

Jeetendra N. Shete

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

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

☎ 220718, Mobile: 9960604500

Date: 22/11/2018.

TITLE CLEARANCE CERTIFICATE

Ref :- All that piece and parcel of Land bearing Survey No. 120, Hissa No. 2 Part; area admeasuring about 0-11-90 (H-R-P); Situate, lying and being at Village Temghar, Tal - Bhiwandi, Dist - Thane; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; (hereinafter referred to as "the said Land") belonging to SMT. ARCHANA GURUNATHI TAWARE (hereinafter referred to as "the Land Owner").

And by virtue of Mutation Entry No. 1099, dated 01/08/1971 and by virtue of Registered Sale Deed dated 21/06/1971, 1) SHRI VIJAYKUMAR DHONDU SHETE and 2) SHRI RAJKUMAR DHONDU SHETE has purchased all that piece or parcel of land bearing Survey No. 120/2Part, area admeasuring about 2350.00 Sq. Mtrs.; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; from SHRI ACHHYUT RAMCHANDRA GHANVATKAR.

And by virtue of Mutation Entry No. 1409, dated 30/08/1982 and by virtue of Partition dated 20/08/1982 between the 1) SHRI VIJAYKUMAR DHONDU SHETE and 2) SHRI RAJKUMAR DHONDU SHETE; the said land bearing Survey No. 120/2Part, area admeasuring about 1175.00 Sq. Mtrs.; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; is recorded in the name of SHRI VIJAYKUMAR DHONDU SHETE and the said land bearing Survey No. 120/2Part, area admeasuring about 1175.00 Sq. Mtrs.; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; is recorded in the name of SHRI RAJKUMAR DHONDU SHETE.



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And by virtue of Mutation Entry No. 1599, dated 01/08/1985 and by virtue of Registered Sale Deed bearing Serial No. 788/1985-BWD-1, dated 23/05/1985, SMT. ARCHANA GURUNATH TAWARE has purchased all that piece or parcel of land bearing Survey No. 120/2Part, area admeasuring about 1190.00 Sq. Mtrs.; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; from SHRI VIJAYKUMAR DHONDU SHETE.

And by virtue of Registered Mortgage Deed bearing Serial No. 4399/2011, dated 01/06/2011, SMT. ARCHANA GURUNATH TAWARE & SHRI VIJAY PANDURANG PATIL, through their Partnership Firm M/s. Panash Realtors have Mortgaged all that piece and parcel of land bearing Survey No. 120/2Part, area admeasuring about 2380.00 Sq. Mtrs.; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of Gopinath Patil Parasik Janata Sahakari Bank Limited.

And by virtue of Registered Re-Conveyance Deed bearing Serial No. 5627/2015 - BWD-2, dated 22/09/2015, Gopinath Patil Parasik Janata Sahakari Bank Limited have Re - Conveyed by relinquished rights of all that piece and parcel of land bearing Survey No. 120/2 Part, area admeasuring about 2380.00 Sq. Mtrs.; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of SMT. ARCHANA GURUNATH TAWARE & SHRI VIJAY PANDURANG PATIL through their Partnership Firm M/s. Panash Realtors.




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By virtue of Registered Development Agreement bearing Registration Serial No. 6499/2015, executed and registered on dated 30/09/2015; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA have purchased Development Rights in respect of All that piece and parcel of plot of land bearing Survey No. 120, Hissa No. 2/Part, area admeasuring about 0-41-5, Survey No. 120, Hissa No. 2/Part, area admeasuring about 0-11-9, Survey No. 120, Hissa No. 2/Part, area admeasuring about 0-11-9; totally area admeasuring about 0-65-3 (H-R-P); situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; from the Land Owners i.e. SHRI VIJAY PANDURANG PATIL & OTHERS.

