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Jeetendra N. Shete

B. Com. LL. B
ADVOCATE

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

① 220718, Mobile : 9960604500

Date: 12/01/2018.

TITLE CLEARANCE CERTIFICATE

Ref :- All that piece and parcel of Non-Agricultural land Survey No. 3, Hissa No. 4/2, area admeasuring about 1725.75 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. Thane; (hereinafter referred to as "the said Land") belonging to **1) SHRI SHIVAJI RAMCHANDRA MANDOLE 2) SMT SHARMILA MAHENDRA JAIN 3) SHRI MANGILAL RAJARAM CHOUDHARI 4) SHRI MAHENDRA KESHAVAJI KOTHARI**; (hereinafter referred to as "the Land OwnerS").

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. 235, dated 27/03/1951 and by virtue of award dated 04/08/1949; AMBA MANAJI PEDHI through its Partner & Owner **1) SHRI SOGA JAYRUPJI 2) SHRI SONA GOMAJI 3) SHRI FULCHAND HEMAJI SHETH** have obtain award of Rs. 750/- in respect of All that piece and parcel of land bearing Survey No. 3, Hissa No. 4; in favour of **AMBO ABA BHOIR**.

By virtue of Mutation Entry No. 593 dated 20/10/1968, the Land Owner **DATTU AMBO BHOIR** had transferred All that piece and parcel of land bearing Survey No. 3, Hissa No. 4; in favour of his brother **TUKARAM AMBO**.

By virtue of Mutation Entry No. 640 dated 01/01/1971, **SHRI TUKARAM AMBO BHOIR** has mortgaged All that piece and parcel of land bearing Survey No. 3, Hissa No. 4;

By Virtue of a Mutation Entry No. 706, dated 02/05/1976 **SHRI MOTILAL MAIKULAL GUPTA** was cultivating the land bearing Survey No. 3/4; and By Virtue of Tenancy Suit No. 5/75 dated on 02/08/75 therefore his name was recorded as the Tenant.

By virtue of Mutation Entry 787, dated 04/12/1976, and by virtue of Taluka Order No. LS-III-1863 given by dated 20/11/1976 Hon'ble Addl. Mamedar and Agricultural and Tribunal Land and under Section 32-G of Bombay Tenancy And Agricultural Land Act, 1948; the tenant



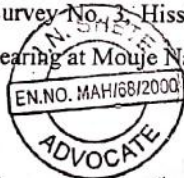
SHRI MOTILAL MAIKULAL GUPTA has purchased All that piece and parcel of land bearing Survey No. 3, Hissa No. 4; Situate, lying and being at Mouje Narpoli, Taluka Bhiwandi, Dist. Thane; from the original Land owner **SHRI TUKARAM AMBO BHOIR** per amount of Rs.750/- (Rupees Two Thousand Only) and by virtue of Tenancy Certificate No. LS-III-1863 the charge of Rs. 750/- has been removed from All that piece and parcel of land bearing Survey No. 3, Hissa No. 4 and same has been recorded.

By virtue of Mutation Entry No. 1456, dated 24/12/1984 and by virtue of Exchange deed the Land Owners **SHRI NAMDEV & AMBO BHOIR** have Exchange All that piece and parcel of Non-Agricultural Land bearing Survey No. 3, Hissa No. 6 instead of Land bearing Survey No. 3, Hissa No. 4 in favour of **SHRI MOTILAL MAILULAL GUPTA**; And by virtue of Exchange deed the Land Owners **SHRI MOTILAL MAILULAL GUPTA** has Exchange All that piece and parcel of Non-Agricultural Land bearing Survey No. 3, Hissa No. 4 instead of Land bearing Survey No. 3, Hissa No. 6 in favour of **SHRI NAMDEV & AMBO BHOIR**; Situate, lying and bearing 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.

