

TITLE CERTIFICATE

(A) DESCRIPTION OF PROPERTY:-

Old Survey No. 131, Hissa No. 5/1, New Survey No. 49, Hissa No. 5/1, Admeasuring area 0H-06R-10P + P. K. 0H-00R-50P, totally admeasuring 0H-06R-60P, situated at Mouje Gaondevi, Taluka Kalyan, District Thane (hereinafter referred to as the "SAID PROPERTY-A").

INVESTIGATION OF TITLE:-

- The inspection of the copy of 7/12 extract and documents provided by our client M/s. Onkareshwar Developers and the Search Report of Mr. Mayur Surte dated 06/09/2018 for the period of 30 years i.e. from 1989 to 2018 as available at the office of Sub-Registrar Kalyan - 1 to 5 through their index II register reveals that the aforesaid property is standing in the name of **MR. VIJAY BABU MHATRE & OTHERS**. The search of the above mentioned property for the year 1997 is not available as the Index II Registers are in police custody and for the year 2013 and 2016 to 2018 the Index II Registers are still not ready in the office of Sub-Registrar, Kalyan-1 and for the year 2013 to 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-4 and for the year 2015 to 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-3 and for the year 2018 the Index-II Registers are still not ready in the office of Sub-Registrar,

Kalyan-2 & 5. However, the Searcher Mr. Mayur Surte have also taken E Search for the years 1989 to 2018 in the office of Sub-Registrar Kalyan 1, 2, 3 ,4 and 5 and thereby have issued the said Search Report.

- Upon perusal of the photocopies of the documents provided by our client and the Search Report, it reveals that by virtue of Deed of Conveyance dated 07/08/2010 executed by and between Mr. Madhukar Shantaram Mhatre and others, therein as the Vendors and Mr. Vijay Babu Mhatre and Mr. Dilip Kashinath More, therein as the Purchasers, the said Vendors sold, transferred, assigned and conveyed the Said property-A and all its rights, title and interests unto and in favour of the said Purchasers for the consideration and upon the terms and conditions contained therein. The said Deed of Conveyance dated 07/08/2010 is duly registered in the Office of Sub Registrar of Assurances Kalyan – 3 at serial no. KLN3-5228-2010 dated 07/08/2010.
- It further reveals that by virtue of the Development Agreement and Irrevocable Power of Attorney both dated 31/03/2016 executed by and between (1) M/s. Siddhivinayak Developers, (2) Mr. Vijay Babu Mhatre, (3) Mr. Dilip Kashinath More,(4)Mr. Dilip Kashinath More and (5) Mr. Kisan Babu Mhatre, therein as the Vendors and M/s. Onkareshwar Developers, through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Developers, the said Vendors granted and assigned



development rights and also full power and absolute authority with respect to the development of the Said Property-A to the Developers for the consideration and upon the terms and conditions contained therein. The said Development Agreement is duly registered in the office of Sub-Registrar of Assurances at Kalyan-5 at Serial No. KLN-5-2691-2016 and KLN-5-2692-2016 respectively dated 31/03/2016.

Report:-

On going through the photocopies of the documents provided by our client M/s. Onkareshwar Developers, through its Partner Mr. Sanjay Ramnarayan Singh, the undersigned is of the opinion that the title of the Said Property-A rests in the name of **Mr. Vijay Babu Mhatre & Mr. Dilip Kashinath More** and the development rights with respect to the Said Property-A rests with **M/s. Onkareshwar Developers**.

(B) DESCRIPTION OF PROPERTY:-

Old Survey No. 131, Hissa No. 6, New Survey No. 49, Hissa No. 6, Admeasuring area 0H-14R-40P + P. K. 0H-01R-80P, totally admeasuring 0H-16R-20P, situated at Mouje Gaondevi, Taluka Kalyan, District Thane (hereinafter referred to as the "SAID PROPERTY-B").

INVESTIGATION OF TITLE:-

- The inspection of the copy of 7/12 extract and documents provided by our client M/s. Onkareshwar Developers and the Search Report of Mr. Mayur Surte dated 06/09/2018 for the period of 30 years i.e. from 1989 to 2018 as available at the office of Sub-Registrar Kalyan – 1 to 5



through their index II register reveals that the Said Property-B is standing in the name of **MR. DILIP KASHINATH MORE & OTHERS**. The search of the above mentioned property for the year 1997 is not available as the Index II Registers are in police custody and for the year 2013 and 2016 to 2018 the Index II Registers are still not ready in the office of Sub-Registrar, Kalyan-1 and for the year 2013 to 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-4 and for the year 2015 to 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-3 and for the year 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-2 & 5. However, the Searcher Mr. Mayur Surte have also taken E Search for the years 1989 to 2018 in the office of Sub-Registrar Kalyan 1, 2, 3, 4 and 5 and thereby have issued the said Search Report.