By Virtue of a Registered Supplementary Agreement bearing Registration Serial No. 4766/2016 duly executed and registered on 01/07/2016 duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1, in respect of Development Agreement bearing Registration Serial No. 6499/2015, executed and registered on dated 30/09/2015; the land owner SHRI VIJAY PANDURANG PATIL & OTHERS and the Developer M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA have execute & registered this agreement in respect of All that piece and parcel of plot of land bearing Survey No. 120, Hissa No. 2/Part, area admeasuring about 0-41-5, Survey No. 120, Hissa No. 2/Part, area admeasuring about 0-11-9, Survey No. 120, Hissa No. 2/Part, area admeasuring about 0-11-9; totally area admeasuring about 0-65-3 (H-R-P); situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane;




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By virtue of registered Mortgage Deed bearing serial no. 6208/2017, dated on 04/09/2017, BWD - 1. M/S ORNATE BUILDCON DEVELOPERS Through Its Partners M/S ORNATE INFRA HOLDING PVT. LTD. Through Its Director SHRI SANDIP KEDIA & OTHERS have Mortgage Deed all that piece and parcel Survey No. 120/2/Part, area admeasuring about 4150.00 Sq. Mtrs., Survey No. 120/2/Part, area admeasuring about 1190.00 Sq. Mtrs., and Survey No. 120/2/Part, area admeasuring about 1190.00 Sq. Mtrs. Totally area admeasuring about 6530.00 Sq. Mtrs., along with all the on first floor, flat bearing no. 101, 105, 106, 108, 110, 111, 113 & 114, on second floor, flat bearing no. 209, 210, 211, 212, 213 & 214, on third floor, flat bearing no. 310, 311, 312, 313, & 314, on fourth floor, flat bearing no. 408, 410, 411, 412 & 413, on fifth floor, flat bearing no. 507, 512, 513 & 514, on sixth floor, flat bearing no. 610, 611, 612, 613 & 614, on seventh floor, flat bearing no. 709, 712, 713 & 714, on eighth floor, flat no. 804, 805, 806, 807, 808, 809, 810, 811, 812, on ninth floor, flat bearing no. 904, 905, 906, 907 & 908, on tenth floor, flat bearing no. 1003, 1004, 1005, 1006, building named as "Ornate Kalisto", Situate, lying and being at Village Temghar, Tal - Bhiwandi, Dist - Thane; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; in favour of M/S P. N. B. HOUSING FINANCE LTD., Through Its Manager SHRI ANKIT SAVLA.

I hereby certify upon reference of documents provided by the client, in respect of said land that, I have examined and inspected the title of All that piece and parcel of Land bearing Survey No. 120, Hissa No. 2 Part; area admeasuring about 0-11-90 (H-R-P); Situate, lying and being at Village Temghar, Tal - Bhiwandi, Dist - Thane; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; belonging to SMT. ARCHANA GURUNATH TAWARE, and has conferred Development Rights in respect of the bearing Survey No. 120, Hissa No, 2 Part; area admeasuring about 0-11-90 (H-R-P) to M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S, ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA.



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This title is in respect of land only, no flats entries have been taken.

And in my opinion, the title of the said land is clear, marketable subject to terms and condition mentioned in the above said Development Agreement subject to clearance of loan of M/S P. N. B. HOUSING FINANCE LTD., Through Its Manager SHRI ANKIT SAVLA.

Signature,



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

(Jeetendra N. Shete)
Advocate.

Jeetendra N. Shete

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Date: 22/11/2018.

TITLE CLEARANCE CERTIFICATE

Ref :- All that piece and parcel of Land bearing Survey No. 120, Hissa No. 2 Part, area admeasuring about 0-11-90 (H-R-P); Situate, lying and being at Village Temghar, Tal – Bhiwandi, Dist – Thane; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; (hereinafter referred to as “the said Land”) belonging to SMT. ARCHANA GURUNATHI TAWARE (hereinafter referred to as “the Land Owner”).

And by virtue of Mutation Entry No. 1099, dated 01/08/1971 and by virtue of Registered Sale Deed dated 21/06/1971, 1) SHRI VIJAYKUMAR DHONDU SHETE and 2) SHRI RAJKUMAR DHONDU SHETE has purchased all that piece or parcel of land bearing Survey No. 120/2Part, area admeasuring about 2350.00 Sq. Mtrs.; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; from SHRI ACHHAYUT RAMCHANDRA GHANVATKAR.

