PATIL & ASSOCIATES

Off : Ground floor, Reti Bhavan Bldg. No.2, Near Rly. St., M.G. Road, Dombivli (W), Dist. Thane - 421202.

ADVOCATES & CONSULTANTS

REF : PA/08/TITLE/2013

DATED : 28/03/2013

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED HAS DULY SCRUTINISED PHOTOCOPIES OF THE DOCUMENTS PROVIDED BY OUR CLIENT M/S. SHREE JAI MALHAR ENTERPRISES PERTAINING TO THE PROPERTIES DESCRIBED AS PROPERTY BEARING

(1) **SURVEY NO. 26, HISSA NO. 1, ADMEASURING 0H-06R-8P,**

(2) **SURVEY NO. 26, HISSA NO. 2, ADMEASURING 0H-16R-4P,**

(3) **SURVEY NO. 26, HISSA NO. 3, ADMEASURING 0H-19R-6P,**

(4) **SURVEY NO. 26, HISSA NO. 4, ADMEASURING 0H-7R-6P, POT KHARABA 0H-07R-6P,**

(5) **SURVEY NO. 26, HISSA NO. 5, ADMEASURING 0H-07R-0P, POT KHARABA 0H-01R-0P,**

(6) **SURVEY NO. 26, HISSA NO. 6, ADMEASURING 0H-04R-5P, POT KHARABA 0H-01R-3P,**

SITUATED AT MOUJE MANDA, TALUKA KALYAN, DISTRICT THANE.

THE INSPECTION OF PHOTOCOPIES OF 7/12 EXTRACTS, DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY PROVIDED BY OUR CLIENT M/S. SHREE JAI MALHAR ENTERPRISES AND THE SEARCH REPORTS OF MR. G. H. JAGTAP ALL DATED 25/03/2013 FOR THE PERIOD OF 30 YEARS I.E. FROM 1984 TO 2013 AS AVAILABLE AT THE OFFICE OF SUB-REGISTRAR OF ASSURANCES KALYAN – 1 TO 4 THROUGH THEIR INDEX II REGISTERS REVEALS THAT THE SAID PROPERTIES ARE STANDING IN THE NAMES OF **MR. BALKRISHNA ANAJI BHOIR & OTHERS**. THE SEARCH OF THE ABOVE MENTIONED PROPERTIES FOR THE YEAR 1984 AMD 1985 IS NOT AVAILABLE AS THE INDEX II REGISTERS ARE IN TORN CONDITION AND FOR THE YEAR 2013 THE INDEX II REGISTERS ARE STILL NOT READY IN THE OFFICE OF SUB-REGISTRAR, KALYAN 1 TO 4.

ON PERUSAL OF THE PHOTOCOPIES OF THE SAID DOCUMENTS AND THE ABOVEMENTIONED SEARCH REPORTS, IT REVEALS THAT BY AND UNDER A DEVELOPMENT AGREEMENT DATED 14/03/2012 EXECUTED BETWEEN (1) MR. BALKRISHNA ANAJI BHOIR,

