

A. KALAM KHAN

B.A. (HONS) LL.B. (HONS)
ADVOCATE HIGH COURT & NOTARY GOVT. OF INDIA

603/A, Green View CHS Ltd., Patel Complex, Behind Amar Palace Hotel, Mira Road (East), Dist. Thane 401 107

TO WHOMSOEVER IT MAY CONCERN

31 JUL 2017

TITLE CLEARANCE CERTIFICATE

Reg: - Investigation of Title in respect of the all that piece and parcel of land admeasuring about 3357.49 sq. mtrs. out of land bearing Survey No. 98, Hissa No. 3 lying, being and situate at Village Ghodbunder, Taluka & District Thane, in the Registration District and Sub-District Thane, within the limits of Mira Bhayander Municipal Corporation and bounded as under :

THE COPIES OF THE FOLLOWING DOCUMENTS WERE MADE AVAILABLE TO ME FOR SCRUTINY: -

- a. 7/12 Extract in respect of land bearing Survey No. 98, Hissa No. 3 lying, being and situate at Village Ghodbunder.
- b. Mutation Entry No. 2131.
- c. Mutation Entry No. 2316.
- d. Deed of Conveyance dated 31st December 2010, registered with Sub-Registrar, Thane-7 under document No. TNN7-00025-2011 dated 03.01.2011, executed by and between Paresh Satendra Vohra and Mrs.

Tabassum Juber Patel, in respect of land admeasuring about 0H-12R-0P equivalent to 1200.sq. mtrs. out of captioned land.

- e. Power of Attorney registered with Sub-Registrar, Thane-7 under document No. TNN7-00026-2011 dated 03.01.2011, executed by Shri. Paresh Satendra Vohra in favour Mrs. Tabassum Juber Patel, in respect of land admeasuring about 0H-12R-0P equivalent to 1200 sq. mtrs. out of Survey No. 98, Hissa No. 3 lying, being and situate at Village Ghodbunder.
- f. Deed of Conveyance dated 12th September 2012, registered with Sub-Registrar, Thane-9 under document No. TNN9-03736-2012 dated 12.09.2012, executed by and between Mrs. Tabassum Juber Patel and Mr. Sachin Velji Shah and Mr. Kanti Jesang Chheda, in respect of land admeasuring about 0H-12R-0P equivalent to 1200 sq. mtrs. out of Survey No. 98, Hissa No. 3 lying, being and situate at Village Ghodbunder.
- g. Irrevocable General Power of Attorney dated 12th September 2012 duly authenticated and registered Sub-Registrar, Thane-9 under document No. TNN9-03737-2012 dated 12.09.2012 executed by Mrs. Tabassum Juber Patel in favour of Mr. Sachin Velji Shah and Mr. Kanti Jesang Chheda, in respect of land admeasuring about 0H-12R-0P equivalent to 1200 sq. mtrs. out of Survey No. 98, Hissa No. 3 lying, being and situate at Village Ghodbunder.
- h. Development Agreement dated 25.09.2013, which is registered with the Sub-Registrar, Thane-2 on 26.09.2013 under document No. TNN2-7619-2013, executed between Mr. Sachin Velji Shah and Mr. Kanti Jesang Chheda, therein referred to as Owners of the First Part, M/s. Kismat Constructions through its Partners Mr. Sachin Velji Shah and Mr. Kanti Jesang Chheda therein referred to as Confirming party of the Second Part and M/s. S. M. Infrastructures, therein referred to as Developers of the Third Part, in respect of land admeasuring about 0H-12R-0P equivalent to 1200 sq. mtrs. out of Survey No. 98, Hissa No. 3 lying, being and situate at Village Ghodbunder.

