

TITLE CERTIFICATE

This is to certify that the undersigned has duly scrutinized photocopies of the documents pertaining to the property described as property bearing **Survey No. 17, area admeasuring 0H-29R-03P + P. K. 0H-21R-05P, total area admeasuring 0H-50R-8P** situated at Mouje Umbroli, Taluka Ambarnath, District Thane.

The inspection of photocopies of 7/12 extract, Development Agreement and Power of Attorney provided by our clients M/s. Sai Balaji Buildcon, Partnership Firm and Title Certificate dated 14/08/2018 issued by M/s. Ray Legal, the Search Report of Mr. Mayur N. Surte dated 13/08/2018 for the period of 30 years i.e. From 1989 to 2018 and Search Report dated 30/12/2020 for the years 2019 to 2020 as available at the office of Sub-Registrar of Assurances Ulhasnagar -3 through their Index II Registers reveals that the said property is standing in the name of Mr. Ramdas Bala Bhoir & Others. The search of the above mentioned property for the year 2017 is not available as the Index II Register is not ready and the search obtained for the year 2019 to 2020 in the office of Sub-Registrar Ulhasnagar-3. There is no entry regarding any other transaction of whatsoever nature in the respect of the above mentioned property except the transaction hereunder mentioned. However, E-Search for the years 2019 to 2020 in the office of Sub-Registrar of Assurances Ulhasnagar-3 is also obtained and thereby the said Search Report is duly issued.



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 02/05/2013 executed by Mr. Ramdas Bala Bhoir & Others, therein as the Vendors and M/s. Sai Balaji Buildcon, Partnership Firm, therein as the Developer, the said Vendors granted and assigned development rights with respect to the area admeasuring 5080 sq. mtrs. along with other adjoining properties unto and in favour of the said Developer for the consideration and upon the terms and conditions contained therein. The said Development Agreement dated 02/05/2013 is duly registered in the office of Sub-Registrar of Assurances, Ulhasnagar-3 at Serial No. UHN3-2760-2013.

It further reveals that by virtue of Power of Attorney dated 02/05/2013 executed by Mr. Ramdas Bala Bhoir & Others, therein as the Vendors in favour of M/s. Sai Balaji Buildcon, Partnership Firm, therein as the Developer, the said Vendors granted full power and absolute authority in respect to the area admeasuring 5080 sq. mtrs. along with other adjoining properties in favour of M/s. Sai Balaji Buildcon upon the terms and conditions contained therein. The said Power of Attorney dated 02/05/2013 is duly registered in the office of Sub-Registrar of Assurances, Ulhasnagar-3 at Serial No. UHN-2761-2013.

On going through the photocopies of the documents provided by our clients M/s. Sai Balaji Buildcon, and upon perusal of the Search Report, the undersigned is of the opinion that Mr. Ramdas Bala Bhoir & Others are the owners of the said property and all rights, title and interests with respect to the said property rests with Mr.



Ramdas Bala Bhoir & Others and the development rights with respect to the said property rests with **M/s. Sai Balaji Buildcon.**

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 **M/s. Sai Balaji Buildcon.**

Under my signature on this 30th day of December, 2020 at Dombivli.



Adv. Vishal K. Patil
Partner for
RAY LEGAL