

Date: 20/04/2018

TITLE CERTIFICATE

This is to certify that the undersigned has duly scrutinized photocopies of the documents pertaining to the property described as property bearing **(1) Old Survey No. 129, New Survey No. 89, area 4200 sq. mtrs. and (2) Old Survey No. 128, New Survey No. 90, Hissa No. 3, area 3060 sq, mtrs.** situated at Mouje Kanchangaon, Taluka Kalyan, District Thane.

The inspection of photocopy of 7/12 extract, Development Agreements, Power of Attorneys, Agreements for Sale and Deed of Conveyance provided by our clients Mr. Sanjay Ramnarayan Singh partner of M/s. Sai Balaji Emerald Realty and Title Certificate issued by Adv. Vishal Patil dated 20/09/2016 and the search report issued by Mr. Mayur N. Surte dated 19/09/2016 for the period of 30 years i.e. From 1987 to 2016 and Search Report dated 18/04/2018 for the period of 3 years i.e. From 2016 to 2018 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 **M/s. Sai Balaji Emerald Realty, Through Partner Mr. Sanjay Ramnarayan Singh and Mr. Vaibhav Radharam Shriwastav.** The search of the above mentioned property for the years 2016 - 2018 is not available in the office of Sub-Registrar, Kalyan-1 as the Index II Registers are still not ready in the office of Sub-Registrar, Kalyan-1 and for the years 2016 to 2018 the Index-II registers are still not ready in the office of Sub-Registrar, Kalyan-4 and for the year 2018 the Index II registers are still not ready in the office of Sub-Registrar, Kalyan- 2, 3 & 5. However, the Searcher

Mr. Mayur Surte have also taken E Search for the years 1987 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 as provided by our client, it reveals that by virtue of Agreement for Sale dated 14/09/2016 executed by and between M/s. Om Swayambhu Siddhivinayak Builders through its partners Mr. Sachin Arun Kulkarni and Mr. Ravindra Anant Raut, therein as the Transferor and Shri. Manohar Ganpat Gaikwad and Others through their Constituted Attorney M/s. Om Swayambhu Siddhivinayak Builders through its partners Mr. Sachin Arun Kulkarni and Mr. Ravindra Anant Raut and Mrs. Shubhangi Nanda Channe and Others, therein as the Owners and Shri. Sanjay Ramnarayan Singh and Shri. Vaibhav Radharaman Shrivastav, partners of M/s. Sai Balaji Emerald Realty, therein as the Purchasers, the said Transferors and Owners agreed to sell, transfer, grant, assign and convey 2/3rd undivided share, rights, title and interests and also the Development rights with respect to the said properties unto and in favour of the said Purchasers for the consideration and upon the terms and conditions contained therein. The said Agreement for Sale is duly registered in the office of Sub-Registrar of Assurances, Kalyan-4 bearing Registration No. 7473 dated 14/09/2016.

It also reveals that by virtue of Agreement for Sale dated 14/09/2016 executed by and between Shri. Abhay Radharaman Sinha, therein as the Transferor and Smt. Padmavati Rama Gaikwad and Others through their Constituted Attorney Shri. Abhay Radharaman Sinha, therein as the Owners and Shri. Sanjay Ramnarayan Singh and Shri. Vaibhav Radharaman Shrivastav, partners of M/s. Sai Balaji Emerald Realty,



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therein as the Purchasers, the said Transferor and Owners agreed to sell, transfer, grant, assign and convey remaining 1/3rd undivided share, rights, title and interests and also the Development rights with respect to the said properties unto and in favour of the said Purchasers for the consideration and upon the terms and conditions contained therein. The said Agreement for Sale is duly registered in the office of Sub-Registrar of Assurances, Kalyan-4 bearing Registration No. 7476 dated 14/09/2016.

It also reveals that by virtue of Deed of Conveyance dated 25/01/2018 executed by and between Shri. Manohar Ganpat Gaiwad and Others, therein as the Owners and Shri. Sanjay Ramnarayan Singh and Shri. Vaibhav Radharaman Shrivastav, partners of M/s. Sai Balaji Emerald Realty, therein as the Purchasers, the said Transferors and Owners sold, transferred, granted, assigned and conveyed rights, title and interests with respect to the said properties unto and in favour of the said Purchasers for the consideration and upon the terms and conditions contained therein. The said Agreement for Sale is duly registered in the office of Sub-Registrar of Assurances, Kalyan-4 bearing Registration No. 916 dated 25/01/2018.

On going through the photocopies of the documents provided by our clients Mr. Sanjay Ramnarayan Singh and Mr. Vaibhav Radharaman Shrivastav, partners of M/s. Sai Balaji Emerald Realty, the undersigned is of the opinion that the title of the said properties rests in the name of **Mr. Sanjay Ramnarayan Singh and Shri. Vaibhav Radharaman Shrivastav partners of M/s. Sai Balaji Emerald Realty.**



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. Sai Balaji Emerald Realty.

Under my signature on this 20th day of April, 2018 at Dombivli.



Adv. Vishal K. Patil
Partner
Ray Legal