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TITLE CERTIFICATE

To,
M/s. Sakshi Developers
302, Bakers Field, Bldg. No. A-22,
Shastri Nagar, Lokhandwala,
Andheri (West), Mumbai - 400 053.

RE: Property bearing Survey No. 267, Hissa No. 1/1, CTS. No. 857, 857/1 and 857/2 of Village Dahisar, Taluka Borivali in the registration district and sub district at Bandra, Mumbai Suburban District, belonging to development rights of M/s. Sakshi Developers under Development Agreement dated 22nd February 2011.

TO WHOMSOEVER IT MAY CONCERN:

- I. I have been instructed by my client M/S. Sakshi Developers to investigate the title of Owners, with respect to Plot bearing Survey No. 267, Hissa No. 1/1, CTS No. 857, 857/1 and 857/2 of Village Dahisar, Taluka Borivali, in the registration district and sub registration district of Mumbai Suburban District, admeasuring about 435.5 sq. meters or thereabout. My client has given me following documents
 - i. Notarized copy of PRC of CTS No. 857, 857/1, 857/2 of Village Dahisar.
 - ii. Copy of Development Agreement dated 22nd February 2011 Regn. Sr. no. BDR-16-1787-2011 dated 22-02-2011 registered at Borivali - 7.
 - iii. Copy of General Power of Attorney bearing Regn no. Borivali - 1 at Sr. no. BDR-16-1789-2011 dated 22-02-2011 registered at Borivali - 7.

- iv. Public Notice by Advocate Sailesh D. Thakkar in Free Press Journal and Nav Shakti dated 13-01-2011.
2. Besides the same, I have taken a search through my Search clerk, for the last 30 years with respect to the title of the Owners with respect to the said Plot, in the office of Sub Registrar of Assurance at Mumbai, Bandra, and other concerned office. I Mr. Sailesh D. Thakkar, advocate for the Owners have also issued "Public Notice" in two local News Papers namely "Free Press Journal" (English edition from Mumbai) and "Nav Shakti" (Marathi edition from Mumbai) both dated 13-01-2011, inviting claim and objection with respect to the said property and/ or any part thereof.
3. On perusal of PRC of the said Flat, it reveals that one Shri Vasudev B. Bhandarkar under a Deed of Conveyance dated 05-07-1975, which was registered with Joint Sub-Registrar of Assurance - IV, Bandra Bombay under registration Serial No. 895 of 1975 of Book No. 1 dated 26-02-1976. The said Plot was purchased during the lifetime of Late Shri Rameshbhai P. Upadhayay.
4. The said Shri Rameshbhai Phuleshankar Upadhayay expired on _____ leaving behind him:
 - i) Smt. Mridula Rameshbhai Upadhayay.
 - ii) Shri Ghanshyam Rameshbhai Upadhayay.
 - iii) Smt. Rajeshwari Hitesh Acharya.
 - iv) Shri Priyesh Rameshbhai Upadhayay, 'the Owners' have inherited the said Plot together with structure standing thereon.
5. Accordingly, the said Owners entered into the said Development Agreement, dated 22-02-2011 on the terms and conditions mentioned/ recorded therein inter alia that the Developer shall give entire 1st Floor to Smt. Mridula R. Upadhayay, 6th Floor to Priyesh R. Upadhayay and entire 7th Floor to Ghanshyam R. Upadhayay "free of cost" in the proposed building/s "THE SAID NEW FLAT").
6. I have taken search of the revenue records and in the office of Sub Registrar of Assurance at Mumbai, Bandra and other concerned office, for the last thirty years. On the perusal of the said Search reports, it does not appear that the Owners have taken any loan from bank/ or encumbrances/ li pendance on said Plot. Thus title of the Owners with respect to the said Property appears to be clear.
7. Advocate of Owners Shri Sailesh D. Thakkar have given Public Notice in the two local News Papers namely "Free Press Journal" (English edition from Mumbai) and "Nav

"Shakti" (Marathi edition from Mumbai) both dated 13-01-2011, inviting claims and objection from the public and any claimant with respect to the said Property, to be lodged within 15 days from the publication. However, no any claim or objection has been received till date, as told by the Owners.

8. In my opinion, the rights, title and interest of the said Owners with respect to the said Property is free, clear and marketable, free from all encumbrances and reasonable doubt. It is further stated that in my opinion the rights of M/S. Sakshi Developers under the Development Agreement dated 22-02-2011, for the redevelopment of the said Plot is clear and marketable and subject to the above, that the Developer is entitled to sell and dispose of the Sale Components in the form of constructed flats/ premises, excluding those flats/ premises/ car parking space, which are allotted or to be allotted to the Owners.

Dated 31st January 2012

Place: Mumbai

Yours faithfully,



Mr. R.S. Mishra
Advocate High Court, Bombay