

Date: 14-05-2011.

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

On the basis of documents submitted by M/S MATESHWARI REALTORS a Partnership Firm having it's Office at 35, Kapeesh Commercial Centre, M.G. Road, Mulund (West), Mumbai 400080 through it's Partner MR. HIRALAL SHAMJI RANGANI & MR. SHAILESH NARAYANBHAI BHANUSHALI (hereinafter referred to as the DEVELOPERS) in respect of land bearing Survey No. 144 Hissa No. 2B, admeasuring 36 Gunthas 9 Are and Survey No. 145, Hissa No. 2D, admeasuring 29 Gunthas 3 Aar both situate in Village Khidkali, Taluka and District Thane I hereby opine as under:-

WHEREAS:-

1. A. MR. KESHAV SONGYA MHATRE B. MISS PRABHA SONGYA MHATRE ALIAS MRS. PRABHA VISHWAS MALI C. MR. BALARAM SONGYA MHATRE AND D. MRS. MANISHA CHANDRAKANT AMBORE ALIAS AMBARE were the Co-Owners of Agricultural land bearing Survey No. 144 Hissa No. 2B, admeasuring 36 Gunthas 9 Are and Survey No. 145, Hissa No. 2D, admeasuring 29 Gunthas 3 Aar both situate in Village Khidkali, Taluka and District Thane (hereinafter referred to as the said Lands).

2. The said A. MR. KESHAV SONGYA MHATRE B. MISS PRABHA SONGYA MHATRE ALIAS MRS. PRABHA VISHWAS MALI C. MR. BALARAM SONGYA MHATRE AND D. MRS. MANISHA CHANDRAKANT AMBORE ALIAS AMBARE had granted the Development Rights of the said land bearing Survey No. 144 Hissa No. 2B, admeasuring 36 Gunthas 9 Are and Survey No. 145, Hissa No. 2D, admeasuring 29 Gunthas 3 Aar both situate in Village Khidkali, Taluka and District Thane to M/S LAXMI ASSOCIATES & CO. as per terms and conditions of the Agreement of Development dated 26.05.2008 and the same is duly stamped and registered with the Sub-Registrar of Assurances Thane on 05.07.2008 vide Document No. 6036 of 2008.



3. MISS PRABHA SONGYA MHATRE-ALIAS MRS. PRABHA VISHWAS MALI has relinquished all her right, title and interest in the said Lands to A. MR. KESHAV SONGYA MHATRE and B. MR. BALARAM SONGYA MHATRE in the said Agreement of Development dated 26.05.2008 and the same was duly stamped and registered with the Sub-Registrar of Assurances Thane on 05.07.2008 vide Document No. 6036 of 2008.

4. M/S LAXMI ASSOCIATES & CO. due to other ongoing projects re-granted his share in the said property as per the terms and conditions of the Agreement of Development dated 26.05.2008 and by execution Agreement of Development-cum-Sale dated 02.06.2008 and the same was duly confirmed by A. MR. KESHAV SONGYA MHATRE B. MR. BALARAM SONGYA MHATRE AND MRS. MANISHA CHANDRAKANT AMBORE ALIAS AMBARE by the said Agreement of Development sold of all her right, title and interest in the said lands to the DEVELOPER herein by executing the Agreement of Development-Cum-Sale dated 02.06.2008 with the DEVELOPERS in respect of the said lands which is duly stamped, executed and registered with the Sub-Registrar of Assurances Thane-2 vide Document No. 11135/2009 dated 25.11.2009.

5. MRS. MANISHA CHANDRAKANT AMBORE ALIAS AMBARE has granted an Irrevocable Power of Attorney to MR. HIRALAL SHAMJI RANGANI and MR. SHAILESH NARAYANBHAI BHANUSHALI the Partner's of M/S. MATESHWARI REALTORS and the same is duly registered with the Sub-Registrar of Assurances Thane-2 on 25.11.2009 vide Document No. 597 of 2009.

6. A. MR. KESHAV SONGYA MHATRE B. MISS PRABHA SONGYA MHATRE ALIAS MRS. PRABHA VISHWAS MALI C. MR. BALARAM SONGYA MHATRE have granted an Irrevocable Power of Attorney to MR. HIRALAL SHAMJI RANGANI and MR. SHAILESH NARAYANBHAI BHANUSHALI the Partner's of M/S. MATESHWARI REALTORS and the same is duly registered with the Sub-Registrar of Assurances Thane-2 on 25.11.2009 vide Document No. 593 of 2009.

CONTINUATION SHEET

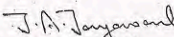
7. MR. SANTOSH TIWARI Proprietor of M/S LAXMI ASSOCIATES & CO. has granted an Irrevocable Power of Attorney to MR. HIRALAL SHAMJI RANGANI and MR. SHAILESH NARAYANBHAI BHANUSHALI the Partner's of M/S. MATESHWARI REALTORS and the same is duly registered with the Sub-Registrar of Assurances Thane-2 on 25.11.2009 vide Document No. 599 of 2009.

8. M/S LAXMI ASSOCIATES & CO. in pursuance thereof vide Agreement of Re-sale dated 03.05.2010 sold all his rights, title and interest and in future F.S.I. and T.D.R. to be utilized on the said lands to the DEVELOPER and the same is duly registered with the Sub-Registrar of Assurances Thane-2 vide Document No. 05739/2010 dated 03.05.2010.

9. The said A. MR. KESHAV SONGYA MHATRE and B. MR. BALARAM SONGYA MHATRE have confirmed the terms and conditions of Agreement of Development dated 26.05.2008 by executed the Agreement dated 24.09.2010 which is duly stamped and registered with the Sub-Registrar of Assurances Thane-2 on 27/09/2011 vide Document No. 11182 of 2010.

I now hereby opine that the Title of M/S MATESHWARI REALTOS to sale the Residential and Commercial Units on the said Land bearing Survey No. 144 Hissa No. 2B, admeasuring 36 Gunthas 9 Are and Survey No. 145, Hissa No. 2D, admeasuring 29 Gunthas 3 Aar both situate in Village Khidkali, Taluka and District Thane as per the terms and conditions of Agreement of Development dated 26.05.2008, Agreement of Development-Cum-Sale dated 02.06.2008, Agreement of Re-sale dated 03.05.2010 and Agreement dated 24.09.2010 is free, clear, legal and marketable.

Yours Truly


(J. A. JAYAWANT)
ADVOCATE