

MIRA ROAD : Off. No. 101, Bldg. P/10, 1st Floor, Siddharth Nagar, Sheetal Nagar, Mira Road (East) - 401 107.
VASAI : 101, Khokhani Bhavan, Navghar, Vasai Road (W), Dist. Palghar - 401 202.

// TITLE CERTIFICATE //
TO WHOMSOEVER IT MAY CONCERN

Date :- 28/12/2019.

Ref. :- All that part portion of properties i.e. **a) An area admeasuring 2466 square meters**, forming part portion of property bearing Survey No. 111, Hissa No. 8, Admeasuring 3700 square meters, **b) An area admeasuring 2070 square meters**, of property bearing Survey No. 111, Hissa No. 9, Admeasuring 2070 square meters, **c) An area admeasuring 800 square meters**, of property bearing Survey No. 121, Hissa No. 3, Admeasuring 800 square meters, **Totally Admeasuring 5336 square meters**, situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation. In the area of Registration District & Sub-District office of Bhayander/Mira/Thane.

Original Owners :-

As per 7/12 Extract

- 1) M/s. RNA Corporation Pvt. Ltd.,
(Formerly known as M/s. RNA Builders (AA).
- 2) Mr. Kiran Eknath Patil & 9 Others.
- 3) Mr. Jordan Stephen Pereira.
- 3) Mrs. Madhu Harshad Doshi.

Present Owners :-

M/s. Unique Shanti Developers LLP.
Harsh Plaza, First Floor,
Opp. Sector No. 2, Poonam Vihar,
Mira Road (E), Tal. & Dist. Thane.

This is to certify that I have investigated the title in respect of all that part portion of properties i.e. **a) An area admeasuring 2466 square meters,** forming part portion of property bearing Survey No. 111, Hissa No. 8, Admeasuring 3700 square meters, **b) An area admeasuring 2070 square meters,** of property bearing Survey No. 111, Hissa No. 9, Admeasuring 2070 square meters, **c) An area admeasuring 800 square meters,** of property bearing Survey No. 121, Hissa No. 3, Admeasuring 800 square meters, **Totally Admeasuring 5336 square meters,** situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, In the area of Registration District & Sub-District Office of Bhayander/Mira/Thane, now owned by M/s. Unique Shanti Developers LLP, and have found the same to be clear and marketable and free from all encumbrances and reasonable doubts, and have to state as hereunder.

1. Whereas originally 1) Mrs. Anusaya Harishchandra Mhatre, 2) Mrs. Aruna Ramesh Patil, 3) Mrs. Trupti Hemprakash Patil, 4) Mrs. Rekha Hemprakash Patil, 5) Mrs. Lata Anant Raut, 6) Mrs. Vandana Janardhan Raikar, 7) Mrs. Vithabai Alias Vijaya Govind Gharat, 8) Mr. Sadashiv Ramchandra Patil, 9) Mr. Sandesh Hemprakash Patil, were the owners of all that piece and parcel of property bearing Survey No. 111, Hissa No. 8, Admeasuring 3700 square meters, situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation. In the area of Registration District & Sub-District office of Bhayander/Mira/Thane,

and as such by virtue of Mutation Entry No. 1528 & 1574, Dated 29/6/2006, their names appeared in the 7/12, 6/12 & 8-A Extract, of Land Revenue Records as absolute co-owners thereof.

