

SUYOG S. PAWAR

Advocate High Court

Mobile- 9004459794

140. Nancy Chawl, Tanaji Chowk, New Mill Road, Kurla- West, Mumbai-400070.

Date-18/09/2020

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT I have investigated the title of the Property being all that piece and parcel of land or ground lying being & situate at Building No. 24 to 26 known as “Magathane Riddhi-Siddhi Co-op Hsg.Soc.Ltd” constructed on land admeasuring 987.84 Sq.mts., bearing City Survey No.219 of Village Magathane, Taluka-Borivali in Registration District and Sub District of Mumbai City and Mumbai Suburban, within the area of the sub-registrar at Mumbai Suburban District belonging to Magathane Riddhi-Siddhi Co-op Hsg.Soc.Ltd.

By virtue of Registered Lease deed dated 19th August 2019 bearing Regn. No. BORIVALI 9/8399/2019, The said Lease deed executed between Maharashtra Housing Area Development Authority through Mr. Jeevan Galande and Magathane Riddhi Siddhi Co-op Hsg Soc Ltd, through Chairman- Mr. Anish N.Patil, Secretary- Mr. Prabhakar L. Jaybhaye, Member- Mr. Dattaram G. Karanjkar With the Sub-Registrar of Assurance of Borivali.

By virtue of Registered Sale deed dated 20th August 2019 bearing Regn. No. BORIVALI 9/8414/2019, The said Sale deed executed between Maharashtra Housing Area Development Authority through Mr. Jeevan Galande and Magathane Riddhi Siddhi Co-op Hsg Soc Ltd, through Chairman- Mr. Anish N.Patil, Secretary- Mr. Prabhakar L. Jaybhaye, Member- Mr. Dattaram G. Karanjkar With the Sub-Registrar of Assurance of Borivali.

I have perused the documents and also perused the Search Report dated- 17/09/2020 submitted by search clerk Mr. Atual A.More pursuant to aforesaid land which he has searched at Registration District and Sub District of Mumbai Suburban at Bandra & Goregaon office from 1987 to 2020, (34) years, and Registration District and Sub District of Mumbai Suburban at Borivali -1 to 9 office from 2002 to 2020 (19) years, as well as he has searched at Registration District and Sub District of Mumbai Suburban at Mumbai office from 1987 to 2020, (34) years.

Encumbrance certificate for a period of (1987 to 2020) 34 years for all the items of properties search from Registration District and Sub District of Mumbai Suburban at Bandra & Goregaon (Manual Record).

| | |
|-----------|-----------------------|
| 1987 | Nil (some pages torn) |
| 1988 | Nil (some pages torn) |
| 1989 | Nil (some pages torn) |
| 1990 | Nil (some pages torn) |
| 1991 | Nil |
| 1992 | Nil |
| 1993 | Nil |
| 1994 | Nil (some pages torn) |
| 1995 | Nil |
| 1996 | Nil |
| 1997 | Nil (some pages torn) |
| 1998 | Nil |
| 1999 | Nil |
| 2000-2005 | Nil (some pages torn) |

| | |
|-----------|-----------------------|
| 2006-2010 | Nil |
| 2011-2012 | Nil (some pages torn) |
| 2013-2020 | Nil |

Encumbrance certificate for a period of (2002 to 2020) 19 years for all the items of properties search from Registration District and Sub District of Mumbai Suburban at Borivali- 1 to 9.

| | |
|-----------|-----|
| 2002-2018 | Nil |
|-----------|-----|

| | |
|------|--|
| 2019 | <i>Registered Lease deed dated 19th August 2019 bearing Regn. No. BORIVALI 9/8399/2019, The said Lease deed executed between Maharashtra Housing Area Development Authority through Mr. Jeevan Galande and Magathane Riddhi Siddhi Co-op Hsg Soc Ltd, through Chairman- Mr. Anish N.Patil, Secretary- Mr. Prabhakar L. Jaybhaye, Member- Mr. Dattaram G. Karanjkar With the Sub-Registrar of Assurance of Borivali.</i> |
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| | |
|------|--|
| 2019 | <i>Registered Sale deed dated 20th August 2019 bearing Regn. No. BORIVALI 9/8414/2019, The said Sale deed executed between Maharashtra Housing Area Development Authority through Mr. Jeevan Galande and Magathane Riddhi Siddhi Co-op Hsg Soc Ltd, through Chairman- Mr. Anish N.Patil, Secretary- Mr. Prabhakar L. Jaybhaye, Member- Mr. Dattaram G. Karanjkar With the Sub-Registrar of Assurance of Borivali.</i> |
|------|--|

