



## TITLE CERTIFICATE

On the strength of information and documents provided by Shri Nikunj Rameshbhai Thakkar, a Partner of M/s Sankalp Realty, I certify that "CIDCO" is Lessor of "leasehold plot bearing No. 59, admeasuring about 2899.42 sq. mtrs., located at Sector 5A, Karanjade Node, Taluka Panvel, Dist. Raigad and within the limits of Panvel Municipal Corporation" (the "said plot"). However M/s Sankalp Realty through its partners 1. Shri Kirit Jamnadas Bhayani, 2. Shri Nikunj Rameshbhai Thakkar, 3. Shri Atul Namdeo Bhagat, 4. Shri Omkar Yashwant Huddar and 5. Smt Bhavna Bhavin Gadhiya have 50% undivided leasehold rights, title and interest in respect of said plot and M/s Concrete Enterprises through its partners 1. Shri Manoj Nandlal Mundra (HUF), 2. Shri Girish Jagdish Kasat, 3. Smt Neetu Girish Kasat, 4. Shri Sheetal Panalal Banthia, 5. Shri Ashok Pushkraj Kotariya and 6. Shri Ashok Pushkraj Kotariya have 50% undivided leasehold rights, title and interest in respect of said plot. Said plot is marketable subject to approval of Lessor i.e. "CIDCO" and developable as per Commencement Certificate dated 10.01.2019. Title of said plot in question is marketable clear and there are no known encumbrances and known doubts of any type whatsoever except Regular Civil Suit Bearing No. 222/2014 pending before Hon'ble Civil Judge, Junior Division Panvel at Panvel.

Therefore this report 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.

Panvel

Date- 29.04.2019



  
Abhishek V Bhide  
Advocate