- Upon perusal of the photocopies of the documents provided by our client and the Search Report, it reveals that by virtue of Deed of Conveyance dated 27/11/2009 executed by and between Mr. Kaba Govind Chaya and Mr. Jayram Kaba Chaya, through their Constituted Attorney Mr. Bharat Shivram Bhoir and Mr. Mohan Janu Bhoir, therein as the Owners and Mr. Dilip Kashinath More and Mr. Kisan Babu Mhatre, therein as the Purchasers, the said Owners sold, transferred, assigned and conveyed the Said Property-B and all its rights, title and interests unto and in favour of the said Purchasers for the consideration and upon the terms and conditions contained therein. The said Deed of Conveyance dated 27/11/2009 is duly registered in the Office of Sub



Registrar of Assurances Kalyan – 3 at serial no. KLN3-5885-2010 dated 27/11/2009.

- It further reveals that by virtue of Confirmation Deed dated 04/12/2010 executed by and between Mr. Dilip Kashinath More and Mr. Kisan Babu Mhatre, therein as the Party of the First Part and Smt. Meena Gautam Chaya and others, therein as the Party of the Second Part, the said Party of the Second Part granted and accorded their consent and confirmation to the transaction under Deed of Conveyance dated 27/11/2009 upon the terms and conditions contained therein. The said Confirmation Deed dated 04/12/2010 is duly registered in the Office of Sub Registrar of Assurances Kalyan -3 at serial no. KLN3-08110-2010 dated 04/12/2010.
- It also reveals that by virtue of Confirmation Deed dated 14/01/2011 executed by and between Mr. Dilip Kashinath More and Mr. Kisan Babu Mhatre, therein as the Party of the First Part and Mr. Anantjibhai Daya Rathod and others, through their Constituted Attorney Mr. Nitin Jayram Chaya, therein as the Party of the Second Part, the said Party of the Second Part granted and accorded their consent and confirmation to the transaction under Deed of Conveyance dated 27/11/2009 upon the terms and conditions contained therein. The said Confirmation Deed dated 14/01/2011 is duly registered in the Office of Sub Registrar of Assurances Kalyan -3 at serial no. KLN3-00529-2011 dated 21/01/2011.



- It reveals that by virtue of the Development Agreement and Irrevocable Power of Attorney both dated 31/03/2016 executed by and between (1) M/s. Siddhivinayak Developers, (2) Mr. Vijay Babu Mhatre, (3) Mr. Dilip Kashinath More, (4) Mr. Dilip Kashinath More and (5) Mr. Kisan Babu Mhatre, therein as the Vendors and M/s. Onkareshwar Developers, through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Developers, the said Vendors granted and assigned development rights and also full power and absolute authority with respect to the development of the Said Property-B to the Developers for the consideration and upon the terms and conditions contained therein. The said Development Agreement is duly registered in the office of Sub-Registrar of Assurances at Kalyan-5 at Serial No. KLN-5-2691-2016 and KLN-5-2692-2016 respectively dated 31/03/2016.

Report:-

On going through the photocopies of the documents provided by our client M/s. Onkareshwar Developers, through its Partner Mr. Sanjay Ramnarayan Singh, the undersigned is of the opinion that the title of the Said Property-B rests in the name of **Mr. Dilip Kashinath More & Mr. Kisan Babu Mhatre** and the development rights with respect to the Said Property-B rests with **M/s. Onkareshwar Developers.**



(C) DESCRIPTION OF PROPERTY:-

Old Survey No. 131, Hissa No. 7, New Survey No. 49, Hissa No. 7, Admeasuring area 0H-09R-60P + P. K. 0H-01R-00P, totally admeasuring 0H-10R-60P, situated at Mouje Gaondevi, Taluka Kalyan, District Thane (hereinafter referred to as the "SAID PROPERTY-C").