2. And Whereas by an Agreement Deed & Subsequent Power of Attorney dated 16/1/2007, duly executed & registered, Under Document Sr. No. TNN-7/456-2007, Dated 16/1/2007, at the office of Sub-Registrar Thane No. - 7, the said 1) Mrs. Anusaya Harishchandra Mhatre, 2) Mrs. Aruna Ramesh Patil, 3) Mrs. Trupti Hemprakash Patil, 4) Mrs. Rekha Hemprakash Patil, 5) Mrs. Lata Anant Raut, 6) Mrs. Vandana Janardhan Raikar, 7) Mrs. Vithabai Alias Vijaya Govind Gharat, 8) Mr. Sadashiv Ramchandra Patil, 9) Mr. Sandesh Hemprakash Patil, had assigned, transferred & sold all their rights, titles, interests and shares in respect of the said property to M/s. Mahesh Enterprises, Represented by its Proprietor Mr. Bhimrao Ramji Chavhan, at the price and on the terms & conditions therein contained.
3. And Whereas by an Agreement Deed & Subsequent Power of Attorney dated 8/10/2007, duly executed & registered, Under Document Sr. No. TNN-2/7283-2007, Dated 9/10/2007, at the office of Sub-Registrar Thane No. - 2, the said 1) Mrs. Anusaya Harishchandra Mhatre, 2) Mrs. Aruna Ramesh Patil, 3) Mrs. Trupti Hemprakash Patil, 4) Mrs. Rekha Hemprakash Patil, 5) Mrs. Lata Anant Raut, 6) Mrs. Vandana Janardhan Raikar, 7) Mrs. Vithabai Alias Vijaya Govind Gharat, 8) Mr. Sadashiv Ramchandra Patil, 9) Mr. Sandesh Hemprakash Patil, All Through their

Constituted Attorney M/s. Mahesh Enterprises, Represented by its Proprietor Mr. Bhimrao Ramji Chavhan, had assigned, transferred & sold all their rights, titles, interests & shares in respect of the said property to M/s. RNA Builders (A.A.) Represented by one of its Partner Mr. Anilkumar Aggarwal, Through his Constituted Attorney Mr. Foolchand Maurya, at the price and on the terms & conditions therein contained.

4. And Whereas subsequently by Deed of Conveyance dated 11/7/2008, duly executed & registered, Under Document Sr. No. TNN-2/6203-2008, Dated 11/7/2008, at the office of Sub-Registrar Thane No. – 2, the said 1) Mrs. Anusaya Harishchandra Mhatre, 2) Mrs. Aruna Ramesh Patil, 3) Mrs. Trupti Hemprakash Patil, 4) Mrs. Rekha Hemprakash Patil, 5) Mrs. Lata Anant Raut, 6) Mrs. Vandana Janardhan Raikar, 7) Mrs. Vithabai Alias Vijaya Govind Gharat, 8) Mr. Sadashiv Ramchandra Patil, 9) Mr. Sandesh Hemprakash Patil, All Through their Constituted Attorney M/s. Mahesh Enterprises, Represented by its Proprietor Mr. Bhimrao Ramji Chavhan, Through his Constituted Attorney M/s. RNA Builders (A.A.) Represented by one of its Partner Mr. Anilkumar Aggarwal, Through his Constituted Attorney Mr. Foolchand Maurya, had assigned, transferred & conveyed all their rights, titles, interests & shares in respect of the said property to M/s. RNA Builders (A.A.) Represented by one of its Partner Mr. Anilkumar Aggarwal, Through his Constituted Attorney Mr. Foolchand Maurya, at the price and on the terms & conditions therein contained, and as

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such by virtue of Mutation Entry No. 1579, the name of M/s. RNA Builders (A.A.) appear in the 7/12, 6/12 & 8-A Extract of Land Revenue Records, as absolute owners of the said property.