And by virtue of Mutation Entry No. 1409, dated 30/08/1982 and by virtue of Partition dated 20/08/1982 between the 1) SHRI VIJAYKUMAR DHONDU SHETE and 2) SHRI RAJKUMAR DHONDU SHETE; the said land bearing Survey No. 120/2Part, area admeasuring about 1175.00 Sq. Mtrs.; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; is recorded in the name of SHRI VIJAYKUMAR DHONDU SHETE and the said land bearing Survey No. 120/2Part, area admeasuring about 1175.00 Sq. Mtrs.; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; is recorded in the name of SHRI RAJKUMAR DHONDU SHETE.



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And by virtue of Mutation Entry No. 1600, dated 01/08/1985 and by virtue of Registered Sale Deed bearing Serial No. 787/1985-BWD-1, dated 23/05/1985, SMT. LILAVATI HARESHWAR KENI has purchased all that piece or parcel of land bearing Survey No. 120/2Part, area admeasuring about 1190.00 Sq. Mtrs.; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; from SHRI RAJKUMAR DHONDU SHETE.

And by virtue of Mutation Entry No. 4003, dated 02/08/2010 and by virtue of Registered Sale Deed bearing Serial No. 03515/2008-BWD-2, dated 10/07/2008, SMT. ARCHANA GURUNATH TAWARE has purchased all that piece or parcel of land bearing Survey No. 120/2Part, area admeasuring about 1190.00 Sq. Mtrs.; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; from SHRI HARESHWAR ATMARAM KENI & OTHERS.

And by virtue of Registered Mortgage Deed bearing Serial No. 4399/2011, dated 01/06/2011, SMT. ARCHANA GURUNATH TAWARE & SHRI VIJAY PANDURANG PATIL through their Partnership Firm M/s. Panash Realtors have mortgaged all that piece and parcel of land bearing Survey No. 120/2Part, area admeasuring about 2380.00 Sq. Mtrs.; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of Gopinath Patil Parasik Janata Sahakari Bank Limited.




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And by virtue of Registered Re-Conveyance Deed bearing Serial No. 5627/2015 – BWD-2, dated 22/09/2015, Gopinath Patil Parasik Janata Sahakari Bank Limited have Re - Conveyed by relinquished rights of all that piece and parcel of land bearing Survey No. 120/2 Part , area admeasuring about 2380.00 Sq. Mtrs.; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of SMT. ARCHANA GURUNATH TAWARE & SHRI VIJAY PANDURANG PATIL through their Partnership Firm M/s. Panash Realtors.

By virtue of Registered Development Agreement bearing Registration Serial No. 6499/2015, executed and registered on dated 30/09/2015; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA have purchased Development Rights in respect of All that piece and parcel of plot of land bearing Survey No. 120, Hissa No. 2/Part, area admeasuring about 0-41-5, Survey No. 120, Hissa No. 2/Part, area admeasuring about 0-11-90, Survey No. 120, Hissa No. 2/Part, area admeasuring about 0-11-90; totally area admeasuring about 0-65-3 (H-R-P); situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; from the Land Owners i.e. SHRI VIJAY PANDURANG PATIL & OTHERS.

By Virtue of a Registered Supplementary Agreement bearing Registration Serial No. 4766/2016 duly executed and registered on 01/07/2016 duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1, in respect of Development Agreement bearing Registration Serial No. 6499/2015, executed and registered on dated 30/09/2015; the land owner SHRI VIJAY PANDURANG PATIL & OTHERS and the Developer M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA have execute & registered this agreement in





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respect of All that piece and parcel of plot of land bearing Survey No. 120, Hissa No. 2/Part, area admeasuring about 0-41-5, Survey No. 120, Hissa No. 2/Part, area admeasuring about 0-11-90, Survey No. 120, Hissa No. 2/Part, area admeasuring about 0-11-90; totally area admeasuring about 0-65-3 (H-R-P); situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane;