INVESTIGATION OF TITLE:-

- The inspection of the copy of 7/12 extract and documents provided by our client M/s. Onkareshwar Developers and the Search Report of Mr. Mayur Surte dated 06/09/2018 for the period of 30 years i.e. from 1989 to 2018 as available at the office of Sub-Registrar Kalyan – 1 to 5 through their index II register reveals that the Said Property-C is standing in the name of **MR. SUDHAKAR TUKARAM BHOIR & OTHERS**. The search of the above mentioned property for the year 1997 is not available as the Index II Registers are in police custody and for the year 2013 and 2016 to 2018 the Index II Registers are still not ready in the office of Sub-Registrar, Kalyan-1 and for the year 2013 to 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-4 and for the year 2015 to 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-3 and for the year 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-2 & 5. However, the Searcher Mr. Mayur Surte have also taken E Search for the years 1989 to 2018 in the office of Sub-Registrar Kalyan 1, 2, 3, 4 and 5 and thereby have issued the said Search Report.



- Upon perusal of the photocopies of the documents pertaining to the Said Property-C as provided by our client, it reveals that by virtue of Development Agreement dated 09/10/2007 executed by and between Mr. Sudhakar Tukaram Bhoir & Others, therein as the Owners and M/s. Siddhivinayak Developers, through its partners Mr. Dilip Kashinath More & Others, therein as the Developers, the said Owners granted development rights and full power and absolute authority to develop the Said Property-C in favour of Developers for the consideration and upon the terms and conditions contained therein. The said Development Agreement dated 09/10/2007 is duly registered in the office of Sub-Registrar of Assurances, Kalyan-3 vide a Deed of Confirmation dated 06/05/2010 executed between Mr. Sudhakar Tukaram Bhoir & Others, therein as the Owners and M/s. Siddhivinayak Developers, through its partners Mr. Dilip Kashinath More & Others, therein as the Developers, and registered at Serial No. KLN-3-3181-2010 dated 06/05/2010.
- It also reveals that by virtue of an Irrevocable Power of Attorney dated 06/05/2010 executed by Mr. Sudhakar Tukaram Bhoir & Others, therein as the Owners in favour of M/s. Siddhivinayak Developers, through its partners Mr. Dilip Kashinath More & Others, therein as the Developers, the said Owners granted full power and absolute authority with respect to the Said Property-C unto and in favour of the said Developers. The said Irrevocable Power of Attorney dated 06/05/2010 is duly registered in the Office of Sub Registrar of Assurances Kalyan -3 at serial no. KLN3-03182-2010 dated 06/05/2010.



- It further reveals that by virtue of a Release Deed dated 15/02/2014 executed by and between Mr. Kachru Kalu Bhoir and others, therein as the Releasers and Mr. Sudhakar Tukaram Bhoir and others, therein as the Releasees, the said Releasers have duly relinquished and released their respective undivided share, right, title and interest in and over the Said Property-C unto and in favour of the Releasees upon the terms and conditions contained therein. The said Release Deed dated 15/02/2014 is duly registered in the Office of Sub Registrar of Assurances Kalyan – 3 at serial no. KLN3-684-2014 dated 15/02/2014.
- It reveals that by virtue of the Development Agreement and Irrevocable Power of Attorney both dated 31/03/2016 executed by and between (1) M/s. Siddhivinayak Developers, (2) Mr. Vijay Babu Mhatre, (3) Mr. Dilip Kashinath More, (4) Mr. Dilip Kashinath More and (5) Mr. Kisan Babu Mhatre, therein as the Vendors and M/s. Onkareshwar Developers, through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Developers, the said Vendors granted and assigned development rights and also full power and absolute authority with respect to the development of the Said Property-C to the Developers for the consideration and upon the terms and conditions contained therein. The said Development Agreement is duly registered in the office of Sub-Registrar of Assurances at Kalyan-5 at Serial No. KLN-5-2691-2016 and KLN-5-2692-2016 respectively dated 31/03/2016.



Report:-

On going through the photocopies of the documents provided by our client M/s. Onkareshwar Developers, through its Partner Mr. Sanjay Ramnarayan Singh, the undersigned is of the opinion that the title of the Said Property-C rests in the name of **Mr. Sudhakar Tukaram Bhoir & Others** and the development rights with respect to the Said Property-C rests with **M/s. Onkareshwar Developers**.

(D) **DESCRIPTION OF PROPERTY:-**

Old Survey No. 131, Hissa No. 8, New Survey No. 49, Hissa No. 8, Admeasuring area 0H-07R-10P + P. K. 0H-00R-50P, totally admeasuring 0H-07R-60P, situated at Mouje Gaondevi, Taluka Kalyan, District Thane (hereinafter referred to as the "SAID PROPERTY-D").