5. Whereas originally 1) Mr. Sadashiv Ramchandra Patil, 2) Mrs. Vithabai Alias Vijaya Govind Gharat, 4) Mrs. Anusaya Harichandra Mhatre, 5) Mrs. Babybai Ramchandra Mhatre, 6) Mrs. Gulab Ashok Patil, 7) Mr. Ravindra Eknath Patil, 8) Mrs. Jayantibai Eknath Patil, 9) Mr. Kiran Eknath Patil, were the owners of all that piece and parcel of properties bearing **a)** Survey No. 111, Hissa No. 9, Admeasuring 2070 square meters, **b)** Survey No. 121, Hissa No. 3, Admeasuring 800 square meters, situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation. In the area of Registration District & Sub-District office of Bhayander/Mira/Thane, and as such by virtue of Mutation Entry No. 1528, their names appeared in the 7/12, 6/12 & 8-A Extract, of Land Revenue Records as absolute co-owners thereof of the said properties.
6. And Whereas the said 1) Sadashiv Ramchandra Patil, 2) Babybai Ramchandra Mhatre, 3) Gulab Ashok Patil, 4) Vithabai Alias Vijaya Govind Gharat, 5) Anusaya Harichandra Mhatre, All Through their Constituted Attorney Mr. Ravindra Eknath Patil, Vide Release deed dated 6/6/2006, duly executed & registered, Under Document Sr. No. TNN-7/4597/2006, Dated 6/6/2006, at the office of Sub-Registrar Thane No. - 7, had assigned, transferred & relinquished all their rights, titles,

interests & shares in respect of the said properties bearing a) Survey No. 111, Hissa No. 9, Admeasuring 2070 square meters, b) Survey No. 121, Hissa No. 3, Admeasuring 800 square meters, situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, in favour of 1) Mrs. Jayantibai Eknath Patil, 2) Mr. Kiran Eknath Patil, 3) Mr. Ravindra Eknath Patil, and as such by virtue of Mutation Entry No. 1574, Dated 29/6/2006, their names appeared in the 7/12, 6/12 & 8-A Extract, of Land Revenue Records as absolute co-owners thereof of the said properties.

7. And Whereas the said Mr. Ravindra Eknath Patil, Forself and as Constituted Attorney of 1) Mrs. Aruna Ravindra Patil, 2) Mr. Sagar Ravindra Patil, 3) Mr. Manoj Ravindra Patil, 4) Mrs. Kunda Kiran Patil, 5) Mrs. Seema Mahesh Mhatre, 6) Mrs. Reshma Kiran Patil, Vide Agreement Deed & Subsequent Power of Attorney dated 21/12/2009, duly executed & registered, Under Document Sr. No. TNN-2/4687/2010, Dated 12/4/2010, at the office of Sub-Registrar Thane No. – 2, had assigned, transferred & sold all that properties bearing a) Survey No. 111, Hissa No. 9, Admeasuring 2070 square meters, b) Survey No. 121, Hissa No. 3, Admeasuring 800 square meters, situate lying and being at revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, to M/s. RNA Corporation Pvt. Ltd., (Formerly known as M/s. RNA Builders (A.A.)), at the price and on the terms & conditions therein contained.

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8. And Whereas Vide Deed of Exchange dated 5/2/2016, duly executed & registered, Under Document Sr. No. TNN-10/2039-2016, Dated 5/2/2016, at the office of Sub-Registrar Thane No. – 10, the said Mr. Jordan Stephan Pereira, Owner of property bearing Survey No. 112, Hissa No. 1, Admeasuring 1340 square meters, of revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, had assigned & transferred / exchanged the said property with M/s. RNA Corporation Pvt. Ltd., (Formerly known as M/s. RNA Builders (A.A.) in lieu of the said M/s. RNA Corporation Pvt. Ltd., (Formerly known as M/s. RNA Builders (A.A.), having assigned, transferred & exchanged **a) An area admeasuring 800 square meters**, forming part portion property bearing Survey No. 121, Hissa No. 3, Admeasuring 800 square meters, **b) An area admeasuring 540 square meters**, forming part portion of property bearing Survey No.111, Hissa No. 9, Admeasuring 2070 square meters, **Totally Admeasuring 1340 square meters**, of revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, in favour of Mr. Jordan Stephen Pereira.
9. In pursuance to the Deed of Exchange dated 5/2/2016, the said M/s. RNA Corporation Pvt. Ltd., (Formerly known as M/s. RNA Builders (A.A.) had separately executed Irrevocable Power of Attorney dated 5/2/2016, duly executed & registered, Under Document Sr. No. TNN-10/2041-2016, Dated 5/2/2016, at the office of Sub-Registrar Thane No. – 10, in favour of Mr. Jordan Stephen Pereira, conferring upon him several powers inter-alia power to develop and/or sell the said properties to the person or persons of his choice.

