

Date: 06/10/2018

CONSOLIDATED TITLE CERTIFICATE

IN FURTHERANCE TO THE INDIVIDUAL TITLE CERTIFICATE

To,

M/S. QUALITAS NAMAN HOME MAKERS LLP

901-907, B-Wing, 9th Floor, Mahavir Icon,

Plot Nos.-89 & 90, Sector No.-15,

C.B.D.-Belapur, Navi Mumbai-400 614.

- 1) I have investigated the title in respect of all those pieces or parcels of vacant land or ground as mentioned below, totally admeasuring 1-34-80 H.R.P., equivalent to 13480 Sq. Mts., all situate, lying and being at Village-Koynavele within the jurisdiction of Sub-Registrar of Assurances at Panvel, Tal.-Panvel, Dist.-Raigad, and more particularly described in the schedule hereunder written and have issued the individual title certificate and in furtherance I am also issuing a consolidated title certificate since the entire plots of land have been amalgamated into one unified plots of land which has been issued common development permission and commencement certificate.

Sr. No.	Survey No.	Hissa No.	Area in H.R.P.		
			Area	Potkharaba	Total
1)	1	3	0-14-20	---	0-14-20
2)	1	4	0-08-10	---	0-08-10
3)	1	5	0-31-40	---	0-31-40
4)	1	6/5	0-06-60	0-00-50	0-07-10
5)	1	6/6	0-18-20	0-01-00	0-19-20
6)	1	6/7	0-07-60	0-00-50	0-08-10
7)	1	6/8	0-06-80	0-00-50	0-07-30
8)	1	6/9	0-09-60	0-00-50	0-10-10
9)	1	7	0-29-30	---	0-29-30
		Total	1-31-80	0-03-00	1-34-80

2) I have taken out the search of the aforesaid Property with the various offices of Sub Registrar of Assurances at Panvel and verified the title of the property and issued the survey wise Search cum Title Reports and now I am issuing the consolidated Title Report of the aforesaid property.

3) The Owners have purchased the aforesaid plots of land as per the details mentioned hereunder:

a) **Survey Nos.-1/3, 1/4, 1/5 & 1/7**

Land bearing (1) Survey No.-1, Hissa No.-3, admeasuring 0-14-2 H.R.P. (2) Survey No.-1, Hissa No.-4, admeasuring 0-08-1 H.R.P. (3) Survey No.-1, Hissa No.-5, admeasuring 0-31-4 H.R.P. & (4) Survey No.-1, Hissa No.-7, admeasuring 0-29-3 H.R.P., has been purchased by M/S. QUALITAS NAMAN HOME,

MAKERS LLP, represented by its Designated Partners (1) SHRI SANJAY PARASMAL BAKLIWAL & (2) SHRI RAJESH RAGHUNATH SHAH from SHRI SANJAY PARASMAL BAKLIWAL, vide Conveyance/Sale Deed dated 07/11/2016, duly registered before the Sub Registrar of Assurances at Panvel-5 under Receipt No.-9774, Document No.PVL5-8809-2016 on 08/11/2016, for a proper consideration and as per the terms and conditions contained therein and pursuant to the said Conveyance/Sale Deed, the aforesaid lands are mutated in the 7/12 extracts of the revenue records of the concerned authority in favour of M/S. QUALITAS NAMAN HOME MAKERS LLP, represented by its Designated Partners (1) SHRI SANJAY PARASMAL BAKLIWAL & (2) SHRI RAJESH RAGHUNATH SHAH from SHRI SANJAY PARASMAL BAKLIWAL, vide Mutation Entry No.-476, dated 04/01/2017.

b) Survey No.-1/6/5

Land bearing Survey No.-1, Hissa No.-6/5, admeasuring 0-06-60 H.R.P. plus potkharaba 0-00-50 H.R.P. totaling to 0-07-10 H.R.P., has been purchased by M/S. QUALITAS NAMAN HOME MAKERS LLP through its Designated Partner SHRI SANJAY PARASMAL BAKLIWAL from SHRI DEVRAM KRISHNA GADE vide Kharedi Khat dated 06/03/2018, duly registered before the Joint Sub Registrar of Assurances at Panvel-4 under Receipt No.-4125, Document No. PVL4-2917-2018 on 06/03/2018, for a proper consideration and as per the terms and conditions contained therein and pursuant to the said Kharedi Khat, the aforesaid land is mutated in the 7/12 extracts of the revenue records of the concerned authority in favour of M/S. QUALITAS NAMAN HOME MAKERS LLP through.

its Designated Partner SHRI SANJAY PARASMAL BAKLIWAL, vide Mutation Entry No.-518, dated 19/03/2018.

c) **Survey No.-1/6/6**

Land bearing Survey No.-1, Hissa No.-6/6, admeasuring 0-18-20 H.R.P. plus potkharaba 0-01-00 H.R.P. totaling to 0-19-20 H.R.P., has been purchased by M/S. QUALITAS NAMAN HOME MAKERS LLP through its Designated Partner SHRI SANJAY PARASMAL BAKLIWAL from (1) SMT. ISHIKA DINESH SALVI (2) SHRI VISHAL ANANT GADE (3) SMT. VAISHALI ANANT GADE (4) SHRI KARUNA ANANT GADE (5) SMT. RANJANA @ SUNAYANA SUNIL YELVE (6) SHRI MANGESH SITARAM GADE (7) SMT. VANDANA SITARAM GADE (8) SHRI SANDIP SITARAM GADE (9) SMT. CHHAYA HEMANT KADAM (10) SMT. SUJATA RAVINDRA MOHITE (11) SMT. SUDHIR TUKARAM GADE (12) SMT. SUREKHA SHANTARAM GADE (13) SMT. SUNITA SITARAM GADE (14) SMT. SUNANDA TUKARAM GADE (15) SMT. SUREKHA ASHOK TAMBE (16) SHRI MAHENDRA RAMCHANDRA GADE (17) SHRI GOVIND RAMCHANDRA GADE & (18) SMT. KUSUM PANDURANG GADE, vide Kharedi Khat dated 12/02/2018, duly registered before the Joint Sub Registrar of Assurances at Panvel-4 under Receipt No.-2571, Document No. PVL4-1816-2018 on 12/02/2018, for a proper consideration and as per the terms and conditions contained therein and pursuant to the said Sale Deed, the aforesaid land is mutated in the 7/12 extracts of the revenue records of the concerned authority in favour of M/S. QUALITAS NAMAN HOME MAKERS LLP, through its Designated Partner SHRI SANJAY PARASMAL BAKLIWAL, vide Mutation Entry No.-511, dated 23/02/2018.

