

// TITLE CERTIFICATE //
TO WHOMSOEVER IT MAY CONCERN

Date :- 10/9/2013.

Ref. :- Part portion of property **admeasuring 1820 sq.mtrs.**, forming part portion of property bearing Old S. No. 452, New S. No. 152, Hissa No. 3, Admeasuring 9920 sq.mtrs., situate lying and being at revenue village Navghar, Bhayander (E), Within the limits of Mira Bhayander Municipal Corporation. In the area of Registration District & Sub-District office of Bhayander/Thane.

Original Owner :- M/s. Rohit Developers,
As per 7/12 Extract Through its Proprietor Mr. Rohit D. Goyal.

Present Developer :- M/s. Rohit Developers,
Represented by its Proprietor
Mr. Rohit D. Goyal,
102, Latiff Park,
Mira Bhayander Road, Mira Road (E),
Tal. & Dist. Thane.

This is to certify that I have investigated the title in respect of part portion of property **admeasuring 1820 sq.mtrs.**, forming part portion of property bearing Old Survey No. 452, New S. No. 152, Hissa No. 3, Admeasuring 9920 sq.mtrs., situate lying and being at revenue village Navghar, Bhayander (E), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, In the area of Registration District & Sub-District Office of Bhayander/Thane, owned by M/s. Rohit Developers, Represented by its Proprietor Mr. Rohit D. Goyal, and have to state as hereunder.

Whereas originally 1) Mrs. Rosalina Victor Britto, 2) Mr. Joseph Victor Britto, 3) Glen Victor Britto, 4) Mr. Placid Victor Britto, 5) Mr. Roland Victor Britto, 6) Mr. Kevin Britto, 7) Mr. Jamsey Victor Britto, 8) Mrs. Theresa P. Dias, 9) Mrs. Loyala Allwyn Jacinto, 10) Mrs. Varel D. Kamble, 11) Mrs. Margaret A. D'souza, 12) Mrs. Celina A. D'mello, were absolutely seized and possessed off as owners and as such entitled to all that piece & parcel of land bearing Old Survey No. 452, New Survey No. 152, Hissa No. 3, Admeasuring 9920 sq.mtrs., situate at revenue village Navghar, Bhayander (E), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation. In the area of Registration District & Sub-District office of Bhayander/Thane. The said fact is recorded in Mutation Entry No. 556, and according the names of the said owners have been entered and are appearing in the kabjedar column in the 7/12, 6/12 & 8-A Extract in respect of the said property.

And Whereas the said 1) Mrs. Rosalina Victor Britto, 2) Mr. Joseph Victor Britto, 3) Glen Victor Britto, 4) Mr. Placid Victor Britto, 5) Mr. Roland Victor Britto, 6) Mr. Kevin Britto, 7) Mr. Jamsey Victor Britto, 8) Mrs. Theresa P. Dias, 9) Mrs. Loyala Allwyn Jacinto, 10) Mrs. Varel D. Kamble, 11) Mrs. Margaret A. D'souza, 12) Mrs. Celina A. D'mello, vide Agreement Deed & Irrevocable Power of Attorney dated 1/4/1995, had agreed to assign, transfer & sell all their rights, titles, interests & shares in respect of the said property to Mr. Devendra R. Goyal, at the price and on the terms & conditions therein contained, which is still valid legal & subsisting.

MIRA ROAD : Off. No. 1, Bldg. P/10, 1st Floor, Siddharth Nagar, Sheetal Nagar, Mira Road (East) - 401 107.

VASAI : 101, Khokhani Bhavan, Navghar, Vasai Road (W), Dist. Thane - 401 202.

And Whereas the said Mr. Devendra R. Goyal, For self and as Constituted Attorney of original owners, had executed Irrevocable Power of Attorney dated 29/3/2008, duly executed & registered, Under Document Sr. No. TNN-4/02947-2008, Dated 29/3/2008, at the office of Sub-Registrar Thane, in favour of Mr. Pramod N. Joshi, to do all other acts, deeds, matters & things in respect of the said property, on his behalf, which shall be binding on him and his legal heirs, which is still valid legal & subsisting.

And Whereas the said Mrs. Rosalina Victor Britto & 11 Others, Through their Constituted Attorney Mr. Devendra R. Goyal, Through his Constituted Attorney Mr. Pramod N. Joshi, by Deed of Conveyance dated 4/6/2008, duly executed & registered, Under Document Sr. No. TNN-4/04839-2008, Receipt No. 4839, Dated 4/6/2008, at the office of Sub-Registrar Thane No. - 4, had assigned, transferred & sold all their rights, titles, interests & shares in respect of the said part portion of property **admeasuring 1820 sq.mtrs.**, forming part portion of property bearing Old Survey No. 452, New Survey No. 152, Hissa No. 3, Admeasuring 9920 sq.mtrs., situate at revenue village Navghar, Bhayander (E), Tal. & Dist. Thane, to M/s. Rohit Developers, Represented by its Proprietor Mr. Rohit Devendra Goyal, at the price and on the terms & conditions therein contained, which is still valid legal & subsisting.

And Whereas for the purpose of this report on title, I have relied upon the following :

- i) Information relating to lineage on the basis of revenue records as well as copies of title documents provided to me by the said owner;
- ii) Copy of 7/12, 6/12 & 8-A Extract in respect of the said part portion of property,
- iii) Information by the Owner that the said part portion of property is not subject matter of any suit/litigation in any Court of Law in India, Revenue Department, and/or the competent authorities.

And Whereas even though this document is titled as Title Certificate it is in fact an opinion based on copies of the title documents perused by me and same is based on the assumption that :

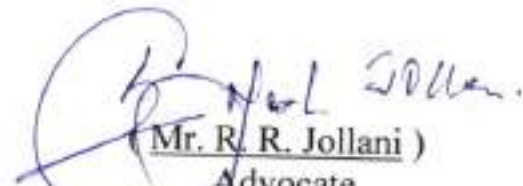
- i) of the legal capacity of all natural persons, genuineness of all signatures, authenticity of copies of the documents submitted to me,
- ii) there have been no amendments or changes to the documents examined by me,
- iii) the accuracy and completeness of all the factual representations made in the documents,
- iv) all prior title documents have been adequately stamped and registered,
- v) all the original title deeds are in the possession of the owner.

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VASAI : 101, Khokhani Bhavan, Navghar, Vasai Road (W), Dist. Thane - 401 202.

And Whereas I am not certifying the boundaries of the said part portion of property and/or physical condition of the said property since I have not visited the said part portion of property.

On the whole from the Search taken out by Search Clerk Mr. Sanjay Gomane, at the office of Sub-Registrar Bhayander/Mire/Thane, Talati Office, Mira Road (E), and on the basis of information provided by the owners that there is no suit/litigation pending in any court of law, revenue authorities, competent authorities in respect of the said part portion of property and inspection of documents produced before me, considering the above facts that the said documents are genuine and not fabricated and/or forged. Subject to what is stated above without prejudice in my opinion the title of the above said owners and the above said part portion of property **admeasuring 1820 sq.mtrs.**, forming part portion of property bearing Old Survey No. 452, New Survey No. 152, Hissa No. 3, Admeasuring 9920 sq.mtrs., situate at revenue village Navghar, Bhayander (E), Tal. & Dist. Thane, is absolutely clear & marketable and free from all encumbrances and reasonable doubts.

Yours Faithfully,


(Mr. R. R. Jollani)
Advocate