

# SHAUNAK DESAI AND ASSOCIATES

Advocates, High Court, Bombay

House No. 91, Gaothan, Pannalal Ghosh Marg, Malad (West), Mumbai 400 064.

Tel. No. 2881 0079 Mob. 98207 88725 E-mail : shaunaksd@yahoo.co.in

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## TITLE CERTIFICATE

ALL THAT \_piece and parcel of the land bearing Survey No. 219, admeasuring 4 Hector and 81 Guntas, situated at village Borsheti, Taluka : Palghar Dist. Thane and more specifically described in the Schedule written hereunder. Hereinafter referred to as "the said Land".

In nutshell the relevant information relating to the title of the owner in respect of the said land is as under:

1. Anubai Dharma Mahale during her lifetime was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land.
2. On demise of Anubai Dharma Mahale her legal heirs, viz. (1) Kamlakar Dharma Mahale (Deceased son), (2) Kalpana Kamalakar Mahale (Daughter-in-law), (3) Prabhakar Dharma Mahale (son), (4) Ramakant Dharma

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Mahale (son) (5) Chandrakant Dharma Mahale  
(son) (6) Surekha Shankar Raul, became the  
owners of the said land.

3. By the Deed of Conveyance dated 24<sup>th</sup> February, 2005 duly registered at Sub Registrar of Assurances at Palghar at Serial No. PLR/616/2005 dated 24.2.2005, (1) Kalpana Kamlakar Mahale, (2) Prabhakar Dharma Mahale (3) Ramakant Dharma Mahale (4) Chandrakant Dharma Mahale (5) Surekha Shankar Raul (therein referred to as "the Vendors") absolutely sold the said land to Ameeta Sandeep Mankame Director of M/s. Ambrosia Construction Pvt.Ltd. (therein referred to as the Purchaser) on the terms and conditions, at or for the price mentioned therein.

4. By order dated 22.11.2007 the Additional Collector, Thane (H.Q. Jawhar) granted the



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N.A. permission to M/s. Ambrosia Construction Pvt.Ltd.

5. By Development Agreement dated 12<sup>th</sup> March 2008 duly registered at Sub Registrar of Assurances at Palghar, at Serial No. PLR/01526/2008 dated 12.3.2008 and Irrevocable Power of Attorney dated 12.3.2008 duly registered at Sub Registrar of Assurances at Palghar at Serial No. PLR/01527/ 2008, M/s. US HOLIDAYS REALITY PVT. LTD. (therein referred to as Developers ) after having satisfied that M/s. AMBROSIA CONSTRUCTION PVT. LTD. (therein referred to as "the Owners") have marketable title, have taken from the said company the development rights of the said land on the terms and conditions, at or for the consideration mentioned therein.





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6. A Public Notice was given in Marathi daily 'Palghar Mitra' dated 5.3.2008 inviting from any person having interest if any in the said land and his claims in respect of the said land within the stipulated time in the said notice. No claim from any person/s in respect of the said land have been received.

7. We have gone through , inspected and perused the above mentioned relevant documents, orders, revenue records, Search report of Manoj N. Satam dated 10.3.2008

In the above premises, in our opinion, the title of M/s. AMBROSIA CONSTRUCTION PVT. LTD. in respect of the said land more specifically described in the Schedule hereunder written is clear, legal, marketable, free from encumbrances and reasonable doubts, subject to the Development agreement dated 12.3.2008 and Irrevocable Power of Attorney dated 12.3.2008 mentioned hereinabove.



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## SCHEDULE

All that piece and parcel of land bearing Survey No. 219, admeasuring 4 Hectar and 81 Gunthas, situated at village Borsheti, Taluka Palghar, Dist. Thane and bounded as follows:

That is to say:

On or towards East : Land Survey No. 218,


On or towards West : Surya River,

On or towards North : Survey No. 225 and Survey No. 220 and

on or towards South : Survey No. 216 and 217.

Dated this 12<sup>th</sup> day of March, 2008

SHAUNAK DESAI AND ASSOCIATES

  
SHAUNAK S. DESAI  
(ADVOCATE)