

# NAIR AND ASSOCIATES

Advocates

ANNEXURE 'E'

4-A, Vijay Kunj, Gr. Floor, Jn. of Subway & Old Nagardas Road, Andheri (East), Mumbai-400 069.  
Tel: 28204056 / 28125001 • Telefax : 28125001 • e-mail : bvnair201@yahoo.com

Ref. No: \_\_\_\_\_

Date : \_\_\_\_\_

## TITLE CERTIFICATE

To

M/s.Aqsa Pureline Developers  
Survey No.63  
Chavindre, Bhiwandi  
Dist. Thane

Re: All that pieces or parcels of land bearing Survey No.63, Hissa Nos.1, 2 & 3 (part) admeasuring about 6991 square yards equivalent to 5850 square metres and Survey No.92, Hissa No.3/1 (part) admeasuring 3537 square yards equivalent to 2960 square metres and totally admeasuring 10528 square yards equivalent to 8810 square metres (less 801 square yards towards road widening and 1000 square yards being the retained area) i.e. in aggregate 8727 square yards situate at Village Chavindre, Talathi Saja Nagaon, Nasik Road, Bhiwandi, Taluka Bhiwandi, Dist. Thane (hereinafter referred to as 'the said property')

(1) Mr.Yusuf Adam Langha

(2) Mr.Imtiyaz Yuuf Langha

(3) Mr.Firoz Yusuf Langha

(4) Smt.Shamim Yusuf Langha .. .. Owners

and

M/s.Aqsa Pureline Developers .. .. Developers

(1) We have perused the search report dated 31<sup>st</sup> October, 2014 furnished to us in respect of the captioned property taken out from the Registration Office at Bhiwandi, Dist. Thane from the year 1985 to 2014.

(2) On perusal of the search report and copies of other relevant documents furnished to us, it is observed that:

(a) The Owners herein viz: Shri Yusuf Adam Langha, Smt.Shamim Yusuf Langha, Shri Imtiyaz Yusuf Langha and Shri Firoz Yusuf Langha are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property;

X

(b) By a Partnership Deed dated 1<sup>st</sup> May, 2013 executed between the Owners and (1) Mr.Mohammad Umar Ebrahim Lakdawala, (2) Mr.Yusuf Haji Ahmed Motiwala, (3) Mr.Farveer Yusuf Motiwala, (4) Mr.Haresh Vishidas Gursahani, (5) Mr.Ashfaq Ataur Rehman Khan, (6) Mr.Altaf Mohammad Umar Lakha, (7) Mr.Kasam Ahmed Rokadia, (8) Mr.Anis Salim Darvesh and (9) Mr.Mohammed Sarfaraz Shaukat Hussain Motiwala, the parties to the Partnership Deed dated 1<sup>st</sup> May, 2013 decided to carry on the business in partnership under the name and style of M/s.AQSA PURELINE DEVELOPERS on the terms and conditions agreed upon amongst them for development of the said property in joint venture;

(3) We have perused the 7/12 Extracts in respect of the said property and found that the names of the Owners appear to be the holders thereof.

(4) We have perused the Non-Agricultural permission issued by the Collector, Thane under No.REV/DESK-1/T-3/NAP/CHAVINDRA/BHIWANDI/SR-103/12 dated 1<sup>st</sup> August, 2012.

(5) The Municipal Corporation of Bhiwandi Nizampur City granted the Commencement Certificate No.108/2011-2012/TP-3467 on 15<sup>th</sup> March, 2012 for the proposed construction on the said property.

In view of above, we are of the opinion that subject to the Partnership Deed executed between the Owners and Mr.Mohammad Umar Ebrahim Lakdawala and 8 others on 1<sup>st</sup> May, 2013 to carry on development of the said property in joint venture, the title of the Owners to the said property is clear and marketable and is free from reasonable doubts and the Developers M/s.Aqsa Pureline Developers are fully entitled to develop the

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said property subject to the terms and conditions stipulated in the Partnership Deed dated 1<sup>st</sup> May, 2013 and subject to the plans approved and sanctioned by the Municipal Corporation of Bhiwandi Nizampur City and to enter into agreements with any prospective purchaser/s for sale of the premises in the proposed building to be constructed on the said property, as envisaged under the aforesaid Partnership Deed.

Dated this 26<sup>th</sup> day of October, 2015.

For NAIR & ASSOCIATES,

  
Advocates

