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Dated:- 07/01/2017

TITLE CERTIFICATE

Reg: Plot of land admeasuring area of 0H-04A-0P, bearing **Old Survey No.20/4 (part), New Survey No.20, Hissa No.4/C**, lying & being at village **KAUSA**, Taluka & District Thane-400612

I have been shown copies of following documents in respect of above-stated plot of land admeasuring area of 0H-04A-0P, bearing **Survey No.20, Hissa No.4/C**, lying & being at village **KAUSA**, Taluka & District Thane-400612; (hereinafter referred to as "said plot"), and on the basis of the limited documents I hereby record my observations as under:-

- 1) 7/12 Extract (Village Form No. VII-XII) in respect of said plot issued by Talathi, Saja Mumbra, Dist. Thane, standing in the name of Pravin Tulsidas Rajput (hereinafter referred to as "Owner").
- 2) **DEVELOPMENT AGREEMENT** dated 10/04/2015, whereby the said Owner has granted exclusive development rights in respect of said plot in favour of **M/s. A-Limitless Construction** (hereinafter referred to as "Developer"), which is duly registered with Sub-Registrar, Thane-2 at Serial No. **TNN2-3909-2015**. The main terms of the development agreement states as under:-
 - a. The Developer shall carry out construction on the said plot as per sanctioned plans,
 - b. The Owner shall be compensated in lieu of the grant of development rights as under:
 - i. Developer shall pay to the Owner an amount of **Rs.6,00,000/-** (Rupees Six lakhs only) as monetary consideration amounts
 - ii. Developer shall also pay to the Owner an amount of **Rs.50,000/-** (Rupees Fifty thousand only) per month towards rental amount from the date of handing over possession of the said plot until the completion of the project,
 - iii. Developer shall allot, grant, transfer and hand over to the Owner flats, premises & units, free of any costs & on ownership basis in the proposed building as under:
 1. 46 square meters carpet area on the ground floor,
 2. 115 square meter carpet area on the first floor,

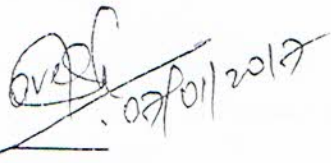
3. Entire stilt parking on the ground floor premises shall belong to the Owner
 4. 50% Ramp Area below Ground floor Level and 50% Terrace area above will be allotted to the Owner.
 5. If in the future any additional FSI is allowed as per any scheme of the Government then in that case, the Owner shall be entitled to 40% of the additional FSI.
- c. **SUPPLEMENTARY AGREEMENT** dated 28/12/2016, executed by and between the Owner & Developer and duly registered with Sub-Registrar, Thane-2 at Serial No. **TNN5-14246-2016** (in respect of technical clarification of terms of Development Agreement dated 10/04/2015).
- d. **Sanction of Development Permission Certificate** bearing No. 2742 issued by Thane Municipal Corporation under Regulation No.3 & 24, bearing V.P. No. **S09/0060/15 TMC/TDD/1710/16**, dated 03/03/2016,
- e. **SEARCH REPORT** dated 02/12/2016, issued by Deepak Jangam, Search Reporter, Panchpakhadi Thane (W), in respect of Search of the said plot in respect of transaction during the period from the year 1987 to 2016, which are summarized as follows:-
- i. **SALE DEED**, registered at Serial No. **TNN1-1808-1988** dated 10/03/1988, executed by Prabhudas Hamir Rajput pertaining to sale of plots bearing Survey No.20/4 (4502 square meter) and Survey No.21/3 (202 square meter) village Kausa, in favour of Abdul Salaam I. Rawal & others
 - ii. **SALE DEED**, registered at Serial No. **TNN1-1809-1988** dated 10/03/1988, executed by Prabhudas Hamir, Rajput pertaining to sale of plots total admeasuring 500 square meters out of lands bearing Survey No.20/4 (5385 square yards) and Survey No.21/3 (500 square yards) village Kausa, in favour of Tulsidas Prabhudas Rajput.
 - iii. **Development Agreement**, dated **10/04/2015**, duly registered with Sub-Registrar, Thane-2 at Serial No. **TNN2-3909-2015**, executed by Pravin Tulsidas Rajput granting exclusive development rights in respect of said plot in favour of **M/s. A-Limitless Construction**.
 - iv. **Declaration**, dated 30/06/2016, registered at Serial No. **TNN2-8427-2016**, executed by Pravin Tulsidas Rajput and others in respect of surrender of land admeasuring 37.21 square meter for DP Road out of land admeasuring 400 square meter, bearing Survey No.20/4/(C)A, village KAUSA, Tal. & Dist. Thane.
- f. Copy of Letter bearing No. Mahsul/C-1/Te2/Zaminbab/Kavi-7108/SR-Tah-29/2016, dated 09/09/2016 issued by Hon. Tahsildar Thane, to Town Planning Office, Thane Municipal Corporation,

Thane, certifying the said plot to be held as Occupants - Class I so as to enable change of user entailing development of the said plot. The said certificate / letter is issued under Section 42A(1)(a) of Maharashtra Land Revenue Code, 1966.

- g. Commencement Certificate bearing No.3072, issued by Thane Municipal Corporation under Regulation No.3 & 24, bearing V.P. No. S09/0060/15 TMC/TDD/1977/16, dated 28/10/2016,
- 3) Upon perusal of the above documents, it is explicitly clear that the said Developer firm, viz. M/s. A-Limitless Construction, is fully entitled to develop the said plot and the firm is fully entitled to sell and deal with the flats, shops and premises in the building constructed on the said plot (other than those which the Owner is entitled to), and hence its title is clear and marketable.

Note:- The present Certificate is issued subject to non-compliance of the requirement of issual of Public Notice.

Mumbra, Thane, this the 07th day of January 2017


ADVOCATE