

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT I have investigated and inquired into the title to the property, Old Survey No.222, Hissa No. 1 and New Survey No. 10, Hissa No. 1, admeasuring 830 sq meters, lying, being and situate at Village-Shivaji Nagar (Navapada), Tal-Kalyan, Dist-Thane (more particularly described in the 'Schedule of Property' hereunder) in order to find out as to whether there is any encumbrance standing thereon and to certify accordingly :-

DESCRIPTION OF PROPERTY

ALL THAT PIECE OR PARCEL of the Open Plot of land bearing Old Survey No.222, Hissa No. 1 and New Survey No. 10, Hissa No. 1 admeasuring 830 sq meters, lying, being and situate at Village-Shivaji Nagar (Navapada), Tal-Kalyan, Dist-Thane and within the limits of Kalyan Dombivli Municipal Corporation, Dombivli Division and within the jurisdiction of Taluka and Registration Sub-District Kalyan, Registration District Thane and bounded as under :-

On or towards East	Ramchandra Complex
On or towards West	Property of Shri Rajendra P. Mhatre
On or towards South	New Sindhuburg Society
On or towards North	Shivsunder Park

The Registrar of the following District has been consulted in order to ascertain as to whether there is standing encumbrance over, upon or in respect of the said Property in the nature of gift, lease, mortgage, sale, agreement, lien, surety, security, attachment, encroachment or such other encumbrance of like nature.

DESCRIPTION OF DOCUMENTS SCRUTINIZED

I have verified the following documents such as

- 1) Photocopy of Search Report, dated 20/11/2012 issued by Searcher, Shri G.H. Jagtap alongwith Search Receipt dated 19/11/2012, issued by Searcher shri. G.H. Jagtap.
- 2) Photocopy of 7/12 Extracts, dated 6/10/2012
- 3) Photocopy of Village Form No.8 A, dated 6/10/2012
- 4) Photocopy of Two Village Form No. VI, dated 6/10/2012
- 5) Photocopy of Mutation Entries dated 6/10/2012
- 6) Photocopy of Development Agreement and Irrevocable Power of Attorney, dated 21/3/2007, executed between Shri Ashok Sakharam Mahatre and 3 others with M/s. Ashapura Enterprises, in respect plot of land Old S. No. 222, Hissa No. 1 and New S. No. 10, Hissa No.1, Village Shivajinagar (Navapada), Tal-Kalyan, Dist-Thane.
- 7) Photocopy of Registration Receipt, dated 22/03/2007, bearing Document No. 01628-2007 & Receipt No. 1628, issued by Sub-Registrar of Assurance, Kalyan-4, Tal-Kalyan, Dist-Thane.
- 8) Photocopy of Irrevocable Power of Attorney, dated 21/3/2007 executed between Shri Ashok Sakharam Mhatre and 3 others with M/s Ashapura Enterprise, in respect plot of land Old S. No. 222, Hissa No. 1 and New S. No. 10 Hissa No.1, Village Shivajinagar (Navapada), Tal Kalyan, Dist-Thane..
- 9) Photocopy of Registration Receipt, dated 22/03/2007 bearing Document No. 01629-2007 & Receipt No. 1629, issued by Sub-Registrar of Assurance, Kalyan-4, Tal-Kalyan, Dist-Thane

10) Photocopy of ULC order dated 19/6/1989.

11) Photocopy of Irrevocable Power of Attorney, dated 20/3/2007, executed between Shri Anant Krishna Mhatre and 34 others with Shri Ashok Sakharam Mhatre and 3 others, in respect plot of land Old S. No. 222, Hissa No. 1 and New S. No. 10 Hissa No.1, Village Shivajinagar (Navapada), Tal-Kalyan, Dist-Thane.

Trace of Title / History of Passing of title.

1) That one Shri Anant Krishna Mhatre and others were the Owners of the property bearing Old Survey No 222, Hissa No. 1, New Survey No. 10, Hissa No. 1, admeasuring 830 sq meters, lying, being and situate at Village-Shivajinagar (Navapada), Tal-Kalyan, Dist-Thane.

2) By Power of Attorney dated 20/3/2007 Anant Krishna Mhatre and others as the owners have given developments Powers of the said property to Shri Ashok Sakharam Mhatre and 3 others.

3) By and under Development Agreement dated 21/3/2007 duly registered at the Office of the Sub-Registrar of Assurance at Kalyan-4 under serial No.1628 dt. 22/3/2007 executed between Shri Ashok Sakharam Mhatre and 3 others as the owners and M/s. Ashapura Enterprises, the said owners granted the developments right of the the property for the price / consideration and on the terms and condition mentioned therein and also executed Power of Attorney dt. 21/3/2007 and the same is also registered at the office of the Sub-registrar of Assurance at Kalyan-4.

I have gone through Search Report, dated 20/11/2012 issued by Searcher Shri G. H. Jagtap, of the Index II maintained therein, in the Office of Assurances of Sub-Registrar Kalyan, Dist-Thane, for the period of 30 years i.e. from 1978 to 2007.

THIS IS TO CERTIFY THAT I have not come across any document during the period of search creating any encumbrance upon over or to the

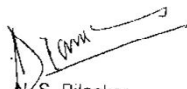
conclusion of the said property whatsoever, therefore I come to the conclusion that the said property is without any encumbrances and it is thus free from encumbrances.

I FURTHER CERTIFY THAT the said property is owned by Shri Anant Krishna Mhatre and others & their names appear on the records of rights. Vide Registered Development Agreement and an Irrevocable General Power of Attorney, dated 21.03.2001, the said Owners have entrusted the said Property to M/s. Ashapura Enterprises, for development thereof.

THIS IS CERTIFY THAT M/s. Ashapura Enterprises, are having development rights and powers thereof in the respect of the said Property

I THEREFORE FINALLY CERTIFY THAT title to the said property is clean, clear and free from encumbrances and therefore it is marketable

Place : Dombivli
Date : 22/11/2012


S. Pilankar
Advocate & Notary