

## TITLE CERTIFICATE

This is to certify that the undersigned has duly scrutinized photocopies of the documents pertaining to the property described as property bearing **Old Survey No. 81, New Survey No. 93, Hissa No. 3, admeasuring area 0H-35R-8P.** situated at Mouje Kanchangaon, Taluka Kalyan, District Thane.

The inspection of photocopy of 7/12 extract, Search Report of Adv. Shripad Bhosale dated 28/12/2010 for the period of 30 years from year 1981 to 2010, the Title Certificate dated 28/12/2010 issued by Adv. Shripad Bhosale provided by our client Mr. Sanjay Ramnarayan Singh partner of M/s. Om Swayambhu Siddhivinayak Builders and Developers and the Search Report of Mr. Mayur N. Surte dated 09/01/2017 for the period of 10 years i.e. From 2008 to 2017, Title Certificate dated 10/01/2017 issued by M/s. Patil and Associates, and search report dated 29/03/2019 for the period of 03 years i.e. From 2017 to 2019 as available at the office of Sub-Registrar of Assurances Kalyan – 1 to 5 through their Index II Registers reveals that the said property is standing in the name of **Shri. Shalik Chandrya Mhatre.** The search of the above mentioned property for the years 2017 to 2019 the Index-II Registers are still not ready in the office of Sub-Registrar, Kalyan-1, 3 & 4 and for the years 2018 & 2019 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 year 1990 to 2019 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 as provided by our client, it reveals that by virtue of Development Agreement dated 15/06/2010 executed by Shri. Shalik Chandrya Mhatre, therein as the Vendor and M/s. Om Swayambhu Siddhivinayak Builders and Developers through its Partners Mr. Sachin Arun Kulkarni and Mr. Ravindra Anant Raut, therein as the Developers, the said Vendors granted and assigned development rights with respect to the said property unto and in favour of the said 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, Kalyan-3 serial No. KLN-3-4073/2010 dated 15/06/2010.

It also reveals that by virtue of Power of Attorney dated 15/06/2010 executed by Shri. Shalik Chandrya Mhatre, therein as the Vendor in favour of M/s. Om Swayambhu Siddhivinayak Builders and Developers through its Partners Mr. Sachin Arun Kulkarni and Mr. Ravindra Anant Raut, therein as the Developers, the said Vendor granted and assigned development rights with respect to the said property unto and in favour of the said Developers for the consideration and upon the terms and conditions contained therein. The said Power of Attorney Agreement is duly registered in the office of Sub-Registrar of Assurances, Kalyan-3 at serial No. KLN-3-4074/2010 dated 15/06/2010.

On going through the photocopies of the documents provided by our clients Mr. Sanjay Ramnarayan Singh partner of M/s. Om Swayambhu Siddhivinayak Builders and Developers, the undersigned is of the opinion that the title of the said property rests in the name of **Shri. Shalik Chandrya Mhatre** and the



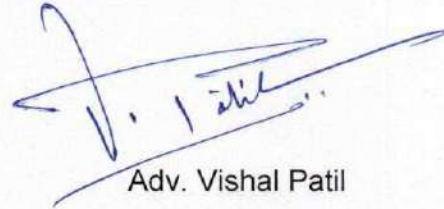
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development rights rest with **M/s. Om Swayambhu Siddhivinayak Builders and Developers.**

I hereby certify that except the above mentioned transactions, the above property is free from defects, having no encumbrance of any nature, and hence it is having a clean 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 Mr. Sanjay Ramnarayan Singh partner of **M/s. Om Swayambhu Siddhivinayak Builders and Developers.**

Under my signature on this 2<sup>nd</sup> day of April, 2019 at Dombivli.



Adv. Vishal Patil

Partner for

**M/S. RAY LEGAL**