakant Shankar Mhatre as the "Vendor" and Sohansingh M. Purohit as the "Purchaser". The said agreement is registered at Sub-register office No-1 and It's registration no. 1875/1996. For the said property situated at Village-Chikanghar Survey No-36 Hissa No-1 B Part. area 846.6 sq.mtrs. For Consideration amount of Rs. 5,01,000/-

3) NOTARY REGISTARED POWER OF ATTORNEY executed as on Dated 22/07/1996 in Between 1) Noshir Aardesar Irani 2) Maharukh Dinshaw Irani 3) Yasmin Dinshaw Irani Through it's Power Of Attorney Holder Of Shaheen

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Dinshaw Irani and Through it's Power Of Attorney Holder
Of Suryakant Shankar Mhatre as the "Vendor" and
Sohansingh M. Purohit as the "Purchaser". The said power
of Attorney is registered in Notary Register no. 2999/1996
Before Shri S.D.Patil Advocate and Notary for the property
mention in schedule A.

4) DEED OF CONVEYANCE DATED 9TH JULY 2013

As per Register Agreement For Sale the Deed of
Conveyance is executed as on Dated 9th July 2013 in
Between 1) Noshir Aardesar Irani, 2) Maharukh
Dinshaw Irani 3) Yasmin Dinshaw Irani 4) Mrs Shaheen
Dinshaw Irani as "the Vendors" and 1) Shri. Narendra
Sohansingh Purohit 2) Shri. Rampal Sohansingh Purohit
3) Mrs Sayarkunwar S.Purohit 4) Namrata (Narmada)
Naresh Purohit 5) Neeta Satyendra Purohit 6)
Kavitaben Harishkumar purohit 7) Prem Sohansingh
Purohit legal heirs of Sohansingh Mansingh Purohit as
"the Purchaser" for property mention in schedule A the
said Conveyance deed is registered as on dated 9th July
2013 in sub Registered office at Kalyan-5 Register no.
3858/2013.

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- 5) 7/12 Extract & Mutation entry for Survey No. 36, Hissa No- 1 B Part. area 846.6 sq.mtrs.1012.69 sq.yards Village Chikanghar, Taluka Kalyan Mutation entry no. 10,1559,1979,2001,2353, 1800,1799,4599.
- 6) SEARCH REPORT of the property mention in schedule A, dated 20/6/1997 from the year 1967 to 1996. shri G.K.Joshi. Receipt no.2699004.
- 7) SEARCH REPORT of the property mention in schedule A, dated 13/2/2013 from the year 1984 to 2013 Receipt no.L5448849.
- 8) The District Collector Thane, granted permission to convert Agricultural land in non-agricultural purpose under order no: - Rev/k-1/T-7/NAP/SR-100/2003 DATED 20/06/2006, Village Chikanghar, Taluka Kalyan.
- 9) Building permission granted by Kalyan Municipal Corporation under its No.KDMC/NRV/B.P./K.V/155-56 dated 18TH June 2003. And revised Building permission granted by Kalyan Municipal Corporation under its No.KDMC/NRV/B.P./K.V 2013-14/97 as on dated 2/08/2013.

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IN VIEW OF ALL THESE Document and others papers
THE TITLE of the land situated at village Chikanghar within
Kalyan Dombivli Municipal Corporation Tal.Kalyan, District
Thane more particular shown in schedule 'A', Is clear and
marketable and free from all encumbrance and the land is
freehold.

HENCE THIS IS TITLE CLEARANCE CERTIFICATE

THE SCHEDULE ABOVE REFERRED TO "A"

ALL THAT Piece and Parcel of land or ground being
Survey no. 36, Hissa No. 1 B Part, Area 1012.69 sq.yard, i.e.
846.6 sq.mtrs, situated at Village Chikanghar, within the
limits of Kalyan-Dombivali Municipal Corporation, Taluka-
Kalyan, Dist. Thane. In the Registration office Kalyan.
and bounded as follows:

ON EAST : Sainath Apartment property
ON WEST : Milend Nager Road
ON NORTH : Forest Society compound
ON SOUTH : Highway Road.

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