



Mr. SANGRAM BHILARE

Advocate High Court,

**OFFICE: Flat No. 5, Building No.8, GL-3,Astvinayak CHS,Sec-6,
Ghansoli, Navi Mumbai. 400701**

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TITLE CERTIFICATE

At the instance of my client **M/s. PEER REALTY PVT LTD** a company, incorporated under Indian Companies Act 1952, having its registered office at 101,Somnath,CTS,Ram Mandir Road, Vile Parle (East), Mumbai.410057 by the hands of one of its Director Mr.Vikas P.Joshi hereinafter referred to as "MY CLIENT" I had investigated title of all that piece and parcel of properties bearing Gat No. 56/5/A/2, area admeasuring 1H.90R.98 ie.19098.00SQ.MT. and Gat no.56/6B area 500.00 SQ.MT. totally admeasuring 19598.00 SQ.MT. the said property lying, being and situated at Revenue Village – Chitalsar Manpada, Saja- Majiwade ,Tal – Thane, Dist – Thane, and within the limits of Registration District Thane more particularly described in SCHEDULE I given hereunder collectively referred to as the said PROJECT LAND and had initially issued Search & Title Report of above properties on 12/01/2017 hereinafter collectively referred to as the "PRINCIPAL SEARCH REPORT".

I have gone through entries, which is made available to me in the entries entered in Revenue Records i.e.7/12 extract, mutation entries in the office at Revenue department, Talathi saja Majiwade taluka and district Thane and Sub- Registrar Office, Thane (Office No 1,2,5 and 9) for the period of 30 years my client had acquired development rights of the said project land by various registered Development Agreements and Power of Attorneys as elaborated in such principal search report of project of MAHARASHTRA NAGAR THANE. Hereinafter referred to as the said "PROJECT" .

On the basis of rights acquired by the aforesaid registered Development Agreements and Power of Attorneys My Client has commenced construction of redevelopment project of MAHARASHTRA NAGAR Thane more particularly described in schedule I given hereunder ,hereafter referred to as the said "PROJECT LAND" by obtaining all requisite, sanction and permissions from the Thane Municipal Corporation and MHADA.

PROPERTY DETAILS:

SCHEDULE I

Property a) All that piece and parcel of land and ground admeasuring 19098.00 Sq. Mtrs . bearing Gat No. 56/5/A/2, area admeasuring 1H.90R.98 Village :Chitalsar



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Manpada Saja: Majiwade Taluka : Thane Dist :Thane Within limits of Thane Municipal Corporation Registrar of Registration Dist Thane & Sub Registrar office at Thane and bounded as

On or towards North : Ad. plot bearing Gut no.56/5

On or towards West : Godrej Edenwood

On or towards South : Naala

On or towards East : 20 Mtr. wide proposed D.P.road

Property b) All that piece and parcel of land and ground admeasuring 500.00 Sq. Mtrs . bearing Gat No. 56/5/A/2, area admeasuring 0H.05R.Village : Chitalsar Manpada Saj : Majiwade Taluka : Thane Dist :Thane Within limits of Thane Municipal Corporation Registrar of Registration Dist Thane & Sub Registrar office at Thane and bounded as

On or towards North : Naala

On or towards West : Hiranandani medaws

On or towards South : Hiranandani medaws

On or towards East : Hiranandani medaws

There are no litigation pending in any of the Court in respect of the said project land.

On request of my client ,I am issuing this Title Certificate in respect of the said "PROJECT LAND", on which construction of the said project is in process since the saod principal search report collectively from a bulky document, My client informed me that it intends to submit this title certificate for the purpose of registration of the project under The Real Estate (Regulation and Development)Act 2016 and the rules thereunder .Hence ,subject to contents of the Title search report I hereby certify that by virtue of the development rights acquired by registered Development Agreements and Power of Attorneys my client is entitled to develop and construct the project on the Project Land and to dispose of apartments in the same.

Place :Thane

Date : 01/07/2019

Adv. Sangram B. Bhilare

11/7/19
Advocate Highcourt