

Ref:

Dated:14/12/2016

**TITLE CERTIFICATE**

Ref: ALL THAT piece and parcel of plots of land bearing Survey No.123/1/A, an area admeasuring 6070 Sq. Mtrs., lying, being and situate at Village Majiwade, Taluka and District Thane, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District, Thane. (Hereinafter referred to as "SAID PROPERTY").

THIS IS TO CERTIFY THAT I have investigated the title of the said property by perusing the following Documents;

1. 7/12 extract issued by Talathi Saja Majiwade in respect of said property.
2. Relevant Mutation entries in respect of the said property issued by Talathi Saja Majiwade.
3. Registered Conveyance Deed dated 21.01.1960 (Serial. No. 37 Dated 21.01.1960).
4. Registered Conveyance Deed dated 21.11.1967 (Serial. No. 4705 Dated 21.11.1967).
5. Registered Conveyance Deed dated 19/08/2014(Doc. No. TNN-5-8128/2014 dated 19/08/2014).
6. Registered Declaration dated 10/01/2015 (Doc. No. TNN-5-490/2015 dated 12/01/2015).



7. Public notice dated 11/10/2016 published in local news paper Thane Vaibhav, Thane.

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Under the instructions of M/s. Concorde Associates through its Partner Cosmos Prime Project Ltd. having its office at-Cosmos House, Center Point Soc., S.D.Road, Behind TMC, Panchpakhadi, Thane (W), I have investigated the title of the above mentioned property.

After perusal of the abovementioned documents and after considering the representations made in the concerned documents by the concerned persons, I express my opinion about the title of the said property as under :-

1. That, at the relevant time Shri . Dharma Dewu Mukane was the owner and was in peaceful, physical and lawful possession of the property being the land bearing Survey No. 123, Hissa No. part, admeasuring 7238 sq.mtrs. Equivalent to 8654 sq. yards situate at Village Majiwade, Taluka and District Thane within the Sub-registration district Thane and within the limits of Thane Municipal Corporation, hereinafter referred to as 'SAID ENTIRE PROPERTY'.
2. That, approximately in the year 1938 said Dharma Mukane expired leaving behind him his legal heir Shri. Shankar Dharma Mukane and his wife Mangala (hereinafter collectively referred to as the said Mukane) and this fact recorded vide Mutation Entry No. 431.



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3. That, an area admeasuring 1212 sq.mtrs. reserved under Mumbai Municipality (hereinafter referred to as the said area under pipeline) under the Vaitarna -Tansa Scheme and thus as per Taluka Order bearing No. LAQSR 4228 dated 12/03/1956 which also contains Order Nos. LAQSR 49 Dated 11/07/1951 and LAQSR 69 dated 16/11/1951 , the name of the said Mukane is removed and the Mumbai Municipality is entered of the said affected area; Mutation Entry No. 876 is certified to that effect .
4. That, the said entire property was sold vide Conveyance Deed dated 21/01/1960 registered before the Sub-Registrar , Thane at Sr. No.37 dated 21/01/1960 by said Shri. Shankar Dharma Mukane and Smt. Maglibai Dharma Mukane to Everlite Insulating Industries Pvt. Ltd.
5. That, thereafter the said entire property was sold vide Conveyance Deed dated 21/11/1967 registered before the Sub-Registrar , Bombay at Sr. No.4705 dated 21/11/1967 by said Everlite Insulating Industries Pvt. Ltd to Fibre Spinners Pvt. Ltd.
6. That, the Collector, Thane issued Permission bearing No. RB/NAP/1969 Dated 16/10/1971 for Non-Agricultural use of he said entire property in favour of M/s. Fibre Spinners Pvt. Ltd.
7. That, as per Development plan of the Thane City, the said entire property is in Industrial Zone; a structure was



constructed on the said property by M/s. Fibre Spinners Pvt. Ltd. in pursuance of the approved plan bearing No. NAP/Majiwade/3752 dated 30/10/1969.