By virtue of registered Mortgage Deed bearing serial no. 6208/2017, dated on 04/09/2017, BWD - 1. M/S ORNATE BUILDCON DEVELOPERS Through Its Partners M/S ORNATE INFRA HOLDING PVT. LTD. Through Its Director SHRI SANDIP KEDIA & OTHERS have Mortgage Deed all that piece and parcel Survey No. 120/2/Part, area admeasuring about 4150.00 Sq. Mtrs., Survey No. 120/2/Part, area admeasuring about 1190.00 Sq. Mtrs., and Survey No. 120/2/Part, area admeasuring about 1190.00 Sq. Mtrs, Totally area admeasuring about 6530.00 Sq. Mtrs., along with all the on first floor, flat bearing no. 101, 105, 106, 108, 110, 111, 113 & 114, on second floor, flat bearing no. 209, 210, 211, 212, 213 & 214, on third floor, flat bearing no. 310, 311, 312, 313, & 314, on fourth floor, flat bearing no. 408, 410, 411, 412 & 413, on fifth floor, flat bearing no. 507, 512, 513 & 514, on sixth floor, flat bearing no. 610, 611, 612, 613 & 614, on seventh floor, flat bearing no. 709, 712, 713 & 714, on eighth floor, flat no. 804, 805, 806, 807, 808, 809, 810, 811, 812, on ninth floor, flat bearing no. 904, 905, 906, 907 & 908, on tenth floor, flat bearing no. 1003, 1004, 1005, 1006, building named as "Ornate Kalisto", Situate, lying and being at Village Temghar, Tal - Bhiwandi, Dist - Thane; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; in favour of M/S P. N. B. HOUSING FINANCE LTD., Through Its Manager SHRI ANKIT SAVLA.

I hereby certify upon reference of documents provided by the client, in respect of said land that, I have examined and inspected the title of All that piece and parcel of Land bearing Survey No. 120, Hissa No. 2 Part; area admeasuring about 0-11-90 (H-R-P); Situate, lying and being at Village Temghar, Tal - Bhiwandi, Dist - Thane; Joint Sub-Registration District and Taluka Bhiwandi,



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Registration District and Dist. Thane; belonging to SMT. ARCHANA GURUNATH TAWARE. and has conferred Development Rights in respect of the bearing Survey No. 120, Hissa No. 2 Part; area admeasuring about 0-11-90 (H-R-P) to M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA.

And in my opinion, the title of the said land is clear, marketable subject to terms and condition mentioned in the above said Development Agreement subject to clearance of loan of M/S P. N. B. HOUSING FINANCE LTD., Through Its Manager SHRI ANKIT SAVLA.



Signature,

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

(Jeetendra N. Shete)

Advocate.

Jeetendra N. Shete

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Date: 22/11/2018.

TITLE CLEARANCE CERTIFICATE

Ref :- All that piece and parcel of Land bearing Survey No. 120, Hissa No. 2 Part; area admeasuring about 0-41-5 (H-R-P); Situate, lying and being at Village Temghar, Tal - Bhiwandi, Dist - Thane; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; (hereinafter referred to as "the said Land") belonging to 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GURUNATH TAWARE, 3) SHRI RITESH GURUNATH TAWARE; (hereinafter referred to as "the Land Owners").

And by virtue of Mutation Entry No. 769, dated 01/01/1962 and by virtue of Order of Mamlatdar, Bhiwandi passed the said Order No. L. 2293, in application under Sec. 32G of Bombay Tenancy and Agricultural Land Act, the said tenant SHRI BAPU HENDRYA NAIK has purchased the said land from the Original Owner SHRI ACHHYUT RAMCHANDRA GHANVATKAR. And therefore the name of the tenant SHRI BAPU HENDRYA NAIK has been recorded on the Other Rights Column of the 7/12 of the said land.

