

V. B. CHATURVEDI

B.A., LL.B.

ADVOCATE HIGH COURT

Flat No.204, Second floor, Narmada Paradise Building No.1, Near Evershine,
Mira Road (E), Dist: Thane-401107 Hello No.:2811 8761

Ref No.____

Date:6-4-2013

TITLE CERTIFICATE

Reference: All those piece and parcel of land or ground (1) Non-Agricultural land or ground admeasuring about 1936 sq. yards i.e. 1618.72 sq. meters as per 7/12 extract and as per Property card 1590 sq. meters bearing old survey No.15 Hissa No.2 (Part) and New survey No.70,Hissa No.2-C and City survey No.18, together with the factory building and or structures standing thereon situate at Village Mira, