

Date: September 05, 2018

TITLE CERTIFICATE

While perusing the Village Form No. VII and XII (i.e. extract of 7/12) in respect of the land bearing Gat Nos. 156/11, 14, 15, 17 and 18/2 to 9 and 172 to 216 total admeasuring about 1,52,300-00 sq. meters of Village: Amboli, Taluka: Dahanu, District: Palghar, (for short **the said Land**) the name of Prospective Estate and Reality Logical Solution Private Limited through its Director Jaydeep Kamalkant Thakkar, is found in Kabjeddar column vide Mutation Entry No. 215.

We have perused the Mutation Entry No. 205 dated 12th May, 2012 in respect of the said land certified and accepted by the Circle Officer-Saywan, Taluka Dahanu, District Thane on 29th May, 2012 and found that vide Deed of Conveyance dated 12th May, 2012 duly registered with the Sub-Registrar-Dahanu under serial No. DHN-402/2012 dated 16th March, 2012, Prospective Estate and Reality Logical Solution Private Limited through its Director Jaydeep Kamalkant Thakkar have purchased the said land from (1) Shri Manishbhai Lalubhai Sutariya @ Patel, (2) Arvind Popatbhai Jiwani and (3) Smt. Jayshreeben Arvindbhai Jiwani for the consideration of Rs.2,00,00,000/-.

We have perused the Mutation Entry No. 215 dated 6th August, 2012 in respect of the said land of Village: Amboli, Taluka: Dahanu, District: Palghar, certified and accepted by the Circle Officer-Saywan, Taluka Dahanu, District Thane and found that the Tahsildar - Dahanu vide its Order bearing No. Revenu/Land Matter/N.A.P./S.R.2011 dated 01st June, 2012

Corporate Add:

A-101, Jasmine, Above S.B.I.,
Opp. Thakur Polytechnic, 90 Ft Road,
Thakur Complex, Kandivali (E),
Mumbai 400 101. Tel.:022-2854 6858

Correspondence Add.

N-202,402,Gokul Garden,
Thakur Complex, Kandivali (East)
Mumbai 400 101. Cell. 9859636326
Email:kaushika.kaushik@

has granted permission for development of Non-Agriculture construction for the purpose of residence in respect of the said land in favour of Prospective Estate and Realty Logical Solution Private Limited through its Director Jaydeep Kamalkant Thakkar on the terms and conditions mentioned therein.

We have perused the the Search Report cum Title Certificate dated 09/11/2012 issued by Ajay I Thakkar, Advocate from the year 1983 to 2012 taken in the office of Sub-Registrar at Dahanu and Search Report dated 30th August, 2018 for the years 2012 to 2018 (till the date of search) taken in the office of Sub-Registrar at Mumbai and in the office of Sub-Registrar at Dahanu, Thane. We have not found any encumbrances except one Mortgage with possession dated 22nd February, 2013 registered with the Sub-Registrar at Dahanu under No. DHN-321/2013 on 04th March, 2013 executed by (1) M/s. R. J. Distributors through owner Shri Suyash Subashchandra Limaye, (2) M/s. Ramanand Enterprises through Owner Shri Suyash Subashchandra Limaye (HUF) through Karta Suyash Subashchandra Limaye (3) M/s. Prospective Estate And Realty Logical Solutions Pvt. Ltd. through Director Shri Suyash Subashchandra Limaye in respect of the property bearing Gut No. 156/11, 14, 15, 17 & 18, Plot No. A-1 to A-260 total area 86795.16 sq. mtrs. in favour of Punjab National Bank, M.G. Road, Thane Branch, through Branch Manager Kulbhushan Grover for Rs.4,00,00,000/- (Rupees Four Crore only).

We found from the said Search Report cum Title Certificate that the said land is the part of the big piece of an agricultural lands, which belonged to Shri Sunil Narendra Adhiya and amita

Corporate Add:

A-101, Jasmine, Above S.B.I.,
Opp. Thakur Polytechnic, 90 Ft Road,
Thakur Complex, Kandivali (E),
Mumbai 400 101. Tel.:022 2854 6858

Correspondence Add.

