

V. B. Ghodvaidya

B.SC.(Hons.), D.A.M., LL.M.
Advocate High Court.

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Date : 17.04.2019

M/s **Tharwani Realty**
through sole proprietor
Shri Anil Hardasmal Tharwani
310 to 313, Persipolis,
Plot No.74, Sector-17,
Vashi, Navi Mumbai

TITLE CERTIFICATE

Reg: All that **Building Type A, Building Type B and club house** being constructed on **Plot-1** out of the amalgamated and consolidated pieces and parcels of land lying, being, situate at village Barave, Taluka Kalyan, District Thane, bearing

Survey No.	Hissa No.	Area (Sq.mtrs)
4	2	10050
25	6	1800
26	8	350
4	4	1310

and after survey and measurements for non-agricultural assesment and due to the effect of kami-jast patrak No. 1/2017 dated 08.12.2017, the abovesaid lands are now identified and recorded as

S. No.	H. No.	Area (Sq.mts)	Owner and Holding
4A	1	4375	Anil Tharwani - 927.50 sq.mts M/s Tharwani Realty- 3447.50 sq.mts
4A	2	125	Anil Tharwani - 26.50 sq.mts M/s Tharwani Realty- 98.50 sq.mts
4A	3	3790	Anil Tharwani - 803.48 sq.mts M/s Tharwani Realty- 2986.52 sq.mts
4A	4	910	Anil Tharwani - 192.92 sq.mts M/s Tharwani Realty- 717.08 sq.mts
4A	5	150	Anil Tharwani - 31.80 sq.mts M/s Tharwani Realty- 118.20 sq.mts
4A	6	700	Anil Tharwani - 148.40 sq.mts M/s Tharwani Realty- 551.60 sq.mts
25A	1	800	Anil Tharwani
25A	2	1000	Anil Tharwani
26A	--	350	Anil Tharwani
4B	1	850	M/s Tharwani Realty
4B	2	460	M/s Tharwani Realty

within the limits of Kalyan Dombivli Municipal Corporation.

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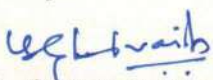
Under my two separate Certificates of Title both dated 11.07.2017, I have already certified the title of the above said lands as clear, marketable, free from reasonable encumbrances and doubts and that Shri Anil Hardasmal Tharwani, sole proprietor of M/s Tharwani Realty is well and sufficiently entitled to such consolidated land along with the right and authority to develop the same and to sell the flats and units therein constructed.

It further appears that the said property is converted to non agricultural tenure under the Non Agricultural Permission granted by The Collector, Thane under No. Mahasul/K-1/ T-7/ NAP/ Barave-Kalyan/ SR-176/2011 dated 13.01.2012 and further for such total amalgamated layout, the Building permission is issued by the Kalyan Dombivali Municipal Corporation under No. KDMP /NRV /BP /KV /505-216 dated 14.03.2012, revised under No. KDMP /NRV /BP /KV /2016-17/09 dated 05.07.2016.

It further appears that such entire amalgamated land stood naturally bifurcated due to passing of D.P. Road and for the purpose of better planning the same is identified as Plot 1 and Plot 2 and the promoter has obtained separate revised building permissions for Plot 1 and Plot 2 in such amalgamated layout and the promoter intends to carry out separate scheme of constructions on such two separate plots.

It further appears that the Kalyan Dombivali Municipal Corporation has granted separate revised building permission for Plot 1 under No. KDMP /NRV /BP /KV /2016-17/09/01 dated 05.04.2018 for construction of Building Type A, Building Type B and Club House on Plot 1 and it appears that in terms of revised building permission, the owner intends to commence and carry out scheme of construction on Plot-1 in the name and style as **Majestic Tower** and accordingly in terms of the sanctioned plans and permissions the Owner is entitled to develop the said property and to sell the flats/units constructed therein to intending purchasers.

I have also gone through the search report taken at the office of Sub-Registrar of Assurances at Kalyan and the search report does not reveal any entry which may fall in the category of encumbrances over the said property.


(V. B. GHODVAIDYA)
Advocate