



Date: 21.07.2017

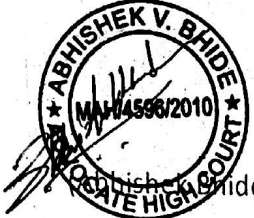
TITLE CERTIFICATE

On the strength of information and documents provided by 1) M/s. BKS GALAXY REALTORS PVT LTD, 2) M/S. REKHI SAI REALTY and 3) M/S PROVISO BUILDERS AND DEVELOPERS (the "*client*") I the undersigned hereby issue title certificate in respect of Leasehold Plot of City Industrial Development Corporation bearing Nos. 9, 10, 11, 12, 13, 13A and 13B, admeasuring 6549.57 Sq. mtrs. or thereabouts situated in Sector 35E, Owe- Kharghar, Navi Mumbai, Taluka Panvel, Dist Raigad (the "*said Plots*"). I have issued separate detail Search Report dated 21.07.2017 in respect of said plots. On the basis of said Search Report, I certify as under:

- a) M/s. BKS Galaxy Realtors Pvt Ltd, 2) M/s. Rekhi Sai Realty and 3) M/s. Proviso Builders and Developers are having leasehold rights, title and interests in respect of said plots. The said plots are free from any other known encumbrances except the Deed of Mortgage dated 10th June, 2017, executed by owners in favour of PNB Housing Finance Ltd. The said Deed of Mortgage is registered with Sub Registrar of Assurances under Serial No. 7046 /2017 dated 27/06/2017.
- b) Regular Civil Suit No. 868/2012 is pending before Panvel Civil Court. There is no stay or Injunction.

My client has every right to develop the said plots (Project "Greenwoods") in accordance with the conditions prescribed in the various permissions obtained and as per sanctioned plan. Therefore this Title Certificate is qualified in value and submitted from the records available and found "On as is where is basis" without any liability on the part of the undersigned.

Hence, this Title Certificate is issued.


Advocate