And by virtue of Mutation Entry No. 1108, dated 05/05/1972 and as per the Maharashtra Governments Enforcement Act & Indian Coinage Act, the Special District Inspector Land Records (Decimal) Thane had replaced the prevailing system of maintenance of land record with the decimal system.

AFTER the death of BAPU HENDRYA NAIK and by virtue of Law of inheritance and by Mutation Entry No. 4098, dated 09/03/2011 the said Land had been transferred in the name of Legal Heirs i.e. 1) SHRI SUDAM BAPU NAIK (Son), 2) SMT. PARVATI SHANKAR CHOUDHARI (Daughter), 3) SHRI BALARAM BAPU NAIK (Son), 4) SHRI VITTHAL BAPU NAIK (Son), 5) SHRI SHIVNATH BAPU NAIK (Son), 6) LATE CHANDRAKANT BAPU NAIK (Son) Through His Legal Heirs a) SHRI ANIL CHANDRAKANT NAIK (Grandson), b) SMT. VANDANA SUBHASH BHOIR (Granddaughter).



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e) LATE SHAKUNTALA CHANDRAKANT NAIK (Daughter-In-Law), d) LATE SUNIL CHANDRAKANT NAIK (Grandson) Through His Legal Heir i) SMT. SUNITA SUNIL NAIK (Granddaughter-In-Law), 7) LATE HENDER BAPU NAIK (Son) Through His Legal Heirs a) SMT. NIRABAI HENDER NAIK (Daughter-In-Law), b) SHRI PREMNATH HENDER NAIK (Grandson), c) SHRI BIRJU HENDER NAIK (Grandson), d) SMT. LAXMI ASHOK MHATRE (Granddaughter), e) SMT. BHARTI RAVINDRA PATIL (Granddaughter), f) SMT. SARLA NARSHU PATIL (Granddaughter).

And by virtue of Registered Agreement For Sale bearing Serial No. 04514-BWD-2, dated 07/06/2011, 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GURUNATH TAWARE & 3) SHRI RITESH GURUNATH TAWARE, have purchased all that piece or parcel of land bearing Survey No. 120/2Part, area admeasuring about 4150.00 Sq. Mtrs.; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; from SHRI SUDAM BAPU NAIK & OTHERS.

And by virtue of Mutation Entry No. 4311, dated 21/03/2012 and by virtue of Registered Sale Deed bearing Serial No. 00949/2012, dated 31/01/2012, 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GURUNATH TAWARE & 3) SHRI RITESH GURUNATH TAWARE, have registered final Sale Deed of all that piece or parcel of land bearing Survey No. 120/2 Part, area admeasuring about 4150.00 Sq. Mtrs.; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; from SHRI SUDAM BAPU NAIK & through his Constituted attorney SHRI VIJAY PANDURANG PATIL.

And by virtue of Registered Mortgage Deed bearing Serial No. 4399/2011, dated 01/06/2011, SMT. ARCHANA GURUNATH TAWARE & SHRI VIJAY PANDURANG PATIL through their Partnership Firm M/s. Panash Realtors have Mortgaged all that piece and parcel of land bearing Survey No. 120/2Part, area




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admeasuring about 2380.00 Sq. Mtrs.; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of Gopinath Patil Parasik Janata Sahakari Bank Limited.

And by virtue of Registered Re-Conveyance Deed bearing Serial No. 5627/2015 – BWD-2, dated 22/09/2015, Gopinath Patil Parasik Janata Sahakari Bank Limited have Re - Conveyed by relinquished rights of all that piece and parcel of land bearing Survey No. 120/2 Part, area admeasuring about 2380.00 Sq. Mtrs.; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of SMT. ARCHANA GURUNATH TAWARE & SHRI VIJAY PANDURANG PATIL through their Partnership Firm M/s. Panash Realtors.

By virtue of Registered Development Agreement bearing Registration Serial No. 6499/2015, executed and registered on dated 30/09/2015; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA have purchased Development Rights in respect of All that piece and parcel of plot of land bearing Survey No. 120, Hissa No. 2/Part, area admeasuring about 0-41-5, Survey No. 120, Hissa No. 2/Part, area admeasuring about 0-11-9, Survey No. 120, Hissa No. 2/Part, area admeasuring about 0-11-9; totally area admeasuring about 0-65-3 (H-R-P); situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; from the Land Owners i.e. SHRI VIJAY PANDURANG PATIL & OTHERS.

