

Mahesh G. Bhagat

ADVOCATE HIGH COURT, B.A. LLB

Address at: - Plot No. 64-B, Gurukrupa Row House, Sector-05, Khanda colony
Tal-Panvel, Dist: Raigad Email:-adv.mahesh_bhagat@yahoo.in
Mobile No.8652034703, 8080610480.

Date: - 23/03/2015



TITLE CERTIFICATE
TO WHOMS OEVER IT MAY CONCERN
SCHEDULE OF PROPERTY

AT-JUI GAON(KAMOTHE), TAL-PANVEL, DIST-RAIGAD

OWNER NAME	House No	House Length X Width (sq.ft)	Area (Sq.Ft.)
1)MR.NARAYAN KOLHA KADU	1176(2)	16X20	320
2) MR.RAVINDRA MAHADEV KADU	263 A	19X22	418
		Total	738

That is to say -

On the North by - ----- On Record
On the South by - ----- On Record
On the East by - ----- On Record
On the West by - ----- On Record

THIS IS TO CERTIFY THAT I have investigated the title of M/s. VIJAYANAND BUILDERS AND DEVELOPERS Through by Prop Mr. Vijay j.Gupta Age 40 years having its office at - Shop no.34,Payal Complex Building,Sector 17, New Panvel.



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I Have perused the following documents in respect of the abovementioned property:

1. I perused the Copy of the Form No.8 Asesment List
2. I perused the copy of Registered Development Agreement dated 4th March 2015, Document No.PNL4-2761-2015 executed between 1) Mr. Narayan Kolhya Kadu 2) Mr. Ravindra Mahadev Kadu AND of M/s. VIJAYANAND BUILDERS AND DEVELOPERS Through by Prop Mr. Vijay j.Gupta
3. I perused the Copy of registration receipt dtd. 04.03.2015. of M/s. VIJAYANAND BUILDERS AND DEVELOPERS Through by Prop Mr. Vijay j.Gupta
4. I perused the Copy of the Registered Power of Attorney dated 4th March 2015, Document No.PNL4-2762-2015 executed between 1) Mr. Narayan Kolhya Kadu 2) Mr. Ravindra Mahadev Kadu and of M/s. VIJAYANAND BUILDERS AND DEVELOPERS Through by Prop Mr. Vijay j.Gupta
5. I perused the Copy of registration receipt dtd. 12.06.2013. of M/s. VIJAYANAND BUILDERS AND DEVELOPERS Through by Prop Mr. Vijay j.Gupta



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- A) Mr. Narayan Kolhya Kadu is the owner of House No.1176(2) At-Jui gaon (Kamothe), Tal-Panvel, Navi Mumbai and the Form No.8 Assessment stand in the name of Mr. Narayan Kolhya Kadu
- B) Mr. Ravindra Mahadev kadu is the owner of House No.263 A, At-Jui gaon (Kamothe), Tal-Panvel, Navi Mumbai and the Form No.8 Assessment stand in the name of Mr. Ravindra Mahadev Kadu.
- C) Registered Development Agreement executed between 1) Mr. Narayan Kolhya Kadu 2) Mr. Ravindra Mahadev Kadu has by development Agreement dtd. 04.03.2015 granted unto M/s. VIJAYANAND BUILDERS AND DEVELOPERS Through by Prop Mr. Vijay j. Gupta. The development rights in respect of the said property. The development agreement has been registered on 04.03.2015 at document no.panvel4-2761-2015 as per the Development agreement 50% of the constructed flats are to be handed over to the Owner 1) Mr. Narayan Kolhya Kadu 2) Mr. Ravindra Mahadev Kadu the balance 50% of the constructed flats are to be sold by the builder M/s. VIJAYANAND BUILDERS AND DEVELOPERS Through by Prop Mr. Vijay j. Gupta.
- D) The Owner 1) Mr. Narayan Kolhya Kadu 2) Mr. Ravindra Mahadev Kadu has also executed a Registered Power of Attorney in favour of M/s. VIJAYANAND BUILDERS AND DEVELOPERS Through by Prop



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Mr. Vijay j.Gupta.The Power of Attorney has been registered on
04.03.2015 at document no.panvel4-2762-2015

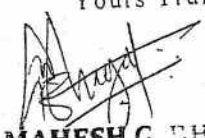
I have also taken a search for a period of 30 years from 1986 to
2015 at the Join-Sub Registrars panvel-1 at panvel in respect of the
abovementioned land and have not found any transactions adverse to the
title of the said property.

I have gone through the above papers and original documents of
title relating to the said plot and, certify that the title of M/s.
VIJAYANAND BUILDERS AND DEVELOPERS Through by Prop
Mr.Vijay J.Gupta, in respect of the said Above mentioned land, is clear,
marketable and free from all encumbrances of any nature whatsoever

Dated this 23 day of March, 2015



Yours Truly


Adv. MAHESH G. BHAGAT
(Advocate High Court) B.A.LL.B.
Shop No.9 P... Plot No. 416/3,
Takk... s Electronics,
10206

Encl:-

- 1) Search Receipt no. 2470/2015 dated 20/03/2015
- 2) Clerk Search Report dated 20/03/2015