

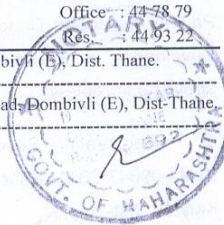
N. S. PILANKAR

ADVOCATE & NOTARY

Off. : Sudha Kunj, Tilak Road, Opp. Brahman Sabha, Dombivli (E), Dist. Thane.

Res. : 202, Maitri Shreeday C.H.S. Ltd., Veer Savarkar Road, Dombivli (E), Dist-Thane.

Ref. No. NSP/ February/2012



TITLE CERTIFICATE

THIS IS TO CERTIFY THAT I have investigated & inquired into the title to the property being ALL THAT PIECE OR PARCEL of the plot of Land, bearing Survey. No. 42 / A, Hissa No. 19 B (part), Plot No. 4, admeasuring about 470 sq. meters, lying, being and situated at Village Chikanghar, Tal-Kalyan, Dist-Thane, within the limits of Kalyan Dombivli Municipal Corporation, also recorded by City Survey authorities under Property Register Cards bearing City Survey No. 7380 adm. 272.80 Sq. Mtrs, No. 7381 adm.40.2 Sq. Mtrs, No. 7382 adm.44.9 Sq. Mtrs, No. 7383 adm.53 Sq. Mtrs, No.7384 adm. 52.5 Sq. Mtrs, No.7489 adm. 10 Sq. Mtrs, totally admeasuring 473.40 sq. meters, with old structure consisting of Ground + Two upper Floor popularly known as " Amba Prasad " and the same in dilapidated condition and bounded as On East : Korde Chawl, On West: Road, On North : Road and On South: Road, in order to find out as to whether there is any encumbrance standing thereon and to certify accordingly, hereinafter for the sake of brevity and convenience called and referred to as " THE SAID PROPERTY"

LIST OF DOCUMENTS :-

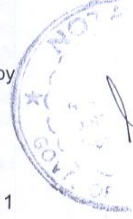
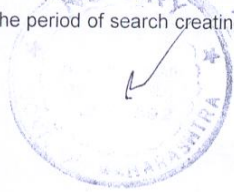
1. Agreement for Sale, dated 11.11.2011, executed between Smt. Padma Damodar Dange, as the Owner & M/s. Ashapura Nirman Developers, a Partnership Firm, as the Developers, in respect of the above said property.
2. Registration Receipt, dated 11.11.2011, bearing Document No. KLN3-09645-2011, issued by the Sub-Registrar of Kalyan-3, Tal-Kalyan, Dist-Thane.
3. Irrevocable Power of Attorney, dated 11.11.2011, executed between Smt. Padma Damodar Dange as the Owner and M/s. Ashapura Nirman Developers, a Partnership Firm, as the Developers.
4. Registration Receipt, dated 02.07.2011, bearing Document No. KLN3-09646-2011, issued by the Sub-Registrar of Kalyan-3, Tal-Kalyan, Dist-Thane.



5. Deed of Conveyance, dated 11/11/2011, executed between Smt. Padma Damodar Dange as the Owner and M/s. Ashapura Nirman Developers, a Partnership Firm, as the Purchasers, in respect of abovesaid property.
6. Registration Receipt, dated 11.11.2011, bearing Document No. KLN3-09647-2011, issued by Sub-Registrar of Assurance, Kalyan-3, Tal-Kalyan, Dist-Thane.
7. Photocopy of Gaon Numuna No.8, dated 16.09.2011 issued by Talathi Chikanghar, Tal-Kalyan, Dist-Thane.
8. Photocopy of 7/12 Extract with Mutation Entry dated 19.12.2011 issued by Talathi Chikanghar, Tal-Kalyan, Dist-Thane.
9. Photocopy of Mutation Entry dated 16.09.2011 issued by Talathi Chikanghar, Tal-Kalyan, Dist-Thane.
10. Photocopy of Gaon Numuna No. 2 dated 16.09.2011 issued by Talathi Chikanghar, Tal-Kalyan, Dist-Thane.
11. Six Photocopies of Property Cards dated 22.09.2011.
12. Photocopy of Search Report dated 21.10.2011 and 22.11.2011 issued by G.H. Jagtap, Searcher.
13. Photocopy of N.A. Order dated 10.07.1972 bearing No. NAP/WS/SR / 25 issued from the Office of the Sub-Divisional Office Thane, Division Thane.

I have perused the documents of title and records of right in order to ascertain as to whether there is standing encumbrance over, upon or in respect of the said Property in the nature of gift, lease, mortgage, sale, agreement lien, surety, security, attachment, encroachment or such other encumbrance of like nature. I have gone through the Search Report, dated 21.10.2011 & dated 22.11.2011, issued by Searcher, Shri. G.H. Jagtap, of Index II maintained therein, in the office of Assurance, of Sub-Registrar Kalyan, Dist-Thane, for the period from 1962 to 2011.

THIS IS TO CERTIFY THAT I have not come across any document during the period of search creating any encumbrance upon over or to the



conclusion of the said property whatsoever, therefore I come to the conclusion that the said property is without any encumbrances and it is thus free from encumbrances.

TRACING OF TITLE :-

1. Smt. Padma Damodar Dange was the Original Owner of the above said property.
2. By Agreement for Sale, dated 11.11.2011 Smt. Padma Damodar Dange being the Owner have agreed to sell, transfer and convey the title to the said property to M/s. Ashapura Nirman Developers, a Partnership Firm, as the Developers, in respect of the above said property.
3. The said Agreement for Sale has been duly registered in the Office of the Sub-Registrar of Kalyan-3, Tal-Kalyan, Dist-Thane, at Document No. KLN3-09645-2011, on 11.11.2011.
4. By Irrevocable Power of Attorney, dated 11.11.2011, Smt. Padma Damodar Dange being the Owner have granted powers in favour of M/s. Ashapura Nirman Developers, a Partnership Firm, as the Developers.
5. The said power of attorney is duly registered at Document No. KLN3-09646-2011, in the Office of Sub-Registrar of Kalyan-3, Tal-Kalyan, Dist-Thane on 02.07.2011.
6. By Deed of Conveyance, dated 11/11/2011, Smt. Padma Damodar Dange being the Owner have conveyed the title of the said property to M/s. Ashapura Nirman Developers, a Partnership Firm, as the Purchasers, in respect of abovesaid property.
7. The said Deed of Conveyance is duly registered in the Office of Sub-Registrar of Assurance, Kalyan-3, Tal-Kalyan, Dist-Thane at Document No. KLN3-09647-2011 on 11.11.2011.

THIS IS CERTIFY THAT M/s. Ashapura Nirman Enterprises, are having absolute right, title and interest in the respect of the said Property and title to the said property is clean, clear and free from encumbrance and therefore it is marketable.

Place : Dombivli
Date : 21/02/2012



N. S. Pifankar
21/02/2012
N. S. Pifankar
Advocate & Notary

