

28th May 2018

To

M/s. Metro Dream Homes
Unit No 301 3rd Floor,
The Ambience Court, Sector-19D,
Vashi, Navi Mumbai,
Maharashtra 400703

Kind Attn: Mr. Hitesh Jain, Partner of M/s Metro Dream Homes.

TITLE CERTIFICATE

SUBJECT: Title Certificate for agricultural land bearing (i) Survey number 19 admeasuring 0.62.70 (H.R.P.) equivalent to 6270 sq. mtr. or thereabouts situate at Village Shil, Taluka & District Thane, (ii) 91, Hissa No. 2 admeasuring 0.04.5 (H.R.P.) equivalent to 450 sq. mts. or thereabouts situate at Village Diaghar, Taluka & District Thane, (iii) Survey number 91, Hissa No. 1 admeasuring 0.05.9 (H.R.P.) equivalent to 590 sq. mtrs. or thereabouts situate at Village Diaghar, Taluka & District Thane and (iv) Survey number 93 admeasuring 0.02.5 (H.R.P.) equivalent to 250 sq. mts. or thereabouts situate at Village Diaghar, Taluka & District Thane all in the state of Maharashtra and more particularly described in the SCHEDULE hereunder written. (Hereinafter referred to individually as the said “**Survey Number 19**”, “**Survey Number 91/2**”, “**Survey Number 91/1**” and “**Survey Number 93**” respectively and collectively as the “**said land parcels**”)

1. GENERAL

1.1. Pursuant to your instructions, I have conducted a title search on the said land parcels and to render this Title Certificate to you (the said “**Certificate**”), I have caused investigation with respect of the title of the said land parcels by

1.2. PERUSAL OF DOCUMENTS AND RECORDS

1.2.1. Reviewing and perusing several agreements, documents, letters and records relating to the said land parcels provided by you, list of which is hereto annexed as “**Annexure – D**” (hereinafter referred to as “**Documents & Records**”), and



1.3. SEARCHES CONDUCTED

- 1.3.1.I have only perused photocopies of the Documents and Records provided to me by my Client, a list whereof is annexed as **Annexure – D** hereto;
- 1.3.2.In respect of the said land parcels I have relied upon the Search Reports hereto annexed and marked as **Annexure “A1 to A4”**;
- 1.3.3.Index II searches conducted by me in the Office of Sub-registrar of Assurances, Thane, for a period of 30 (thirty) years from 1989 to 2018 vide Receipt No. 13094 dated 6th September 2017 and Receipt dated 28th May 2018 the relevant entries thereto are listed in the list annexed hereto marked as **“Annexure -B”** (the said **“Index II Searches”**);
- 1.3.4.Online search on the website of the High Court of Judicature at Bombay to check for any pending litigations (if any) filed by or against M/s. Metro Dream Homes in respect of the said plot, is hereto annexed and marked as **“Annexure C”**; and
- 1.3.5.I have caused the publication of a Public Notice in two newspapers having circulation in Raigad District & Mumbai, namely the Hindustan Times and Lokmat, both published on 13th February,2018, for inviting claims or objections with respect of the said plot and project. However, no claims or objections with respect to the said plot have been received within the stipulated period.

1.4. DECLARATION

I have received the Declaration given by the Partner, Mr. Hitesh Jain of M/s. Metro Dream Homes. A copy of the Declaration is hereto annexed and marked as **Annexure “E”**;

2. OPINION

In view of the above and subject to my observations set out hereinabove, and the statements, assumptions, qualifications, disclaimer set forth in this Certificate and the Declaration dated 31st May 2018 provided by Mr. Hitesh Jain Partner, M/s. Metro Dream Homes, the title of M/s. Metro Dream Homes for the said land parcels is clear, marketable and free from all encumbrances and reasonable doubts subject to compliance with the provisions provided under Section 63(1) of The Maharashtra Tenancy and Agricultural Lands Act (1948).

3. QUALIFICATION

- 3.1. My Title Certificate in respect of the said land parcels described in the Schedule hereunder is qualified and is subject to my observations and key findings reflected herein.
- 3.2. I have relied upon the description of the said land parcels as mentioned in the Revenue Records, Sale Deeds executed in favour of Metro Dream Homes and the subsequent Mutation Entries.



- 3.3. In preparing this Opinion, I have relied upon the declaration provided by Metro Dream Homes through its Partner, Mr. Hitesh Jain.
- 3.4. My Certificate is based solely on the information and documents provided to me and are strictly limited to the matters expressly addressed herein and are not to be read with respect to any other matter, factual or legal.
- 3.5. In examining the title documents provided to me, I have assumed (i) that all documents submitted to me as copies are genuine, (ii) that the copies submitted to me of any documents are in conformity with their originals, (iii) that the signatures appearing on the documents and records I reviewed are genuine, (iv) the due capacity and authority of all persons executing and/or recording the records reviewed by me, (v) that the records disclosed to me are complete and accurate. I have not undertaken any independent investigation or inquiry as to any of the foregoing matters. Notwithstanding the foregoing clauses if in the course of my examination of the documents and records, I become aware that any records are not complete and accurate and/or that there is a discrepancy in the title description of the said Property, I have so indicated in this Certificate.
- 3.6. This Certificate has been prepared based on the documents, which are readable/ legible.
- 3.7. I have not undertaken any independent investigation or inquiry as to any of the foregoing matters in any court of law in India or abroad.
- 3.8. I have not ascertained if the respective parties have paid adequate stamp duty on the Agreements.
- 3.9. I have not conducted any site visit to the said land parcels.

4. DISCLAIMERS

- 4.1. My Certificate is limited to the title of the said Property and does not include matters falling within the expertise of architects, surveyors and valuers, such as issues relating to land use and property taxes.
- 4.2. This Certificate is for the exclusive use of and is intended to be relied upon by the addressees to this Certificate and should not be disclosed to or relied upon by any other person, firm or entity without my prior written consent.
- 4.3. I express no Certificate as to any laws other than the laws of India, and this Certificate is subject to such laws, in effect as of the title search date, and as of the date hereof.
- 4.4. This Certificate is governed by and construed in accordance with Indian law and subject to the exclusive jurisdiction of the Indian courts at Thane.



- 4.5. My views are based solely on the data, information and document provided to me by you. I do not pass upon or express any views in respect of any prevalent laws in India or elsewhere relating to the subject matter of this Certificate.
- 4.6. This Certificate cannot and ought not to be used for general circulation or publication, nor can it be reproduced or used for any purpose in whole or in part, without my prior written consent in each specific instance.
- 4.7. My liability shall be limited to the extent of the professional fees charged by me for this Certificate.

Yours sincerely,



Rajesh R Khaire

Advocate

Email: advrajeshrkhaire@gmail.com

Rajesh R, Khaire
ADVOCATE