10. And Whereas by Deed of Exchange dated 5/2/2016, duly executed & registered, Under Document Sr. No. TNN-10/2043/2016, Dated 5/2/2016, at the office of Sub-Registrar Thane No. – 10, the said Mrs. Madhu Harshad Doshi, Through her Constituted Attorney Mr. Dilesh C. Shah, owner of property bearing Survey No. 111, Hissa No. 4, Admeasuring 2200 square meters, of revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, had assigned & transferred / exchanged the said property with M/s. RNA Corporation Pvt. Ltd., (Formerly known as M/s. RNA Builders (A.A.) in lieu of the said M/s. RNA Corporation Pvt. Ltd., (Formerly known as M/s. RNA Builders (A.A.) with the consent and confirmation of Mr. Kiran Eknath Patil & 7 Others, having assigned, transferred & exchanged properties i.e. **a) An area admeasuring 2466 square meters**, forming part portion property bearing Survey No. 111, Hissa No. 8, Admeasuring 3700 square meters, **b) An area admeasuring 1530 square meters**, forming part portion of property bearing Survey No. 111, Hissa No. 9, Admeasuring 2070 square meters, **Totally Admeasuring 3996 square meters**, of revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, in favour of Mrs. Madhu Harshad Doshi, Through her Constituted Attorney Mr. Dilesh C. Shah. In pursuance to the Deed of Exchange dated 5/2/2016, the said M/s. RNA Corporation Pvt. Ltd., (Formerly known as M/s. RNA Builders (A.A.) had separately executed Irrevocable Power of Attorney dated 5/2/2016, duly executed & registered, Under Document Sr. No. TNN-10/2044-2016, Dated 5/2/2016, at the office of Sub-Registrar Thane No. – 10, in favour

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- of Mrs. Madhu Harshad Doshi, conferring upon her several powers inter-alia power to develop and/or sell the said properties to the person or persons of her choice.
11. And Whereas in pursuance to the said Deed of Exchange & Subsequent Power of Attorney dated 5/2/2016, duly executed & registered, the said Mrs. Madhu Harshad Doshi, is absolutely seized and possessed and/or otherwise well and sufficiently entitled to as owner of all that piece and parcel of properties i.e. **a) An area admeasuring 2466 square meters**, forming part portion property bearing Survey No. 111, Hissa No. 8, Admeasuring 3700 square meters, **b) An area admeasuring 1530 square meters**, forming part portion of property bearing Survey No. 111, Hissa No. 9, Admeasuring 2070 square meters, **Totally Admeasuring 3996 square meters**, of revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane.
12. And Whereas Vide Deed of Conveyance dated 18/12/2019, duly executed & registered, Under Document Sr. No. TNN-10/9975-2019, Receipt No. 11232, Dated 18/12/2019, at the office of Sub-Registrar Thane No. – 10, the said M/s. RNA Corporation Pvt. Ltd., (Formerly known as M/s. RNA Builders (A.A.)), Through their Constituted Attorney Mrs. Madhu H. Doshi, as Vendors No. 1, **And** Original Land Owners 1) Mr. Kiran Eknath Patil, 2) Mr. Ravindra Eknath Patil, 3) Mrs. Aruna Ravindra Patil, 4) Mr. Sagar Ravindra Patil, 5) Mr. Manoj Ravindra Patil, 6) Mrs. Kunda Kiran Patil, 7) Mrs. Seema Mahesh

