AJIT KARANDIKAR
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Date : 02/02/2019

TITLE CERTIFICATE

In respect of ALL THAT PORTION of vacant land admeasuring about 1095 sq.mtrs. area bearing C.T.S.No.1055A, 1063A, 1063 B/1, 1053A/2A/5 of Village - Mulund (East) lying, being and situate at Nane Pada, Mulund (East), Taluka - Kurla, District - Mumbai Suburban and within the limits of "T" Ward of Mumbai Municipal Corporation.

TO ALL TO WHOM IT MAY CONCERN

THIS IS TO CERTIFY THAT I have perused various documents such as Copy of Development Agreement dated 13th July, 2001, Copy of Property Register Card, Irrevocable General Power of Attorney dated 13th July, 2001, Agreement for Permanent Right of Way dated 13th July, 2001, Copy of Search Report obtained by Mr. Nilesh Vagal for M/s. Puranik & Co., and I have caused the search to be taken of the same in the Sub-Registrar's offices at Mumbai, Bandra and Chembur (Kurla) for 3 years from 2001 to 2003 and further search for 1 year is taken in the office of the Sub-Registrar of Assurances at Mumbai and Chembur (Kurla), Bandra for the year 2004 and also I have also obtained Search Report for 30 years from 1983 to 2012, I have further obtained Search Report from 2012 to 2018.

1] SHRI.PRABHAKAR GOVIND MHATRE 2]SHRI. PRAKASH GOVIND MHATRE 3]SHRI.VASANT GOVIND MHATRE 4]SMT.BALABAI GOVIND PAWAR 5] MRS.SUNITA ARUN KENI 6]MRS.VANDANA ARUN THAKUR 7]MR.VINOD PRABHAKAR MHATRE 8] MR.ATISH PRAKASH MHATRE 9]MISS RUPALI PRAKASH MHATRE 10]MISS JYOTI VASANT MHATRE 11]MASTER MAYUR VASANT MHATRE, are well and sufficiently entitled to a piece and

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parcel of land bearing C.T.S.No.1063 (pt.), Survey No.111, Hissa No.9 area admeasuring 1095 sq.mtrs. with the structure standing thereon lying, being and situated at Mulund (East), Taluka - Kurla, and in the Registration District of Mumbai and Mumbai Sub-district.

Vide Development Agreement dated 13/7/2001, registered with the Jt.Sub-Registrar of Assurances, Kurla under Sr.No.BDR-3/3647/2001, the said 1]SHRI.PRABHAKAR GOVIND MHATRE 2]SHRI.PRAKASH GOVIND MHATRE 3]SHRI.VASANT GOVIND MHATRE 4]SMT.BALABAI GOVIND PAWAR 5] MRS.SUNITA ARUN KENI 6]MRS.VANDANA ARUN THAKUR 7]MR.VINOD PRABHAKAR MHATRE 8] MR.ATISH PRAKASH MHATRE 9]MISS RUPALI PRAKASH MHATRE 10]MISS JYOTI VASANT MHATRE 11]MASTER MAYUR VASANT MHATRE, assigned the Development Rights of the said property to M/S.AKASH ENTERPRISES, the DEVELOPERS therein upon the terms and conditions and for the consideration mentioned in the above mentioned Development Agreement and they have also executed an Irrevocable Power of Attorney dated 13th July,2001 in favour of the said DEVELOPERS herein for the development of the said property which is registered with the Jt.Sub-Registrar of Assurances, Kurla under Sr.No.362/2001.

The Collector, Mumbai Suburban District vide his order dated 30th June,2003 bearing No.C/DESK2D/LND/NAP/SR/508 has given the Non Agricultural use permission of the above said piece of land.

Vide Agreement for Permanent Right of Way dated 13th July, 2001MR. RAMCHANDRA BHASKAR ZARAPKAR and MR. VIJAY alias EKNATH BHASKAR ZARAPKAR granted permanent right of way in respect of a Strip of land admeasuring 73.40 mtrs. length and 6.00 mtrs. width out of their own plot of land bearing Survey No.111, Hissa No.12 and Survey No.111, Hissa No.10 having corresponding C.T.S. No. 1055 B, 1055 A lying, being and situated at Mulund (East), Taluka - Kurla, and in the Registration District of Mumbai and Mumbai Sub-district. Said Agreement for Permanent Right of Way dated 13th July, 2001 has been registered in the office of the Jt. Sub-Registrar, Kurla under Sr.No.BDR-3/3648/2001.

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After perusing the above said documents, I am of the opinion that the title of said Owner to the above said property is clear marketable and free from encumbrances.

M/s. AKASH ENTERPRISES has sole development rights in respect of the said property as also the rights to sell the components of the newly constructed building to any intending buyers, except for the flats reserved for the Owners.

2/2/19

(AJIT G. KARANDIKAR)
Advocate, High Court

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