INVESTIGATION OF TITLE:-

- The inspection of the copy of 7/12 extract and documents provided by our client M/S. Onkareshwar Developers and the Search Report of Mr. Mayur Surte dated 06/09/2018 for the period of 30 years i.e. from 1989 to 2018 as available at the office of Sub-Registrar Kalyan – 1 to 5 through their Index II register reveals that the Said Property-D is standing in the name of **SHRI. MADAN SHIVRAM BHOIR & OTHERS**. The search of the above mentioned property for the year 1997 is not available as the Index II Registers are in police custody and for the year 2013 and 2016 to 2018 the Index II Registers are still not ready in the



office of Sub-Registrar, Kalyan-1 and for the year 2013 to 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-4 and for the year 2015 to 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-3 and for the year 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-2 & 5. However, the Searcher Mr. Mayur Surte have also taken E Search for the years 1989 to 2018 in the office of Sub-Registrar Kalyan 1, 2, 3, 4 and 5 and thereby have issued the said Search Report.

- Upon perusal of the photocopies of the documents provided by our client and the Search Report, it reveals that by virtue of the Development Agreement dated 05/05/2011 executed by and between Mr. Madan Shivram Bhoir & Others, through their Constituted Attorney Mr. Sadashiv Dattatray Bhoir, therein as the Owners and M/s. Siddhivinayak Developers, through its partners Mr. Dilip Kashinath More and Mr. Kisan Babu Mhatre, therein as the Developers, the said Owners granted and assigned development rights and also full power and absolute authority with respect to the Said Property-D to the Developers. The said Development Agreement is duly registered in the office of Sub-Registrar of Assurances at Kalyan-2 at Serial No. KLN-2-4924-2011 dated 11/05/2011.
- It further reveals that by virtue of an Irrevocable Power of Attorney dated 05/05/2011 executed by Mr. Madan Shivram Bhoir & Others,



through their Constituted Attorney Mr. Sadashiv Dattatray Bhoir, therein as the Owners in favour of M/s. Siddhivinayak Developers, through its partners Mr. Dilip Kashinath More and Mr. Kisan Babu Mhatre, therein as the Developers, the said Owners granted full power and absolute authority with respect to the Said Property-D in favour of the said Developers. The said Irrevocable Power of Attorney dated 05/05/2011 is duly registered in the Office of Sub Registrar of Assurances Kalyan – 2 at serial no. 165 dated 11/05/2011.

- It reveals that by virtue of the Development Agreement and Irrevocable Power of Attorney both dated 31/03/2016 executed by and between (1) M/s. Siddhivinayak Developers, (2) Mr. Vijay Babu Mhatre, (3) Mr. Dilip Kashinath More, (4) Mr. Dilip Kashinath More and (5) Mr. Kisan Babu Mhatre, therein as the Vendors and M/s. Onkareshwar Developers, through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Developers, the said Vendors granted and assigned development rights and also full power and absolute authority with respect to the development of the Said Property-D to the Developers for the consideration and upon the terms and conditions contained therein. The said Development Agreement is duly registered in the office of Sub-Registrar of Assurances at Kalyan-5 at Serial No. KLN-5-2691-2016 and KLN-5-2692-2016 respectively dated 31/03/2016.

Report:-

On going through the photocopies of the documents provided by our client M/s. Onkareshwar Developers through its Partner Mr. Sanjay Ramnarayan Singh, the undersigned is of the opinion that the title of the Said Property-D rests in the name of **Shri. Madan Shivram Bhoir & Others** and the development rights with respect to the Said Property-D rests with **M/s. Onkareshwar Developers.**

(E) DESCRIPTION OF PROPERTY:-

Old Survey No. 131, Hissa No. 13, New Survey No. 49, Hissa No. 13, admeasuring area 0H-03R-50P + P.K. 0H-01R-60P, totally admeasuring 0H-05R-10P, situated at Mouje Gaondevi, Taluka Kalyan, District Thane (hereinafter referred to as the "SAID PROPERTY-E").