8. That, separate 7/12 extract bearing survey no. 123, hissa No. 1 admeasuring 6450 sq. mtrs. out of the said entire property (hereinafter referred to as the SAID PART PROPERTY) is issued in the name of the Owner.
9. That, pursuant to the Amalgamation Scheme dated 09/04/2010 which allowed by the Hon'ble High Court, Bombay in various Company Scheme Petitions No. 76/2010 to 82/2010 and also on the basis of Certificate of Incorporation No. 11905/1960-61 dated 23/12/1960 issued by Company Registrar the Companies viz Fibre Spinners Pvt. Ltd, Rayon Agents Pvt. Ltd. and Pratiksha Properties Dealers Pvt. Ltd. were amalgamated into a Company Man-Made Fibres pvt. Ltd., accordingly Mutation Entry No. 3004 got mutated in the record of rights on 12/12/12.
10. That, pursuant to aforesaid documents necessary changes have been effected in revenue records and as such name of the Man-Made Fibres Pvt. Ltd., is duly recorded in 7/12 extract of the said part property in holders column.
11. That, some portion out of the said part property is affected under road according to the Development Plan of the Thane Municipal Corporation.



12. That, thereafter Vide Deed of Conveyance dated 19/08/2014 executed between said Man-Made Fibres Pvt. Ltd and M/s. Concorde Associates, Said Man-Made Fibres pvt. Ltd., have sold and conveyed the said part property i.e. an area admeasuring 6450 sq. mtrs. out of the said entire property to M/s. Concorde Associates. Said Conveyance Deed dated 19.08.2014 is registered with Sub-Registrar of Assurance, Thane vide document No. TNN-5-8128/2014 dated 19/08/2014.
13. That, the said part Property is subject to the reservations as per the sanctioned development plan 1999 for the purpose of 60.00mt.wide Mumbai Agra Road. As per the provisions of the said sanctioned development plan 1999, M/s. Concorde Associates through its Partner Cosmos Prime Project Ltd. had surrendered area admeasuring 381.73 sq. mtrs. out of the said part property by executing Deed of Declaration dated 10.01.2015 to the Thane Municipal Corporation reserved for the D.P. Reservation. The said Declaration is duly registered in the office of the Sub-Registrar of Assurances, Thane – 5 under Sr. No.TNN-5-490/2015 on 12.01.2015.
14. That, pursuant to handing over of the D.P. Reservation, the T.I.L.R. Thane, Sub-Divided the Survey No.123 and prepared the Hissa Form No.12 in respect thereof and effect to Hissa Form No.12 came to be given in record of



rights of the Property vide Mutation Entry No.3105 as under :-

<b>New Survey No.</b>	<b>Area in Sq.Mtrs.</b>	<b>Name of Occupants</b>
123/1	6450	Concorde Associates through its Partner Cosmos Prime Project Ltd.
123/2	1900	Mumbai Municipality

15. That, pursuant to handing over of the D.P. Reservation, the T.I.L.R. Thane, Sub-Divided the Said Survey No. 123/1 and prepared the Hissa Form No.12 in respect thereof and effect to Hissa Form No.12 came to be given in record of rights of the Property vide Mutation Entry No.3113 as under :-

<b>New Survey No.</b>	<b>Area in Sq.Mtrs.</b>	<b>Name of Occupants</b>
123/1/A	6070	Concorde Associates through its Partner Cosmos Prime Project Ltd.
123/1/B	380	Thane Municipal Corporation 60 Mt. D.P. Road

16. That the Concorde Associates to carry out development of the said land submitted the Building Plans to the local authority viz. Municipal Corporation Of the City Of Thane, through the Architect and the Municipal Corporation of the



City of Thane sanctioned and approved amended plans for construction of a buildings upon the said land vide Permission/Commencement Certificate V.P. No. S05/0081/14/TMC/TDD/1531/15 dated 27/10/2015.

17. After handing over the possession of an area admeasuring 381.73 sq. mtrs. which comes under D.P. reservation to the Thane Municipal Corporation; the said property viz. an area admeasuring 6070 sq. mtrs. out of the said part property has remained with the Concorde Associates as an owner.
18. I have also released public notice in local newspaper Thane Vaibhav dated 11/10/2016 in respect of said property , inviting objection if any, but I have not received any objection till date

That, on scrutiny of above referred documents submitted before me , I am of the opinion that, Concorde Associates through its Partner Cosmos Prime Project Ltd are the absolute and lawful owners of the said property and said property is free from all encumbrances and title of the said property, is clear and marketable.

HENCE THIS TITLE CERTIFICATE.



**(Gaurish R. Kadam)**  
**Advocate**