| | |
|------|-----|
| 2020 | Nil |
|------|-----|

Encumbrance certificate for a period of (1987 to 2020) 34 years for all the items of properties search from Registration District and Sub District of Mumbai Suburban at Mumbai.

| | |
|-----------|-----------------------|
| 1987 | Nil (some pages torn) |
| 1988 | Nil (some pages torn) |
| 1989 | Nil (some pages torn) |
| 1990 | Nil (some pages torn) |
| 1991 | Nil (some pages torn) |
| 1992 | Nil (some pages torn) |
| 1993 | Nil |
| 1994 | Nil (some pages torn) |
| 1995 | Nil (some pages torn) |
| 1996 | Nil |
| 1997 | Nil |
| 1998 | Nil (some pages torn) |
| 1999 | Nil |
| 2000-2007 | Nil (some pages torn) |
| 2008 | Nil |
| 2009 | Nil |
| 2010 | Nil |
| 2011 | Nil (some pages torn) |
| 2012 | Nil (some pages torn) |
| 2013-2020 | Nil |

I am of the opinion that the said property 1 land or ground lying being & situate at Building No. 24 to 26 known as “Magathane Riddhi-Siddhi Co-op Hsg.Soc.Ltd” constructed on land admeasuring 987.84 Sq.mts., bearing City Survey No.219 of Village Magathane, Taluka-Borivali in Registration District and Sub District of Mumbai City and Mumbai Suburban, within the area of the sub-registrar at Mumbai Suburban District belonging to “Magathane Riddhi-Siddhi Co-op Hsg.Soc.Ltd”. hereunder written is clear and marketable and free from encumbrances beyond reasonable doubts.

FINAL CERTIFICATE

I have gone through the Xerox copy of title deeds intended to be deposited relating to the property and that the documents of title referred to above are perfect evidence of title in the manner required by law.

1. I through the Search Clerk have made a search in the land/revenue records and do not find any adverse features, which would prevent the titleholders from any encumbrance.

I through the Search Clerk had visited at Registration District and Sub District of Mumbai Suburban at Bandra & Goregaon (Manual Record) office from 1987 to 2020 (34) years, and Registration District and Sub District of Mumbai Suburb at Borivali- 1 to 9 office from 2002 to 2020 (19) years, as well as he has searched at Registration District and Sub District of Mumbai Suburban at Mumbai office from 1987 to 2020 (34) years on 17/09/2020 and verified the records/ details of the said property.

2. There are no prior mortgages/charges whatsoever as could be seen from the encumbrance certificate for the period from 1987 to 2020 pertaining to the immovable property covered by the above said title deeds.

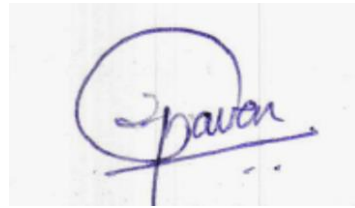
3. There are claims from minor/s and his/their interest in the property is to the extent of N.A. (specify the share of ‘e minor/s with name):

4. The undivided share of the minor/s is (whether there is a claim or not) N.A.
(specify the share of minor/s).

I certify that the said property is valid and marketable title in the property/ies shown above.

Place: Mumbai

Date: 18/09/2020

A handwritten signature in blue ink, appearing to read 'Suyog Suresh Pawar', is written on a light-colored background. The signature is stylized, with a large circular flourish at the beginning and a horizontal line extending from the end.

Signature of the Advocate

Suyog Suresh Pawar
(Advocate High Court)