INVESTIGATION OF TITLE:-

- The inspection of the copy of 7/12 extract and documents provided by our client M/S. ONKARESHWAR DEVELOPERS and the Search Report of Mr. Mayur Surte dated 25/10/2018 for the period of 30 years i.e. from 1989 to 2018 as available at the office of Sub-Registrar Kalyan - 1 to 5 through their Index II register reveals that the Said Property-E is standing in the name of **SHRI. MADAN SHIVRAM BHOIR & OTHERS.** The search of the above mentioned property for the year 1997 is not available as the Index II Registers are in police custody and for the year 2013 and 2016 to 2018 the Index II Registers are still not ready in the office of Sub-Registrar, Kalyan-1 and for the year 2013 to 2018 the Index-II Registers are still not ready in the office of Sub-



Registrar, Kalyan-4 and for the year 2015 to 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-3 and for the year 2018 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-2 & 5. However, the Searcher Mr. Mayur Surte have also taken E Search for the years 1989 to 2018 in the office of Sub-Registrar Kalyan 1, 2, 3, 4 and 5 and thereby have issued the said Search Report.

- Upon perusal of the photocopies of the documents provided by our client and the Search Report, it reveals that by virtue of the Development Agreement dated 05/05/2011 executed by and between Mr. Madan Shivram Bhoir & Others, through their Constituted Attorney Mr. Sadashiv Dattatray Bhoir, therein as the Owners and M/s. Siddhivinayak Developers, through its partners Mr. Dilip Kashinath More and Mr. Kisan Babu Mhatre, therein as the Developers, the said Owners granted and assigned development rights and also full power and absolute authority with respect to the Said Property-E to the Developers. The said Development Agreement is duly registered in the office of Sub-Registrar of Assurances at Kalyan-2 at Serial No. KLN-2-4925-2011 dated 11/05/2011.
- It further reveals that by virtue of an Irrevocable Power of Attorney dated 05/05/2011 executed by Mr. Madan Shivram Bhoir & Others, through their Constituted Attorney Mr. Sadashiv Dattatray Bhoir, therein as the Owners in favour of M/s. Siddhivinayak Developers, through its



partners Mr. Dilip Kashinath More and Mr. Kisan Babu Mhatre, therein as the Developers, the said Owners granted full power and absolute authority with respect to the Said Property-E in favour of the said Developers. The said Irrevocable Power of Attorney dated 05/05/2011 is duly registered in the Office of Sub Registrar of Assurances Kalyan – 2 at serial no. 165 dated 11/05/2011.

- It reveals that by virtue of the Development Agreement and Irrevocable Power of Attorney both dated 31/03/2016 executed by and between (1) M/s. Siddhivinayak Developers, (2) Mr. Vijay Babu Mhatre, (3) Mr. Dilip Kashinath More, (4) Mr. Dilip Kashinath More and (5) Mr. Kisan Babu Mhatre, therein as the Vendors and M/s. Onkareshwar Developers, through its Partner Mr. Sanjay Ramnarayan Singh, therein as the Developers, the said Vendors granted and assigned development rights and also full power and absolute authority with respect to the development of the Said Property-E to the Developers for the consideration and upon the terms and conditions contained therein. The said Development Agreement is duly registered in the office of Sub-Registrar of Assurances at Kalyan-5 at Serial No. KLN-5-2691-2016 and KLN-5-2692-2016 respectively dated 31/03/2016.



Report:-

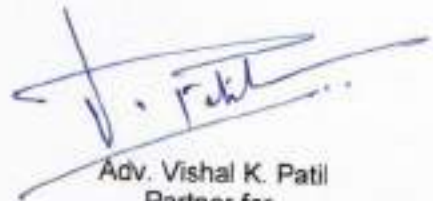
On going through the photocopies of the documents provided by our client M/s. Onkareshwar Developers through its Partner Mr. Sanjay Ramnarayan Singh, the undersigned is of the opinion that the title of the Said Property-E rests in the name of **Shri. Madan Shivram Bhoir & Others** and the development rights with respect to the Said Property-E rests with **M/s. Onkareshwar Developers**.

CERTIFICATE:-

In view of the above investigation of title and on perusal of the photocopies of documents provided by our client M/s. Onkareshwar Developers, through its partner Mr. Sanjay Ramnarayan Singh, I hereby certify that the above properties being Survey nos. 49/5/1, 49/6, 49/7, 48/8, and 49/13 (Said Properties "A", "B", "C", "D" & "E") are free from defects, having no encumbrance of any nature, and hence it is having a clean and marketable title.

This certificate of title is issued on the request of our client and on perusal of the photocopies of the documents provided by M/s. Onkareshwar Developers, through its Partner Mr. Sanjay Ramnarayan Singh.

Under my signature on this 15th day of October, 2018 at Dombivli.



Adv. Vishal K. Patil
Partner for
RAY LEGAL