By Virtue of a Registered Supplementary Agreement bearing Registration Serial No. 4766/2016 duly executed and registered on 01/07/2016 duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1, in respect of Development




Jeetendra N. Shete**B. Com. LL. B
ADVOCATE**

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

☎ 220718, Mobile: 9960604500

Agreement bearing Registration Serial No. 6499/2015, executed and registered on dated 30/09/2015; the land owner SHRI VIJAY PANDURANGI PATIL & OTHERS and the Developer M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA have execute & registered this agreement in respect of All that piece and parcel of plot of land bearing Survey No. 120, Hissa No. 2/Part, area admeasuring about 0-41-5, Survey No. 120, Hissa No. 2/Part, area admeasuring about 0-11-9, Survey No. 120, Hissa No. 2/Part, area admeasuring about 0-11-9; totally area admeasuring about 0-65-3 (H-R-P); situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane;

By virtue of registered Mortgage Deed bearing serial no. 6208/2017, dated on 04/09/2017, BWD – 1. M/S ORNATE BUILDCON DEVELOPERS Through Its Partners M/S ORNATE INFRA HOLDING PVT. LTD. Through Its Director SHRI SANDIP KEDIA & OTHERS have Mortgage Deed all that piece and parcel Survey No. 120/2/Part, area admeasuring about 4150.00 Sq. Mtrs., Survey No. 120/2/Part, area admeasuring about 1190.00 Sq. Mtrs., and Survey No. 120/2/Part, area admeasuring about 1190.00 Sq. Mtrs, Totally area admeasuring about 6530.00 Sq. Mtrs., along with all the on first floor, flat bearing no. 101, 105, 106, 108, 110, 111, 113 & 114, on second floor, flat bearing no. 209, 210, 211, 212, 213 & 214, on third floor, flat bearing no. 310, 311, 312, 313, & 314, on fourth floor, flat bearing no. 408, 410, 411, 412 & 413, on fifth floor, flat bearing no. 507, 512, 513 & 514, on sixth floor, flat bearing no. 610, 611, 612, 613 & 614, on seventh floor, flat bearing no. 709, 712, 713 & 714, on eighth floor, flat no. 804, 805, 806, 807, 808, 809, 810, 811, 812, on ninth floor, flat bearing no. 904, 905, 906, 907 & 908, on tenth floor, flat bearing no. 1003, 1004, 1005, 1006, building named as "Ornate Kalisto", Situate, lying and being at Village Temghar, Tal – Bhiwandi, Dist – Thane; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane, in favour of M/S P. N. B. HOUSING FINANCE LTD., Through Its Manager SHRI ANKIT SAVLA.




I hereby certify upon reference of documents provided by the client, in respect of said land that, I have examined and inspected the title of All that piece and parcel of Land bearing Survey No. 120, Hissa No. 2 Part; area admeasuring about 0-41-5 (II-R-P); Situate, lying and being at Village Temghar, Tal - Bhiwandi, Dist - Thane; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; belonging to 1) SHRI VIJAY PANDURANG PATIL, 2) SMT. ARCHANA GURUNATH TAWARE, 3) SHRI RIRESH GURUNATH TAWARE, and has conferred Development Rights in respect of the bearing Survey No. 120, Hissa No. 2 Part; area admeasuring about 0-41-5 (II-R-P) to M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA.

And in my opinion, the title of the said land is clear, marketable subject to terms and condition mentioned in the above said Development Agreement subject to clearance of loan of M/S P. N. B. HOUSING FINANCE LTD., Through Its Manager SHRI ANKIT SAVLA.



Signature,

A handwritten signature in blue ink, appearing to read "Jeeendra N. Shete".

(Jeeendra N. Shete)

Advocate.