

ADV. R. S. MISHRA

ADV. ADITYA R. MISHRA

B.A. LL.B.

B.COM., LL.M.

103, TARA MANEK C.H.S. LTD., NEAR THANE DISTRICT COURT, JAMBHLI NAKA, THANE (W)-1

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Dated:- 17/6/2016

TITLE CERTIFICATE

Sub:- Property bearing land area admeasuring 500 sq. meter at survey no. 234/2, Village- Kavesar, Tal and District- Thane and land area admeasuring 54. 3 sq. meters at survey no. 234/1 at Village- Kavesar, Tal and Dist- Thane.

Owner- Bhaskar Budhya Patil

Assignor – Vijay Grihanirman Pvt. Ltd.

I have gone through the search report dated:- 14.6.2016 taken by the search clerk Sachin Patil in respect of the land survey no. 234/2 and 234/1 at Village- Kavesar, Tal and District- Thane. I have also gone through the revenue record that is 7/12 extract and also the documents which are registered in the office of sub-registrar of assurance of Thane.



As per the document and after careful perusal of the said documents, it has been observed that the owners Mr. Bhaskar Budhya Patil @ Madhvi and others 5 in the capacity of owner have executed development agreement dated:- 12.9.2016 in favour of M/S. Atlantic Realtors through their partner Mr. Salim Rafique Shaikh in respect of the land area admeasuring 5 guntha equivalent to 500 sq. meters at survey no. 234/2, Village- Kavesar, Tal and District- Thane. The said document came to be registered in the office of sub-registrar of Assurance of Thane - 5 at serial no. 7755/2012 dated:- 13.9.2012.

The said owners have also executed irrevocable General power of Attorney dated: - 13.9.2012 in favour of M/S. Atlantic Realtors through their partner Mr. Salim Rafique Shaikh and the said power of attorney came to be registered in the office of sub-registrar of Assurance, Thane - 5 at serial no. 747/2012.

The developer M/S. Atlantic Realtors applied for survey of the said land wherein it was revealed that the area admeasuring 54.37 sq. meter is less out of 500 sq. meter area and the same had been occupied by M/S. Vijay Grihanirman Pvt. Ltd. and the same was brought in their knowledge.

The owners referred above along with other owner have assigned the right of development of the land survey no.

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234/1, survey no. 234/2, survey no. 234/3 to M/S. Vijay Grihanirman Pvt. Ltd.

It is therefore M/S. Vijay Grihanirman Pvt. Ltd. executed the deed of assignment dated: - 20.2.2016 with M/S. Atlantic Realtors in respect of the land area admeasuring about 54.37 sq. meters in the land bearing Survey no. 234, Hissa no.1 , Village- Kavesar , Tal and District- Thane.

As per my careful perusal of entire documents pertaining to the said land, it is observed that M/S. Atlantic Realtors is retaining the land area 5 guntha equivalent to 500 sq. meters at survey no. 234/2 and survey no. 234/1 at Village- Kavesar, Tal and District- Thane with its development right and the title of the said property is clear and marketable.

Thane

Dated :-17/6/2016



R.S. Mishra

A handwritten signature in blue ink, appearing to be "R.S. Mishra".

Advocate