

Sunil J. Garg

M.Com., LL.B.

ADVOCATE, HIGH COURT

C-327, 1st Floor, Vashi Plaza,
Plot No. 80/81, Sector No. 17,
Vashi, Navi Mumbai-400 705.
Tel. : +91-22-2789 5175

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

- 1) **SHRI GOVIND MEGHJI GAJORA (PATEL)**
- 2) **SHRI DANJI DEVA DAKA,**
- 3) **SHRI DHIRAJ SAVJIBHAI MANJERI**
- 4) **SHRI RAJENDRA RAMESH CHAUDHARY**
All owners of Survey/Hissa No.-22/0,
Village-Karade Khurd,
Taluka-Panvel, District-Raigad.

- 1) I have perused the 7/12 extracts issued by the Talathi Saza Karade Khurd, Tal.-Panvel, District-Raigad, on 22/05/2015 in respect of the land lying, being and situate at Village-Karade Khurd within the Tehsil and Sub-Division of Panvel District and Division of Raigad and within the jurisdiction of the Sub-Registrar of Panvel bearing Survey No.-22, Hissa No.-0, admeasuring 0-80-6 H.R.P. P.K. 0-09-4 H.R.P., totaling to 0-90-0 H.R.P. and more particularly described in the schedule hereunder written.
- 2) The Owners have purchased the aforesaid land bearing Survey/Hissa No.-22/0, admeasuring 0-90-0 H.R.P., from (1) SHRI SURESH BALCHAND SACHDEV & (2) SHRI NARENDRA CHUNILAL SHAH, vide Conveyance Deed dated 08/05/2015, duly registered before the Sub Registrar of Assurances at Panvel-4, under Rec. No.-6421, Doc. No.PVL4-5755-2015, dated 08/05/2015 and pursuant to Mutation Entry bearing 356, dated 09/05/2015, the said plot has been transferred in the revenue records of the concerned authority in the name of (1) SHRI GOVIND MEGHJI GAJORA (PATEL), (2) SHRI DANJI DEVA DAKA, (3) SHRI DHIRAJ SAVJIBHAI MANJERI & (4) SHRI RAJENDRA RAMESH CHAUDHARY.
- 3) The Owners have also caused the search to be taken by the Advocate SHRI RAMAKANT G. PAWAR vide his Search Report dated 12/06/2015 in the relevant records of Sub-Registrar Offices at Panvel and no objectionable entry has been found in the records of sub-registrar at Panvel.
- 4) The Owners submitted the plan for development of the said plot of land to the authorities of District Collector of Raigad and got the said plan sanctioned from the District Collector, Raigad, Alibaug, and have obtained the necessary sanctions and permission vide development permission bearing reference number Kr. Masha/L.N.A.1(B)/S.R.170/2015, dated 04/11/2015, on the terms


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and conditions contained therein including the no objection certificate for height clearance from the Airport Authority of India vide its letter dated 18/11/2015 on the terms on conditions contained therein.

- 5) On the basis of the above and on the basis of copy of the documents placed before me, I am of the opinion that the title of land described below is clear and marketable and free from all encumbrances subject to compliance of the terms and conditions of the development permission, N.A. permission and of all the rules and regulations and laws for the time being in force.

The Schedule above referred to

All that piece or parcel of land bearing Survey No.-22, Hissa No.-0, admeasuring about 0-80-6 H.R.P. equivalent to 8060 Sq. Mts., Pot Kharaba 0-09-4 H.R.P. equivalent to 940 Sq. Mts., aggregating to 0-90-0 H.R.P. equivalent to 9000 Sq. Mts., situate, lying and being at Village-Karade Khurd, Tal.-Panvel, Dist.-Raigad in the Registration Sub-District of Panvel and bounded as follows i.e. to say:

On or towards the East by : Gat No.-25
On or towards the West by : Gat No.21, 23, & 25
On or towards the North by : Gat No.-25
On or towards the South by : Road & Gat No.-25

Dated this 17th December, 2015.

Yours truly,



(SUNIL J. GARG)
Advocate, High Court.

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