d) **Survey Nos.-1/6/7, 1/6/8 & 1/6/9**

Land bearing (1) Survey No.-1, Hissa No.-6/7, admeasuring 0-07-6 H.R.P. plus potkharaba 0-00-5 H.R.P., totalling to 0-08-1 H.R.P. (2) Survey No.-1, Hissa No.-6/8, admeasuring 0-06-8 H.R.P. plus potkharaba 0-00-5 H.R.P., totaling to 0-07-3 H.R.P. & (3) Survey No.-1, Hissa No.-6/9, admeasuring 0-09-6 H.R.P. plus potkharaba 0-00-5 H.R.P., totaling to 0-10-1 H.R.P., has been purchased by M/S. QUALITAS NAMAN HOME MAKERS LLP, represented by its Designated Partner (1) SHRI SANJAY PARASMAL BAKLIWAL & (2) M/S. QUALITAS LIFESPACES LLP through its authorized representative SHRI RAJESH RAGHUNATH SHAH, from SHRI SANJAY PARASMAL BAKLIWAL, vide Conveyance/Sale Deed dated 22/06/2018, duly registered before the Joint Sub Registrar of Assurances at Panvel-4 under Receipt No.-10406, Document No.PVL4-7916-2018 on 22/06/2018, for a proper consideration and as per the terms and conditions contained therein and pursuant to the said Conveyance/Sale Deed, the aforesaid lands are mutated in the 7/12 extracts of the revenue records of the concerned authority in favour of M/S. QUALITAS NAMAN HOME MAKERS LLP, represented by its Designated Partner (1) SHRI SANJAY PARASMAL BAKLIWAL & (2) M/S. QUALITAS LIFESPACES LLP through its authorized representative SHRI RAJESH RAGHUNATH SHAH, vide Mutation Entry No.-528, dated 29/06/2018.

- 4) That the plots of land bearing 1) Survey No.-1, Hissa No.-7, area 0-29-30 (H-R-P.) (2) Survey No.-1, Hissa No.-5, area 0-31-40 (H-R-P.) (3) Survey No.-1, Hissa No.-4, area 0-08-10 (H-R-P.) & (4) Survey No.-1, Hissa No.-3, area 0-14-20 (H-R-

P.) situated at Village–Kayanavale, Taluka–Panvel, District–Raigad has been mortgaged by virtue of Mortgage Deed duly executed by M/S. QUALITAS NAMAN HOME MAKERS LLP through its partners– 1) SHRI SANJAY PARASMAL BAKALIWAL & 2) M/S. QUALITAS LIFESPACES LLP through its partner SHRI RAJESH RAGHUNATH SHAH in favour of IDBI TRUSTSHIP SERVICES through it's manager SHRI AMAR DINKAR SURVE registered under its Document No. PVL3-7308/2016 registered on 09/11/2016 as per the terms and conditions contained therein.

5) That the plots of land bearing- 1) Survey No.-1, Hissa No.-6/5 (2) Survey No.-1, Hissa No.-6/6 (3) Survey No.-1, Hissa No.-6/7 (4) Survey No.-1, Hissa No.-6/8 & (5) Survey No.-1 Hissa No.-6/9 situated at Village–Kayanavale, Taluka–Panvel, District–Raigad has been mortgaged by virtue of Mortgage Deed duly executed by M/S. QUALITAS NAMAN HOME MAKERS LLP in favour of IDBI TRUSTSHIP SERVICES through it's authorised signatory SHRI MILIND PANDE registered under its Document No. PVL2-8624/2018 on 29/06/2018 as per the terms and conditions contained therein.

6) The Owners submitted the plan for development of the said plots of land as one unified plot of land to Panvel Municipal Corporation and obtained the necessary sanctions and permission vide Development Permission/ Commencement Certificate bearing reference number 2018/PMC/TP/BP/ 8699/2018, dated 05/09/2018, on the terms and conditions contained therein.

RAMAKANT G. PAWAR

B.Com. LL. B

Advocate,

Off. 104, Harishchandra CHS, plot No. 1108, opposite Kohinoor lodge, Sector No. 1, Shiravane, Post – Nerul, Navi Mumbai- 400 706. mob- 9324861992

On the basis of the above and on the basis of the Xerox copy of the documents placed before me, I am of the opinion that subject to what is stated above and subject to compliance of the terms and conditions of the development permission and of all the rules and regulations and laws for the time being in force and subject to no objection from IDBI TRUSTSHIP SERVICES and upon clearance of the loan, the said M/S. QUALITAS NAMAN HOMES MAKERS LLP has good and clear title in respect of the aforesaid plots of land.

Dated this 6th day of October, 2018.,

Yours Truly,


RAMAKANT G. PAWAR

Advocate

RAMAKANT G. PAWAR
B.Com, LL B
ADVOCATE HIGH COURT