N 202, 402, Gokul Garden,
Thakur Complex, Kandivali (East),
Mumbai 400 101. Cell: 98698 22 22
Email: kaushik@kaushik.co

Narendra Adhiya, who has sold the land bearing Gut No. 156 paiki, admeasuring Hecate 14-03-0 and Pot Kharaba of Hectare 2-96-0 and other lands to Shri Sharukh Dinshaw Irani, Shri Viraf Dinshaw Irani and Shri Danesh Dinshaw Irani by a registered Deed of Conveyance dated 2nd August, 1988, and the said lands were mutated in their names in revenue records of Village Amboli, vide Mutation Entry No. 89.

We found from the said Search Report cum Title Certificate that Shri Sharukh Dinshaw Irani, Shri Viraf Dinshaw Irani and Shri Danesh Dinshaw Irani have sold the land bearing Gut No. 156 paiki, admeasuring Hecate 14-03-0 and Pot Kharaba of Hectare 2-96-0 and other lands to Shri Pradeep Narayan Churi, Shri Shailesh Kashinath Save, Shri Satej Kashinath Save, Shri Jal Sam Irani, Shri Sharukh Jal Irani and Shri Shankar Indulkar by a registered Deed of Conveyance dated 31st December, 1990, registered in the office of the Sub-Registrar, Dahanu at Serial No. 862 and the said lands were mutated in their names in revenue records of Village Amboli vide Mutation Entry No. 93

We found from the said Search Report cum Title Certificate that Shri Pradeep Narayan Churi, Shri Shailesh Kashinath Save, Shri Satej Kashinath Save, Shri Jal Sam Irani, Shri Sharukh Jal Irani and Shri Shankar Indulkar have sold the land bearing Gut No. 156 part, admeasuring Hecate 2-00-0arre, to Smt. Mariyam Hatim Lakhanovala by a registered Deed of Conveyance dated 10th August, 1992, registered in the office of the Sub-Registrar, Dahanu at Serial No. 8/92 and the said land was mutated in her name in revenue records of Village Amboli vide Mutation Entry No. 116

Corporate Add:

A-101, Jasmine, Above S B I,
Opp. Thakur Polytechnic, 90 Ft Road,
Thakur Complex, Kandivali (E),
Mumbai 400 101. Tel.:022-2854 6858

Correspondence Add.

N-202,402,Gokul Garden,
Thakur Complex, Kandivali (East),
Mumbai 400 101. Cell: 9869636326
Email:kaushik@kaushik.co

We found from the said Search Report cum Title Certificate that Shri Pradeep Narayan Churi, Shri Shailesh Kashinath Save, Shri Satej Kashinath Save, Shri Jal Sam Irani, Shri Sharukh Jal Irani and Shri Shankar Indulkar have sold the land bearing Gut No. 156 part, admeasuring Hecate 2-00-0arre, to Smt. Rashida Akbar Gari by a registered Deed of Conveyance dated 10th August, 1992, registered in the office of the Sub-Registrar, Dahanu at Serial No. 9/92 and the said land was mutated in her name in revenue records of Village Amboli have Mutation Entry No. 113.

We found from the said Search Report cum Title Certificate that Shri Pradeep Narayan Churi, Shri Shailesh Kashinath Save, Shri Satej Kashinath Save, Shri Jal Sam Irani, Shri Sharukh Jal Irani and Shri Shankar Indulkar have sold the land bearing Gut No. 156 part, admeasuring Hecate 4-00-0arre, to Shri Kirit Kanakiya by a registered Deed of Conveyance dated 23rd October, 1992, registered in the office of the Sub-Registrar, and the said land was mutated in his name in revenue records of Village Amboli.

We found from the said Search Report cum Title Certificate that Shri Pradeep Narayan Churi, Shri Shailesh Kashinath Save, Shri Satej Kashinath Save, Shri Jal Sam Irani, Shri Sharukh Jal Irani and Shri Shankar Indulkar have sold the land bearing Gut No. 156 part, admeasuring Hecate 3-20-0 arre, to Shri Kirit Kanakiya by a registered Deed of Conveyance dated 8th April, 1993, registered in the office of the Sub-Registrar, and the said land was mutated in his name in revenue records of Village Amboli.



