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*Shantil B. Garodia*B. Com. L. L. B.
ADVOCATE, HIGH COURT

1/101, Mahesh Nagar, Station Road, Bhayandar (W), Mumbai - 401 101. ☎ : 2819 1929 • 2819 1651

Date _____

Ref. No. _____

TITLE CERTIFICATE

Messrs Ravi Developments, a partnership firm, having its office at Laxmi Palace, 75, Mathuradas Road, Kandivali (W), Mumbai 400 067, have handed over to me documents in respect of pieces or parcels of lands of Revenue Village Navghar, Taluka & Dist. Thane, bearing Old Survey No. 444, New Survey No. 128, Hissa No. 3 & 5, adm. about 3670 sq. mtrs., i.e. 4389.32 sq. yards, within the limits of Mira Bhayander Municipal Corporation, in the Registration Sub-District of Bhayander, Registration District Thane, (hereinafter referred to as "the said property").

One Mr. Mahadev H. Patil & others, were the original owners in respect of pieces or parcels of lands of Revenue Village Navghar, Taluka & Dist. Thane, bearing Old Survey No. 444, New Survey No. 128, Hissa No. 3 & 5, adm. about 3670 sq. mtrs., i.e. 4389.32 sq. yards, within the limits of Mira Bhayander Municipal Corporation, in the Registration Sub-District of Bhayander, Registration District Thane, (hereinafter referred to as "the said property").

The said Mr. Mahadev H. Patil & Others, have under an Agreement for Development dated 7/9/1992, have agreed to sell the said property to one M/s Harsh Unique Gruh Nirman Pvt. Ltd., upon the terms and conditions mentioned in the said Agreement.

The said M/s Harsh Unique Gruh Nirman Pvt. Ltd., have under an Agreement for Sale-Cum-Development rights dated 15/4/98, have agreed to transfer and assigned their right, title and interest in the said property to one Mr. Harsh Poonamchand Doshi, upon the terms and conditions mentioned in the said Agreement.

The said Mr. Harshad P. Doshi, have under an Agreement for Development Rights dated 20th November, 2003, have transferred and assigned the said property to M/s Ravi Developments, upon the terms and conditions mentioned in the said Agreement.

Shantil B. Garodia

S. B. Garodia

B. Com. L. L. B.
ADVOCATE, HIGH COURT

01, Mahesh Nagar, Station Road, Bhayandar (W), Mumbai - 401 101. ☎ : 2819 1929 - 2819 1651

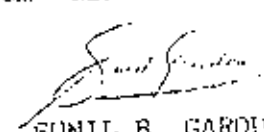
Ref. No.: _____

Date: _____

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Under the provisions of Section 30 of the Urban Land (Ceiling & Regulation) Act, 1976, The Collector & Competent Authority, Thane Urban Agglomeration under its Order bearing No.ULC/TA/ATP/WSHS/20-SK-1478 Dated 23rd September, 2004, have allowed the development of the said property, upon the terms and conditions mentioned in the said order.

I have investigated the title of the said property and in my opinion, except the claims of the Estate Investment Co. Pvt. Limited, and subject to the terms and conditions of all the abovementioned Agreements, and subject to the terms and conditions of the order of the Urban Land (Ceiling & Regulation) Act, 1976. Dated 23rd September, 2004, and other documents, the title of the said Mr. Mahadev H. Patil & others, in respect of the said property is clear marketable and free from all encumbrances whatsoever.


SUNIL B. GARODIA.
(Advocate, High Court, Mumbai)