

शैलेन्द्र द. जल्लवार

बी.कॉम., एलएल.बी.

ऑडिओव्हिडिओ हायकोर्ट

१०५, विकास हाईट्स, संतोषीगाता रोड, कल्याण (प).

फोन : २३२२५२६, २३२७४४७

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SHAIENDRA D. JALLAWAR

B.Com. LL.B.

Advocate High Court

105, Vikas Heights, Santoshimata Road, Kalyan (W)

Tel.: 2322526, 2327447

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Date: 20.07.2015

TITLE CERTIFICATE

To
M/s. Konark Lifespaces,
First floor, Sapna Talkies,
Opposite Sapna Garden,
Ulhasnagar - 3, District Thane

Reg: All those pieces and parcels of land lying, being and situate at village Shirgaon, Taluka Ambernath, District Thane, within the limits of the Kulgaon Badlapur Municipal Council bearing:

Survey No.	Hissa No.	Area (Sq. metres)
75	2	400
79	9	120
78	3	200

belonging to M/s Konark Lifespaces with an endorsement reservation of D.P. Road.

Read :

- ✓ 1. Extracts of 7/12.
- ✓ 2. Relevant Mutation Entries.
- ✓ 3. Deed of Conveyance dated 03.11.2009 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 6491/2009 made and executed between Shri. Kana Walku Patil and others as the owners and Shri Ashwin Mohanlal Thakkar as the Purchaser.
- ✓ 4. Deed of Conveyance dated 31.10.2013 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 12353/2013 made and executed between Shri. Ashwin Mohanlal Thakkar as the owner and M/s Konark Lifespaces as the Purchaser.
- ✓ 5. Permission to use the land for non-agricultural purpose granted by the Collector, Thane bearing No. Mahsul / K-1 / T-14 / NAP / SR - (119-2013)/162/2013 dated 27.09.2013 for Survey No. 75/2.
- ✓ 6. Permission to use the land for non-agricultural purpose granted by the Collector, Thane bearing No. Mahsul / K-1 / T-14 / NAP / SR - 130/2013 dated 12.09.2013 for Survey No. 78/3 and 79/9.
- ✓ 7. Building Permission granted by the Kulgaon Badlapur Municipal Council vide No. KBNP / NRV / BP / 765/ 2014-2015/Unique No. 214 dated 19.12.2014.
- ✓ 8. Search Reports.

On going through the above documents it appears that by and under a Deed of Conveyance dated 31.10.2013 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 12353/2013 made and executed between Shri. Ashwin Mohanlal Thakkar as the owner and M/s Konark Lifespaces as the Purchaser, M/s. Konark Lifespaces has acquired the said property and the name of M/s Konark Lifespaces stands mutated in the records of right as the owner thereof.

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ऑडवोकेट हायकोर्ट

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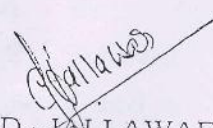
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It also appears that Survey No. 75/2 out of the said property is converted to non-agricultural tenure under the order granted by the Collector, Thane bearing No. Mahsul / K-1 / T-14 / NAP / SR -(119/2013) 162 /13 dated 27.09.2013 and Survey No. 78/3 and 79/9 is converted to non-agricultural tenure under the order granted by the Collector, Thane bearing No. Mahsul/K-1/T-14/NAP/SR -130/2013 dated 12.09.2013.

It further appears that the said property is amalgamated with adjacent properties and the Building Permission is granted by the Kulgaon Badlapur Municipal Council vide No. KBNP / NRV / BP / 765/ 2014-2015/Uniq. No. 214 dated 19.12.2014 for such amalgamated properties.

I have also gone through the search report taken at the office of Sub-Registrar of Assurances at Ulhasnagar and the same does not reveal any entry, which may fall in the category of encumbrances over the said property.

On perusal of the above documents, I am of opinion that and I hereby certify that the title of the owner M/s Konark Lifespaces to the above said property is clear, marketable and free from encumbrances and doubts.


(S. D. JALLAWAR)
Advocate