Phone : 9867980487
email : adv.vishalpatil@gmail.com

PATIL & ASSOCIATES
VISHAL K. PATIL
B.L.S., LL.B.
ADVOCATES & CONSULTANTS

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(2) MR. VINOD BALKRISHNA BHOIR, (3) MR. UMESH BALKRISHNA BHOIR, (4) MR. JITENDRA BALKRISHNA BHOIR, (5) SMT. LAXMIBAI NARAYAN BHOIR, (6) MR. AMOL NARAYAN BHOIR, (7) SMT. PUSHPALATA TULSHIDAS KALE ALIAS PUSHPA TULSHIRAM KALE, (8) SMT. SADALIBAI BALIRAM BHOIR, (9) SMT. TARABAI JANARDAN BHOIR, (10) MR. SANTOSH JANARDAN BHOIR, (11) MR. RAJESH JANARDAN BHOIR, (12) MR. VISHWANATH JANARDAN BHOIR, (13) SMT. ROHINI KAILAS PATIL, (14) SMT. REKHA SANTOSH VAITI, (15) SMT. RESHMA HARISHCHANDRA BHOIR, (16) MR. ANANT MANOHAR BHOIR, (17) SMT. BABYBAI MANOHAR BHOIR, (18) MR. SURESH BALIRAM BHOIR, (19) SMT. BABYBAI TUKARAM BHANDARI, (20) SMT. VANITA SURYAKANT BHOY, (21) SMT. PUNIBAI BALIRAM BHOIR, (22) MR. DILIP BALIRAM BHOIR, (23) SMT. AVANTI NANDU BHOIR, (24) MR. HANUMAN BALIRAM BHOIR, (25) SMT. KAMAL KRISHNA KONKAR, (26) SMT. CHANDA ALIAS CHANDRAKALA ROHIDAS KHANDEKAR (CHANDA ALIAS CHANDRAKALA BALIRAM BHOIR), (27) MR. VIJAY SHRIRAM PATIL, (28) MR. SANJAY SHRIRAM PATIL, (29) MR. MUKUND SHRIRAM PATIL, (30) SMT. GULAB BAJRANG PATIL, (31) SMT. SHAKUNTALA SADASHIV SALPE, (32) SMT. URMILA KRISHNA PATIL, (33) SMT. KALPANA PADMAKAR PAWAR, (34) MR. PRADEEP SURESH BHOIR, THEREIN AS THE VENDORS AND MR. MUKESH MARUTI DHONE, THEREIN AS THE CONFIRMING PARTY AND M/S. SHREE JAI MALHAR ENTERPRISES, THROUGH ITS PARTNERS (1) MR. MULCHAND BHAVANJI CHHEDA, (2) MR. JOGESH HIRJI PARASIYA AND (3) MR. PRADEED SURESH BHOIR, THEREIN AS THE DEVELOPERS, THE SAID VENDORS GRANTED AND ASSIGNED DEVELOPMENT RIGHTS IN RESPECT TO THE SAID PROPERTIES TO THE DEVELOPERS AND THE CONFIRMING PARTY CONFIRMED THE SAME FOR THE CONSIDERATION AND UPON THE TERMS AND CONDITIONS CONTAINED THEREIN. THE SAID DEVELOPMENT AGREEMENT IS DULY REGISTERED IN THE OFFICE OF SUB-REGISTRAR OF ASSURANCES, KALYAN -1 BEARING SERIAL NO. 01747/2012 DATED 14/03/2012. THE SAID VENDORS ALSO EXECUTED AN IRREVOCABLE POWER OF ATTORNEY IN FAVOUR OF M/S. SHREE JAI MALHAR ENTERPRISES

THROUGH ITS PARTNERS (1) MR. MULCHAND BHAVANJI CHHEDA, (2) MR. JOGESH HIRJI PARSIYA AND (3) MR. PRADEED SURESH BHOIR, GRANTING THEM FULL POWER AND

Phone ✆: 9867980487
email : adv.vishalpatil@gmail.com

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VISHAL K.PATIL
B.L.S.,LL.B.
ADVOCATES & CONSULTANTS

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ABSOLUTE AUTHORITY PERTAINING TO THE DEVELOPMENT OF THE SAID PROPERTIES. THE SAID IRREVOCABLE POWER OF ATTORNEY IS DULY REGISTERED IN THE OFFICE OF SUB-REGISTRAR OF ASSURANCES KALYAN-1 BEARING SERIAL NO. 01748/2012 DATED 14/03/2012.

IT REVEALS THAT EXCEPT THE TRANSACTIONS HEREINABOVE MENTIONED, THERE IS NO ENTRY REGARGDING CONVEYANCE OR ANY OTHER TRANSACTION OF WHATSOEVER NATURE IN RESPECT OF THE ABOVE MENTIONED PROPERTIES. AS ON DATE IT APPEARS THAT THE SAID PROPERTIES ARE STANDING IN THE NAMES OF **MR. BALKRISHNA ANAJI BHOIR & OTHERS** AND THE DEVELOPMENT RIGHTS WITH RESPECT TO THE SAID PROPERTIES RESTS WITH **M/S. SHREE JAI MALHAR ENTERPRISES**.

ON GOING THROUGH THE PHOTOCOPIES OF THE DOCUMENTS PROVIDED BY OUR CLIENT M/S. SHREE JAI MALHAR ENTERPRISES, THE UNDERSIGNED IS OF THE OPINION THAT THE SAID PROPERTIES ARE STANDING IN THE NAMES OF **MR. BALKRISHNA ANAJI BHOIR & OTHERS** AND THE DEVELOPMENT RIGHTS RESTS WITH **M/S. SHREE JAI MALHAR ENTERPRISES.**

ON PERUSAL OF THE PHOTOCOPIES OF DOCUMENTS PROVIDED BY OUR CLIENT M/S. SHREE JAI MALHAR ENTERPRISES AND THE SEARCH REPORTS OF MR. G. H. JAGTAP, I HEREBY CERTIFY THAT THE ABOVE PROPERTIES ARE FREE FROM DEFECTS, HAVING NO ENCUMBRENCE OF ANY NATURE, AND HENCE IT IS HAVING A CLEAN MARKETABLE TITLE.

THIS CERTIFICATE OF TITLE IS ISSUED ON THE REQUEST OF AND ON PERUSAL OF THE DOCUMENTS PROVIDED BY M/S. SHREE JAI MALHAR ENTERPRISES.

UNDER MY SIGNATURE ON THIS **28TH DAY OF MARCH, 2013** AT **DOMBIVLI.**

Adv. Vishal K. Patil
PATIL & ASSOCIATES
Ground Floor, 'Reti Bhavan' Bldg. Annex,
M.G. Road, Dombivli (W) - 421 202, Dist. Thane

Phone : 9867980487
email : adv.vishalpatil@gmail.com

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