

**Jeetendra N. Shete**

**B. Com. LL. B  
ADVOCATE**

**Nandan Acard, 2<sup>nd</sup> Floor, Opp. State Bank of India, Above Regent Garden Hotel,  
Ashok Nagar Gate, Bhiwandi, Dist. Thane.**

☎ 220718, Mobile: 9960604500

Date: 05/06/2017.

**TITLE CLEARANCE CERTIFICATE**

Ref :- All that piece or parcel of land bearing Survey Nos. 46/1, 46/1/A, 46/2/A, 46/2/B, 46/3, 46/5, 46/7, 46/9, 46/11, 49/1, 49/2, 49/3, 49/5, 49/6, 49/7, 49/8/A, 49/8/B, 49/8/C, 49/9, 49/10, 49/11/A, 49/11/B, 50/1/B, 50/4/A, 50/5, 50/6, 50/9, 53/5, 53/6, 54/5, 54/6, 54/8, 310/2, 310/4, 310/5/B; totally admeasuring about **3H-56R-00P**; equivalent to **35600 Sq. Mtrs.**; situate lying and being at Mouje Kalher, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchyat Kalher, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; (hereinafter referred to as "the said Land") belonging to SHRI RAMNIKLAL JETHALAL SHAH; (hereinafter referred to as "the Land Owner").

I hereby certify upon reference of various 7/12 Extract and documents provided by the client, in respect of said land that, I have examined and inspected the title that, by virtue of various Deeds and Documents the Land Owner SHRI RAMNIKLAL JETHALAL SHAH; has purchased All that piece or parcel of land bearing Survey Nos. 46/1, 46/1/A, 46/2/A, 46/2/B, 46/3, 46/5, 46/7, 46/9, 46/11, 49/1, 49/2, 49/3, 49/5, 49/6, 49/7, 49/8/A, 49/8/B, 49/8/C, 49/9, 49/10, 49/11/A, 49/11/B, 50/1/B, 50/4/A, 50/5, 50/6, 50/9, 53/5, 53/6, 54/5, 54/6, 54/8, 310/2, 310/4, 310/5/B; totally admeasuring about **3H-56R-00P**; equivalent to **35600 Sq. Mtrs.**; situate lying and being at Mouje Kalher, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchyat Kalher, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; from various land owners of Village Kalher, Taluka Bhiwandi, Dist : Thane;

By Virtue of Development Agreement bearing Registration Serial No. 3232/2017-BWD-1 and by Power of Attorney bearing Serial No. 3233/2017-BWD-1, dated 23/05/2017, **M/S. JAI BHAWANI ORCHID INFRA LLP**, A Limited Liability Partnership Firm, (PAN NO. AAMFJ3662M); having its Office at 5, Karmapushpa Apartment, J.S. Road, Bhandar Ali, Thane; through Its Partners **1) SHRI JIGNESH MAGANLAL GADA**, Age 30 Years, Occupation: Business, **2) SHRI PANKAJ SURESH MEHTA**, Age 40 Years, Occupation: Business; has purchased Development Rights from Land Owner SHRI RAMNIKLAL JETHALAL SHAH; in respect of All that piece or parcel of land bearing Survey Nos. 46/1, 46/1/A, 46/2/A, 46/2/B, 46/3, 46/5, 46/7, 46/9, 46/11, 49/1, 49/2, 49/3, 49/5, 49/6, 49/7, 49/8/A, 49/8/B, 49/8/C, 49/9, 49/10, 49/11/A, 49/11/B, 50/1/B, 50/4/A, 50/5, 50/6, 50/9, 53/5, 53/6, 54/5, 54/6, 54/8, 310/2, 310/4, 310/5/B; totally admeasuring about **3H-56R-00P**; equivalent to **35600 Sq. Mtrs.**; situate lying and being at Mouje Kalher, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchyat Kalher, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; from various land owners of Village Kalher, Taluka Bhiwandi, Dist : Thane; with all terms and conditions mentioned in the said document.

AND in my opinion and as per 7/12 extract of the said land, the title of the said land is clear, marketable and beyond reasonable doubt standing in the name of SHRI RAMNIK JETHALAL SHAH & Development rights purchased by **M/S. JAI BHAWANI ORCHID INFRA LLP**

Signature,



(Jeetendra N. Shete)

Advocate.



*Nandan Acarda, 2<sup>nd</sup> Floor, Opp. State Bank of India, Above Regent Garden Hotel,  
Ashok Nagar Gate, Bhiwandi, Dist. Thane.*

☎ 220718, Mobile: 9960604500

Date: 05/06/2017.

**TITLE CLEARANCE CERTIFICATE**

Ref :- All that piece and parcel of Land bearing Survey No. 310, Hissa No. 3, area admeasuring about 0-13-50 (H-R-P); Situate, lying and being at Village Kalher, Tal - Bhiwandi, Dist - Thane, within the limits of Grampanchayat Kalher; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; (hereinafter referred to as "the said Land") belonging to 1)SHRI MAHANAND KASHINATH PATIL, 2)SHRI MADHUKAR KASHINATH PATIL, 3)SHRI MANOHAR KASHINATH PATIL, 4)SHRI SHALIK KASHINATH PATIL; (hereinafter referred to as "the Land Owner").

I hereby certify upon reference of 7/12 extract and documents provided by the client, in respect of said land that, I have examined and inspected the title of Land bearing Survey No. 310, Hissa No. 3, area admeasuring about 0-13-50 (H-R-P); Situate, lying and being at Village Kalher, Tal - Bhiwandi, Dist - Thane, within the limits of Grampanchayat Kalher; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; within the limits of Grampanchayat Kalher; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; belonging to 1)SHRI MAHANAND KASHINATH PATIL, 2)SHRI MADHUKAR KASHINATH PATIL, 3)SHRI MANOHAR KASHINATH PATIL, 4)SHRI SHALIK KASHINATH PATIL;

AND in my opinion and as per 7/12 extract of the said land, the title of the said land is clear, marketable and beyond reasonable doubt.

Signature,



A handwritten signature in black ink, appearing to be "Jeetendra N. Shete".

(Jeetendra N. Shete)

Advocate.