

शैलेन्द्र द. जल्लवार

बी. कॉम., एल.एल.बी.

अॅडव्होकेट हायकोर्ट

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

फोन: २३२२५२६, २३२७४४७

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SHAILENDRA D. JALLAWAR

B.Com. LL.B.

Advocate High Court

105, Vikas Heights, Santoshimata Road, Kalyan (West).

Tel.: 2322526, 2327447

email: lawmen2011@yahoo.com

Date: 20.07.2015

TITLE CERTIFICATE

To
M/s. Konark Lifespaces,
First floor, Sapna Talkies,
Opposite Sapana 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 Badiapur Municipal Council bearing:

Survey No.	Hissa No.	Area
70	1	1400 sq. mtrs
71	1	490 sq. mtrs

belonging to Shri. Hari Janu Bhosale with an endorsement reservation of D.P. Road and Garden.

Read :

1. Extracts of 7/12.
2. Relevant Mutation Entries.
3. Ceiling Order under the provisions of Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1975 bearing order No. ULC / ULN / 6(1) / SRL-144/ Shirgaon- Thane dated 29.04.1982 granted by the Dy. Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane.
4. Agreement dated 20.07.2005 read with Deed of Confirmation dated 02.03.2006 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 760/2006 on 02.03.2006 made and executed between Shri Hari Janu Bhosale and others as the owners and M/s. Jai Hind Enterprise as the Developer.
5. Exemption Order under Section 20 Urban Land (Ceiling and Regulation) Act, 1975 bearing No. ULC/ULN/ Sec. (20) (N) / SR -425 dated 03.07.2003 and Extension order bearing No. ULC/ULN/ Sec. (20) (N) / SR -425/577 dated 24.01.2013 and further Extension order bearing No. ULC/ULN/ Sec. (20) (N) / SR -425/155 dated 11.05.2015.
6. Development Agreement dated 05.09.2006 registered with Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 3135/2006 dated 13.09.2006 made and executed between M/s. Jai Hind Enterprise as the Vendor and M/s. Marathon Realty Ltd. as the Developer.
7. Agreement dated 25.04.20012 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 4194/2012 made and executed between M/s. Marathon Realty Pvt. Ltd. as the Vendor, Shri Hari Janu Bhosale through constituted attorney M/s Marathon Realty Pvt.Ltd.as the Owners, M/s Jai Hind Enterprises as the Confirming Party and M/s. Konark Lifespaces as the Purchaser / Developer.

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8. Building Permission granted by the Kulgaon Badlapur Municipal Council vide No. KBNP / NRV / BP / 765/ 2014-2015/Uniq. No. 214 dated 19.12.2014.
9. Permission to use the land for non-agricultural purpose granted by the Collector, Thane bearing No. Mahsul / K-1 / T-14 / NAP / SR - (94/13) 141 / 13 dated 03.08.2013 in respect of land bearing Survey No. 70/1.
10. 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 / 13 dated 27.09.2013 in respect of land bearing Survey No. 71/1.

11. Search Reports.

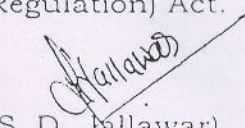
On perusal of the abovementioned documents, it appears that by and under an Agreement dated 20.07.2005 read with Deed of Confirmation dated 02.03.2006 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 760/2006 on 02.03.2006 made and executed between Shri Hari Janu Bhosale and others as the owners and M/s. Jai Hind Enterprise as the Developer granted the development rights in respect of the aforesaid property in favour of M/s Jai Hind Enterprise.

It further appears that by and under the Development Agreement dated 05.09.2006 registered with Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 3135/2006 dated 13.09.2006, the said M/s. Jai Hind Enterprise further transferred and assigned the development rights in respect of the said property in favour of M/s. Marathon Realty Ltd.

It further appears that by and under the Agreement dated 25.04.20012 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under serial No. 4194/2012 made and executed between M/s. Marathon Realty Pvt. Ltd. as the Vendor, Shri Hari Janu Bhosale through constituted attorney M/s Marathon Realty Pvt.Ltd.as the Owners, M/s Jai Hind Enterprises as the Confirming Party and M/s. Konark Lifespaces as the Purchaser / Developer, M/s Konark Lifespaces has acquired the development rights in respect of the aforesaid property.

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 to the above said property is clear, marketable and free from encumbrances and doubts subject to the exemption order under the provisions of Urban Land (Ceiling and Regulation) Act.


(S. D. Jallawar)
Advocate