Mhatre, 8) Mrs. Reshma Kiran Patil, 9) Mrs. Babybai Ramchandra Mhatre, 10) Mrs. Gulab Ashok Patil, All through their Power of Attorney Holder M/s. RNA Corporation Pvt. Ltd., (Formerly known as M/s. RNA Builders (A.A.)), Through their Constituted Attorney Mrs. Madhu Harshad Doshi, being the Vendors No. 2, **And** Mrs. Madhu Harshad Doshi, being Confirming Party No. 1 & 2, have assigned, transferred & sold all that **a) An area admeasuring 2466 square meters**, forming part portion of property bearing Survey No. 111, Hissa No. 8, **b) An area admeasuring 1530 square meters**, forming part portion of property bearing Survey No. 111, Hissa No. 9, Totally admeasuring 3966 square meters, And subsequently 1) Mr. Kiran Eknath Patil, 2) Mr. Ravindra Eknath Patil, 3) Mrs. Aruna Ravindra Patil, 4) Mr. Sagar Ravindra Patil, 5) Mr. Manoj Ravindra Patil, 6) Mrs. Kunda Kiran Patil, 7) Mrs. Seema Mahesh Mhatre, 8) Mrs. Reshma Kiran Patil, 9) Mrs. Babybai Ramchandra Mhatre, 10) Mrs. Gulab Ashok Patil, All Through their Constituted Attorney M/s. RNA Corporation Pvt. Ltd., (Formerly known as M/s. RNA Builders (A.A.)), Through their Power of Attorney Holder Mr. Jordan Stephen Pereira, being the Vendors No. 3, **And** Mr. Jordan Stephen Pereira, being the Confirming Party No. 3, have assigned, transferred & sold all that an area admeasuring 540 square meters, forming part portion of property bearing Survey No. 111, Hissa No. 9, And an area admeasuring 800 square meters, forming part portion of property bearing Survey No. 121, Hissa No. 3, Totally admeasuring 1340 square meters, **i.e. hereinafter being calculated** as Survey No. 111, Hissa No. 8, **Admeasuring 2466 square meters**, First Property, **And** Survey

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No. 111, Hissa No. 9, **Admeasuring 2070 square meters**, Second Property, **And** Survey No. 121, Hissa No. 3, **Admeasuring 800 square meters**, Third Property, **Totally Admeasuring 5366 square meters**, of revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, to M/s. Unique Shanti Developers LLP, Through its one of the Partner Mr. Dilesh C. Shah, at the price and on the terms & conditions, which is still valid legal & subsisting.

13. And Whereas in pursuance to the said Deed of Conveyance dated 18/12/2019, the said RNA Corporation Pvt. Ltd., Through their Power of Attorney Holder Mrs. Madhuy Harshad Doshi, as Vendors No. 1, And Mr. Kiran Eknath Patil & 9 Others, Through their Power of Attorney Holder RNA Corporation Pvt. Ltd., Through their Power of Attorney Holder Mrs. Madhu Harshad Doshi, as Vendors No. 2, And Mrs. Madhu Harshad Doshi, as Confirming Party No. 1 & 2, have executed Irrevocable General Power of Attorney dated 19/12/2019, duly executed & registered, Under Document Sr. No. TNN-10/10000-2019, at the office of Sub- Registrar Thane No. – 10, in respect of property bearing Survey No. 111, Hissa No. 8, Admeasuring 2466 square meters, And Survey No. 111, Hissa No. 9, Admeasuring 1530 square meters, of revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, in favour of M/s. Unique Shanti Developers LLP, Through its Constituted Attorney Mr. Dilesh C. Shah, conferring upon them several powers inter-alia power to develop and/or sell and to do

various acts, deeds matters & things in respect of the said properties on their behalf, which shall be binding on them and their legal heirs, which is still valie legal & subsisting.

14. And Whereas in pursuance to the said Deed of Conveyance dated 18/12/2019, the said Mr. Kiran Eknath Patil & Others, Through their Power of Attorney Holder RNA Corporation Pvt. Ltd., Through their Power of Attorney Holder Mr. Jordan Stephen Pereira, as Vendors No. 3, **And** Mr. Jordan Stephen Pereira, as Confirming Party No. 3, have executed Irrevocable General Power of Atrorney dated 23/12/2019, duly executed & registered, Under Document Sr. No. TNN-10/10128-2019, at the office of Sub- Registrar Thane No. – 10, in respect of part portion of property **admeasuirng 540 square meters**, of property bearing Survey No. 119, Hissa No. 9, **And an area admeasuirng 800 square meters**, of property bearing Survey No. 121, Hissa No. 3, of revenue village Ghodbunder, Mira Road (E), Tal. & Dist. Thane, in favour of M/s. Unique Shanti Developers LLP, Through its Constituted Attorney Mr. Dilesh C. Shah, conferring upon them several powers inter-alia power to develop and/or sell and to do various acts, deeds matters & things in respect of the said properties on their behalf, which shall be binding on them and their legal heirs, which is still valie legal & subsisting.