Corporate Add:

A-101, Jasmine, Above S.B.I.
Opp. Thakur Polytechnic, 90 Ft Road,
Thakur Complex, Kandivali (E),
Mumbai 400 101. Tel.:022-2854 6858

Correspondence Add.

N-202,402,Gokul Garden,
Thakur Complex, Kandivali (East)
Mumbai 400 101. Cell: 9869636376
Email:kaushik@kaushik.co

We found from the said Search Report cum Title Certificate that Shri Kirit Ramniklal Kanakiya has sold the land bearing Gut No. 156 part, admeasuring Hecate 4-00-0 arre, to Smt. Aruna Anant Mehta, Shri Mahadev Ramabhai Mangela and Shri Bharat Tulsidas Bhupatkar by a registered Deed of Conveyance dated 22nd June, 2006, registered in the office of the Sub-Registrar, Dahanu at Serial No. 876 and the said land was mutated in his name in revenue records of Village Amboli vide Mutation Entry No.84.

We found from the said Search Report cum Title Certificate that Smt. Mariyam Lakhanovala and Smt. Rashida Akbar Gar have sold their lands bearing Gut No. 156/15 admeasuring Hecate 2-00 and land bearing Gut No. 156/17 admeasuring Hectare 2-00-0arre to Shri Mulchand alias Murlibhai Hardevi Varma and Smt. Aruna Babulal Varma by a registered Deed of Conveyance dated 18th April, 2007, registered in the office of the Sub-Registrar, Dahanu at Serial No. 702 and the said lands were mutated in their name in revenue records of Village Amboli vide Mutation Entry No.100.

We found from the said Search Report cum Title Certificate that Shri Mulchand alias Murlibhai Hardevi Varma and Smt. Aruna Babulal Varma have sold their lands bearing Gut No. 156/15 admeasuring Hecate 2-00 and land bearing Gut No. 156/17 admeasuring Hectare 2-00-0arre to Shri Manishbhai Labhubhai Sutariya, Shri Arvindbhai Popatbhai Jivani and Smt. Jayshreeben Arvindbhai Jivani by a registered Deed of Conveyance dated 17th June, 2011, registered in the office of the Sub-Registrar, Dahanu at Serial No. 936 and the said lands were

Corporate Add:

A-101, Jasmine, Above S.B.I.,
Opp. Thakur Polytechnic, 90 Ft Road,
Thakur Complex, Kandivali (E),
Mumbai 400 101. Tel.:022 2854 6858

Correspondence Add.

N-202 402 Gokul Garden,
Thakur Complex, Kandivali (East),
Mumbai 400 101. Cell: 9869636326
Email.kaushik@kaushik.co

mutated in their name in revenue records of Village Amboli vide Mutation Entry No.174

We found from the said Search Report cum Title Certificate that Smt. Aruna Anant Mehta, Shri Mahadev Ramabhai Mangela and Shri Bharat Tulsidas Bhupatkar have sold the land bearing Gut No. 156/11 admeasuring Hecate 3-20-0arre, land bearing Gut No. 156/14 admeasuring Hectare 4-03-0arre and land bearing Gut No.156/18 to Smt. Rekha Rajendra Varma and Smt. Usha Tarachand Varma by a registered Deed of Conveyance dated 24th April, 2007, registered in the office of the Sub-Registrar, Dahanu at Serial No. 747 and the said lands were mutated in their name in revenue records of Village Amboli vide Mutation Entry No.99.

