

## TITLE CERTIFICATE

As per instructions, information documents provided and placed before us by 1) M/s Proviso Builders and Developers and 2) M/s Sai Proviso Developers, partnership firms incorporated under Indian Partnership Act, 1932, We M/s. Acelegal, have carried out the title search of lease hold land bearing Plot No. 50A admeasuring 3049.31 Sq. meters situated at Sector No. 17, Kalamboli Node, Taluka- Panvel, District- Raigad, State: Maharashtra (the "**said property**"). The said property is more particularly described in **Schedule of Property** hereunder.

We have issued a separate and detailed Search report of even date regarding above mentioned property. On the basis of said Search Report and verification, I certify as under:

1. M/s Proviso Builders and Developers and M/s Sai Proviso Developers are the Lessee and absolute & exclusive occupants of said property.
2. As on date the said property is free from any known encumbrances and there are no known litigations pending before any court of law with respect to the development of said property.
3. The said property is developable in accordance with the conditions prescribed in the various permissions obtained and as per sanctioned plan.

### **Schedule of Property**

All that piece and parcel of land bearing lease hold land bearing Plot No. 50A, admeasuring about 3049.31 Sq. Meters, situated at Sector No. 17, Kalamboli Node, Taluka- Panvel, District- Raigad, State: Maharashtra within the Territorial Jurisdiction of Sub-Registrar of



Assurances Panvel and within the limits of City and Industrial Development Authority and Panvel Municipal Corporation is bounded as under :

On or towards East : Plot No. 51

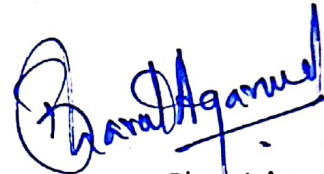
On or towards West : 11.00 Meters wide road

On or towards North : 30.00 Meters wide road

On or towards South : Plot No. 50

Place : Vashi, Navi Mumbai

Date : 18<sup>th</sup> Day of June, 2019



Advocate Bharat Agarwal

(Managing Partner)

