ABDULBARI ANSARI
Advocate, High Court

1104, Ozone Biz Center, Belasis Road,
Mumbai – 400 008 Contact: 98207 36540
Email: adv.abansari@gmail.com

TITLE CERTIFICATE

I have investigated the title of **M/s. QUBA TRADELINKS LLP** ("The Owner"),an LLP incorporated under the LLP Act, 2008, having its office at H. No. 137/0, Opp. Darul Falah Masjid, Millat Nagar, Vanjarpatti Naka, 4th Nizampura, Bhiwandi 421302,owners of ALL THAT piece and parcel of land adm. 4185 sq. yards equivalent to 3499.20 sq. mtrs. Lying, being and situate at Survey No. 164, Hissa No. 20 and 21(Part), new survey No. 211/2, of Village- Kamatghar, Taluka-Bhiwandi, Dist. Thane, together with the house constructed therein within the city limits of the Bhiwandi Nizampur Municipal Corporation ("BNCMC") and within the registration district of Thane and sub-registration district of Bhiwandi (the said **"Property"**).

A. The Owner is a Limited Liability Partnership firm incorporated under the provisions of the LLP Act, 2008 and rules framed thereunder and have been allotted LLP identification number ('LLPIN') as ABA-6317.

B. Description of the Property:

ALL THAT piece and parcel of land adm. 4185 sq. yards equivalent to 3499.20 sq. mtrs. Lying, being and situate at Survey No. 164, Hissa No. 20 and 21(Part), new survey No. 211/2, of Village- Kamatghar, Taluka-Bhiwandi, Dist. Thane, together with the house constructed therein within the city limits of the Bhiwandi Nizampur Municipal Corporation ("BNCMC") and within the registration district of Thane and sub-registration district of Bhiwandi (the said **"Property"**).

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C. Flow of the Title of the said Property:-

We have to state that the owner has acquired the said property in the following manner:

a) One Mr. Murlidhar Nanuram Savalka was the lawful owner of and absolutely seized and possessed of ALL THAT piece and parcel of land adm. 4185 sq. yards equivalent to 3499.20 sq. mtrs. Lying, being and situate at Survey No. 164, Hissa No. 20 and 21 (Part), new survey No. 211/2, of Village- Kamatghar, Taluka-Bhiwandi, Dist. Thane, together with the house constructed therein within the city limits of the Bhiwandi Nizampur Municipal Corporation ("BNCMC") and within the registration district of Thane and sub-registration district of Bhiwandi.

b) The said Mr. Murlidhar Nanuram Savalka died intestate on 16th July, 1993 leaving behind (1) Mr. Shiv kumar Murlidhar Savalka, (2) Mr. Kailash Kumar Murlidhar Savalka & (3) Mrs. Draupadi Murlidhar Savalka as his only lawful heirs as per the law of succession applicable to him at the time of his death and by virtue of mutation no. 5194 dated 27th May, 2009, the names of the said legal heirs were mutated in the village form 7/12 record of right.

c) The said Mrs. Draupadi Murlidhar Sawlka died intestate on 4thSeptember, 2013 leaving behind (1) Mr. Shivkumar Murlidhar Savalka, & (2) Mr. Kailash Kumar Murlidhar Savalka, as her only lawful heirs as per the law of succession applicable to her at the time of her death and by virtue of mutation no. 6708 dated 16th October, 2019, the names of the said legal heirs were mutated in the village form 7/12 record of right.

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d) By an Indenture dated 29th December, 2021, registered with the Sub-registrar of Assurance of Bhiwandi under serial no. BVD-3-9247-2021 dated 29th December, 2021, executed between the said (1) Mr. Shivkumar Murlidhar Savalka, & (2) Mr. Kailash Kumar Murlidhar Savalka, therein referred to as the Vendors of the One Part and (1) Shankarlal Nanuram Savalka, (2) Vimal Shankarlal Savalka, (3) Mahesh kumar Shankarlal Savalka, & (4) Anita Mahesh kumar Savalka, therein referred to as the Purchaser of the Other Part, the Vendors thereby sold, transferred and conveyed the Subject Property to the Purchasers on such terms and conditions and on such consideration which is more particularly set-out therein. By virtue of mutation no. 7104 dated 17th January, 2022, the names of the said purchasers were mutated in the village form 7/12 record of right.

e) By a Conveyance Deed dated 4th March 2024, registered with the Sub-registrar of Assurances of Bhiwandi under serial no. BVD-1-3658-2024, executed between (1) Shankarlal Nanuram Savalka, (2) Vimal Shankarlal Savalka, (3) Mahesh kumar Shankarlal Savalka, & (4) Anita Mahesh kumar Savalka, therein referred to as the Vendors of the One Part and M/s. Quba Tradelinks LLP, therein referred to as the Purchaser/s of the Other Part, the Vendors thereby sold, transferred and conveyed the said Property to the Purchaser therein on such terms and conditions and for such consideration more particularly set-out therein. By virtue of mutation entry no. 7599, the names of the said purchasers were mutated in the village form 7/12 record of right.

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Based on the aforesaid, we have to report as under:

A. Except as stated herein, I have not found any adverse entry during the search in Sub-Registrar of Assurances, Bhiwandi, for the last 30 years i.e. from 1994 to 2023 conducted by Adv. Archana Khandu Thakre who has submitted her search report dated 12th June 2023 and from 2023 to 2024 conducted by Adv. Vaibhav Ankush Patil who has submitted his search report dated 11th April 2024.

B. I confirm that I have not found any charge registered with the office of the Sub-registrar of assurances of Bhiwandi in respect of the said property.

C. I have caused to issue public notice in Free Press Journal & Punyanagri on 27th December 2023, and I confirm that I have not received any claim till date.

D. The 7/12 extract of the said property stands in the name of M/s. Quba Tradelinks LLP.

In the circumstances and subject to what is stated hereinabove an on the basis of the documents and information provided to us and also based on the investigation of the owner's title, we hereby certify that the title of **M/s. QUBA TRADELINKS LLP** to develop the said property is clear and marketable.

Dated this 23rd day of April, 2024

For ABS Ansari & Co.

Adv. Abdul Bari Ansari

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