We found from the said Search Report cum Title Certificate that Shri Mulchand alias Murlibhai Hardevji Varma and Smt. Aruna Babulal Varma have sold their lands bearing Gut No. 156/15 admeasuring Hecate 2-00 and land bearing Gut No. 156/17 admeasuring Hectare 2-00-0arre to Shri Manishbhai Labhubhai Sutariya, Shri Arvindbhai Popatbhai Jivani and Smt. Jayshreeben Arvindbhai Jivani by a registered Deed of Conveyance dated 17th June, 2011, registered in the office of the Sub-Registrar, Dahanu at Serial No. 936 and the said lands were mutated in their name in revenue records of Village Amboli vide Mutation Entry No.174.

We found from the said Search Report cum Title Certificate that Smt. Rekha Rajendra Varma and Smt. Usha Tarachand Varma have sold their land bearing Gut No. 156/11 admeasuring Hecate 3-20-0arre, Gut No. 156/14 admeasuring Hectare 4-03-0 arre and land bearing Gut No. 156/18 admeasuring Hectare 4-

Corporate Add:

A-101, Jasmine, Above S.B.I.,
Opp. Thakur Polytechnic, 90 Ft Road,
Thakur Complex, Kandivali (E),
Mumbai 400 101. Tel. 022-2854 6858

Correspondence Add.

N-202,402 Gokul Garden,
Thakur Complex, Kandivali (East),
Mumbai 400 101 Cell 9869636326
Email.kaushik.kaushik.co

00-0arre to Shri Manishbhai Labhubhai Sutariya alias Patel, Shri Arvindbhai Popatbhai Jivani and Smt. Jayshreeben Arvindbhai Jivani by a registered Deed of Conveyance dated 17th June, 2011, registered in the office of the Sub Registrar, Dahanu at Serial No. 935 and the said lands were mutated in their name in revenue records of Village Amboli vide Mutation Entry No. 173.

We found from the said Search Report cum Title Certificate that Shri Manishbhai Labhubhai Sutariya alias Patel, Shri Arvindbhai Popatbhai Jivani and Smt. Jayshreeben Arvindbhai Jivani have sold their land bearing Gut No. 156/11 admeasuring Hectare 3-20-0arre, Gut No. 156/14 admeasuring Hectare 4-03-0arre, land bearing Gut No. 156/18 admeasuring Hectare 4-00-0arre, land bearing Gut No. 156/15 admeasuring Hectare 2-56-0arre and land bearing Gut No. 156/17 to Prospective Estate and Realty Logical Solutions private Limited, by its Director Shri Jaydeep Kamalkant Thakkar by a registered Deed of Conveyance dated 12th March, 2012, registered in the office of the Sub-Registrar, Dahanu at Serial No. 402 and the said lands were mutated in their name in revenue records of Village Amboli vide Mutation Entry No.204.

Subject to above said recitals, averments and documents and subject to above Mortgage with possession we certify that the title of the land stands in the name of Prospective Estate and Realty Logical Solutions Private Limited through its Director Shri Jaydeep Kamalkant Thakkar and the same is clear and marketable without encumbrances.

Corporate Add:

A-101, Jasmine, Above S.B.L.,
Opp. Thakur Polytechnic, 90 Ft. Road,
Thakur Complex, Kandivali (E),
Mumbai 400 101. Tel. 022 2854 6858

Correspondence Add.

N-202,402,Gokul Garden,
Thakur Complex, Kandivali (East),
Mumbai 400 101 Cell: 9869636326
Email kaushika.kaushik.co

SCHEDULE OF THE LAND

ALL THAT piece and parcel of land bearing Gat Nos 156, 11, 14, 15, 17 and 18 (2 to 9) and 172 (1 & 2) total admeasuring about 152.30 (160) sq. meters of Village Amboli, Taluka - Dahanu, District - Palghar.

For M/s. Kaushik & Co.

(Signature)
Advocate High Court

Corporate Add:

A-103, Bandra, Alandi S 01
Opp. Terna Polytechnic, 90 Ft Road,
D. 2 & 3, 4, 5, 6, 7, 8, 9, 10, 11, 12,
13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Correspondence Add

No. 2024, 1st Floor, K. J. Road,
Dahanu, Taluka - Dahanu, District - Palghar.
Mumbai, Maharashtra - 401 201.
Phone: 022-25544118

