



Date: 31 /01/2018

TITLE CERTIFICATE

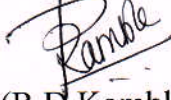
At the request of my client M/s. Tycoons Developers through its Partners 1) Shri. Pavan Narayan Bhosale, 2) M/s. Tycoons Realities LLP and 3) Shri. Santosh Shrikant Patil. I issued a Title Certificate in respect of the property being all that piece or parcel of land bearing S.No. 35/1 and old S.No. 35/Part admeasuring 6783.44 sq. mtrs. situated at Village Gandhare, Taluka Kalyan, Dist: Thane and within the local jurisdiction of Kalyan Dombivli Municipal Corporation was investigated by me and further the search was caused to be taken from Sub Registrar of Assurances Kalyan I - V through Adv. Bharti Auti and Adv. Kavita Shah who has given their search report dtd. 06.12.2010, 02.01.2017 and 12.01.2018, 7/12 extracts, Development Agreement, Power of Attorney and other related documents of the above said property.

I have gone through with the search reports, 7/12 extracts, mutation entries, Index II, and other related documents noticed the following transactions takes place related to above said property:

1. Shri. Pundlik Kene and others 9 has executed Deed of Conveyance dtd. 06.12.2012 with Shree Complex Phase - IV CHS Ltd. through its Chairman Shri. V.A. Karande and Treasurer Shri. Ajay Kumar Pal. The said Conveyance Deed has registered with the office of Sub Registrar of Assurances Kalyan 2 at Sr. no. 12052/2010 on 16.12.2010.
2. Effect of Deed of Conveyance came on 7/12 extract vide mutation entry no. 1107 on 23.01.2014..
3. As per order of Hon'ble Tahasildar, Kalyan Old S.No. 35/Part sub-divided in to three new Survey No's and Hissa No's. respectively. S.No. 35/1, 35/2 and 35/3 vide mutation entry no. 1279 and the name of Shree Complex Phase - IV CHS Ltd. is added on S.No.35/1. Accordingly Shree Complex Phase - IV CHS Ltd. becomes the absolute owner of the S. No. 35/1.
4. Shree Complex Phase - IV CHS Ltd. (The Society) has executed Development Agreement for area 6783.44 sq. mtrs. out of 8500 Sq.Mtrs. together with the buildings thereon being Type A & B having wings A1 to A5, dtd. 16.12.2017 with M/s. Tycoons Developers through its Partners 1) Shri. Pavan Narayan Bhosale, 2) M/s. Tycoons Realities LLP and 3) Shri. Santosh Shrikant Patil. The said Development Agreement is registered with the office of Sub Registrar of Assurances Kalyan 1 at Sr. no. 11783/2017 on 16.12.2017.

5. Shree Complex Phase - IV CHS Ltd. (The Society) is also executed even dated Power of attorney for area 6783.44 sq. mtrs. out of 8500 Sq. Mtrs. together with the buildings thereon being Type A & B having wings A1 to A5, on the name of 1) Shri. Pavan Narayan Bhosale, 2) Shri. Shrikant D. Shitole and 3) Shri. Santosh Shrikant Patil being representatives of the Partners of M/s. Tycoons Developers. The said Power of Attorney is registered with the office of Sub Registrar of Assurances Kalyan 1 at Sr. no. 11784/2017 on 16.12.2017.
6. After perusal of the search reports, 7/12 extracts, mutation entries, various Deeds, I have noticed that the above said property is free from all encumbrances and have a clear and marketable title and there is no impediment to develop the aforesaid property.

Hence, this Title Certificate.
Kalyan


(R.D.Kamble)
Advocate