By virtue of Mutation Entry No. 210⁷ dated 26/03/1992, and by virtue of sale deed dated 17/03/1988, the Land Owners **SHRI NAMDEV AMBO BHOIR** have sold All that piece and parcel of Non-Agricultural Land bearing Survey No. 3, Hissa No. 4; area admeasuring about 2464.00 Sq. Yards; Situate, lying and bearing 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 **SMT KASTURBEN ZHAVERCHAND SHAH**.

By virtue of Mutation Entry No. 4559 dated 08/04/2015, and by virtue of sale deed bearing Registration Serial No. 6711/2014 dated 30/12/2014; the Land Owners **SMT KASTURBEN ZHAVERCHAND SHAH** has sold All that piece and parcel of Non-Agricultural Land bearing Survey No. 3, Hissa No. 4Paiki; area admeasuring about 1725.70 Sq. Mtrs; Situate, lying and bearing 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 SHIVAJI RAMCHANDRA MANDOLE** 2) **SMT SHARMILA MAHENDRA JAIN** 3) **SHRI MANGILAL RAJARAM CHAUDHARI**.

By virtue of Development Agreement bearing Registration Serial No. 69/2015 dated 31/12/2014 & registered on 05/01/2015; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi, 1) **SHRI SHIVAJI RAMCHANDRA MANDOLE & Others** had entered into the Development Agreement with **M/S GANDHI & SAMANI ENTERPRISES THROUGH ITS PARTNER** 1) **SHRI MAHENDRA DALJCHAND GANDHI** 2) **SHRI BHAVESH MAHENDRA GANDHI** 3) **SHRI LALIT HARIDAS SAMANI** 4) **SHRI ANKIT DAYALAL SAMANI** in respect of the said Land All that piece and parcel of Non-Agricultural Land bearing Survey No. 3, Hissa No. 4Paiki; area admeasuring about 1725.70 Sq. Mtrs; Situate, lying and bearing 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 transferring development right to M/S GANDHI & SAMANI ENTERPRISES THROUGH ITS PARTNER 1) SHRI MAHENDRA DALICHAND SAMANI 2) SHRI BHAVESH MAHENDRA GANDHI 3) SHRI LALIT HARDAS SAMANI 4) SHRI ANKIT DAYALAL SAMANI.

By virtue of Mutation Entry No. 4638 dated 25/04/2016, and by virtue of sale deed bearing Registration Serial No. 1862/2016 dated 30/03/2016 & registered on 30/03/2016; duly

registered with Joint Sub-Registrar of Assurances, Bhiwandi, the Land Owners 1) SHRI SHIVAJI RAMCHANDRA MANDOLE 2) SMT SHARMILA MAHENDRA JAIN 3) SHRI

MANGILAL RAJARAM CHAUDHARI along with Confirming Party M/S GANDHI & SAMANI ENTERPRISES THROUGH ITS PARTNER 1) SHRI MAHENDRA

DALICHAND GANDHI 2) SHRI BHAVESH MAHENDRA GANDHI 3) SHRI LALIT HARDAS SAMANI 4) SHRI ANKIT DAYALAL SAMANI have sold All that piece and

parcel of Non-Agricultural Land bearing Survey No. 3, Hissa No. 4Palki; area admeasuring about 194.05 Sq. Mtrs; Situate, lying and bearing 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 Taluka Bhiwandi, in favour of SHRI MAHENDRA

KESHAVAJI KOTHARI

And in my opinion and upon reference of Search Report of SHRI SUNIL M. KOSHTI 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. 3, Hissa No. 4/2; area admeasuring about 1725.75 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, Thane that the said land belongs to 1) SHRI SHIVAJI RAMCHANDRA MANDOLE 2) SMT SHARMILA MAHENDRA JAIN 3) SHRI

MANGILAL RAJARAM CHAUDHARI 4) SHRI MAHENDRA KESHAVAJI KOTHARI

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



(Handwritten signature)

Signature,

(Jeetendra N. Shete)
Advocate.