

Ref. No.:

Date:

Date: 01/07/2014.

TITLE CERTIFICATE

All that a piece and parcel of land or ground admeasuring about 770 sq. mtrs. Land bearing New Survey No. 39 Old Survey No. 307 Hissa No. 5, Situated at Village THAKURLI, Revenue Village THAKURLI in Taluka and Sub-Registration District Kalyan, District - Thane within the limits of Kalyan Dombivli Municipal Corporation.

(Hereinafter referred to as "The said land")

1) I have very carefully investigated the title of SHRI SAKHARAM GOPAL BHOIR to the said land hereinabove described and found the title thereof to be in order.

2) By an Registered Deed Of Confirmation on behalf of Development Agreement dated 30 / 12 / 2007 on 08 / 09 / 2009 the said SHRI SAKHARAM GOPAL BHOIR & Others has agreed to sell and develop the said land to M/S. UMA SAGAR HOMES a partnership firm doing business as Builders, Developers & Contractors having its place of Business B/203, Parbhawan Bhavan, Bhagatnagar Road, Dombivli (East), Pin. No. 421201, Tal. Kalyan, Dist. Thane who have agreed to purchase it with a view to developing it.

3) I have also verified the Search reports for the last 30 year's i.e. 1984 to 2012 (UFTO 03/09/2013) taken by Searcher Advocate Kavita S. Shah dtd. 03/09/2013. In my opinion SHRI SAKHARAM GOPAL BHOIR having clear, marketable title to the said land and free from reasonable doubts and claims of any third person to the said land.

4) I have inspected all the relevant documents relating to the title of the said land and I am of the opinion that the title of SHRI SAKHARAM GOPAL BHOIR to the said land is clear, marketable and without any encumbrance.

DOCUMENTS VERIFIED :

- I) 7 / 12 Extract Dt. 02/06/2014 issued by Talathi Saja - Thakurli, Tal. Kalyan, Dist. Thane.
- II) Mutation Entry No. 4431 of Mouje - Thakurli, Tal. Kalyan, Dist. Thane.
- III) Khate Utara.
- IV) Ceiling order copy dt. 31/10/2007, Bearing order No. ULC / ULN / 6 (1) / SR. 249 / THAKURLI
- V) N.A.Order No. Mahasaal/Div.- I/T-7/NAP/Thakurli - Kalyan/SR - 207/2013, Dt. 19/03/2014.
- VI) Search Report Dt. 03/09/2013.
- VII) Plan Sanction No. KDMC/NRV/BP/Dom - Div/2013-14/3780, Dt. 10/06/2014.

Hence I issue this title certificate on this day of 1st day of July 2014 under my seal & signature.



Manoj S. Mhatre.



Ref. No.:

Date:

Date: 01/07/2014.

TITLE CERTIFICATE

All that a piece and parcel of land or ground admeasuring about 2100 sq. mtrs. Land bearing New Survey No. 39 Old Survey No. 307 Hissa No. 4, Situated at Village THAKURLI, Revenue Village THAKURLI in Taluka and Sub-Registration District Kalyan, District - Thane within the limits of Kalyan Dombivli Municipal Corporation.

(Hereinafter referred to as "The said land")

1) I have very carefully investigated the title of SHRI RAMDAS MUKA BHOIR & OTHERS to the said land hereinabove described and found the title thereof to be in order.

By an Registered Deed Of Confirmation on behalf of Development Agreement dated 30 / 12 / 2007 on 24 / 03 / 2009 the said SHRI RAMDAS MUKA BHOIR & OTHERS has agreed to sell and develop the said land to M/S. UMA SAGAR HOMES a partnership firm doing business as Builders, Developers & Contractors having its place of Business B/203, Parbhawan Bhavan, Bhagatnagar Road, Dombivli (East), Pin. No. 421201, Tal. Kalyan, Dist. Thane who have agreed to purchase it with a view to developing it.

3) I have also verified the Search reports for the last 30 year's i.e. 1984 to 2012 (UFTO 03/09/2013) taken by Searcher Advocate Kavita S. Shah dtd. 03/09/2013. In my opinion SHRI RAMDAS MUKA BHOIR & OTHERS having clear, marketable title to the said land and free from reasonable doubts and claims of any third person to the said land.

4) I have inspected all the relevant documents relating to the title of the said land and I am of the opinion that the title of SHRI RAMDAS MUKA BHOIR & OTHERS to the said land is clear, marketable and without any encumbrance.

DOCUMENTS VERIFIED :

- I) 7 / 12 Extract Dt. 02/06/2014 issued by Talathi Saja - Thakurli, Tal. Kalyan, Dist. Thane.
- II) Mutation Entry No. 4535, 4607 & 4783 of Mouje - Thakurli, Tal. Kalyan, Dist. Thane.
- III) Khate Utara.
- IV) Ceiling order copy dt. 31/10/2007, Bearing order No. ULC / ULN / 6 (1) / SR. 250 / THAKURLI
- V) N.A.Order No. Mahasaal/Div.- I/T-7/NAP/Thakurli - Kalyan/SR - 207/2013, Dt. 19/03/2014.
- VI) Search Report Dt. 03/09/2013.
- VII) Plan Sanction No. KDMC/NRV/BP/Dom - Div/2013-14/3780, Dt. 10/06/2014.

Hence I issue this title certificate on this day of 01st day of July 2014 under my seal & signature.


Manoj S. Mhatre.
Advocate