15. And Whereas for the purpose of this report on title, I have relied upon the following:

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- i) Information relating to lineage on the basis of revenue records as well as copies of title documents provided to me by the said Owners.
 - ii) Copy of 7/12, 6/12 & 8-A Extract in respect of the said properties.
 - iii) Information by the Owners that the said properties are not subject matter of any suit/litigation in any Court of Law in India, Revenue Department, and/or the competent authorities.
 - iv) Search taken out by the Owners Advocate Mr. S. D. Kulkarni.
16. And Whereas even though this document is titled as Title Certificate it is in fact an opinion based on copies of the title documents perused by me and same is based on the assumption that :
- i) of the legal capacity of all natural persons, genuineness of all signatures, authenticity of 7/12, 6/12 & 8-A Extract copies of the properties, documents submitted to me,
 - ii) that there have been no amendments or changes in the 7/12, 6/12 & 8-A Extract copies of the properties, documents examined by me,
 - iii) the accuracy and completeness of all the factual representations made in the documents,

iv) the above referred Agreement Deeds, Power of Attorneys, Release Deed, Deed of Conveyance, Deed of Exchange of all the concerned parties are genuine and not fabricated and/or forged and/or cancelled and are still valid legal and subsisting.

17. And Whereas I am not certifying the boundaries of the said properties and/or physical condition of the said properties since I have not visited the said properties.

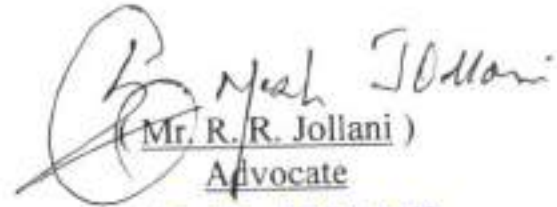
On the whole from the search taken out by Owners Advocate Mr. S. D. Kulkarni, at the office of Sub-Registrar Thane No. – 1, 2, 4, 5, 7 & 10, Talathi Office, Bhayander, and on the basis and inspection of documents produced before me and the information provided by the Owners that the said properties are not subject matter of any suit / litigation in any Court of Law in India, Revenue Department, Police Department and/or before the competent authorities and there have been no amendments or changes to the documents examined by me, considering the above facts that the said documents are genuine and not fabricated and/or forged and not cancelled. Subject to what is stated above without prejudice in my opinion the title of the Owners in respect of the said part portion of properties i.e. **a) An area admeasuring 2466 square meters**, forming part portion of property bearing Survey No. 111, Hissa No. 8, Admeasuring 3700 square meters, **b) An area admeasuring 2070 square meters**, of property bearing Survey No. 111, Hissa No. 9, Admeasuring 2070 square meters, **c) An area admeasuring 800 square meters**, of property bearing Survey No. 121, Hissa No. 3,

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Admeasuring 800 square meters, **Totally Admeasuring 5336 square meters**,
situate lying and being at revenue village Ghodbunder, Mira Road (E),
Tal. & Dist. Thane, are absolutely clear and marketable, free from all
encumbrances and reasonable doubts.

Yours Faithfully,


(Mr. R. R. Jollani)
Advocate

R. R. JOLLANI
ADVOCATE, HIGH COURT
: Off. No. 1, Bldg. No. P/10,
1st Floor, Siddarth Nagar,
Sheetal Nagar, Mira Road (E) - 401 107.

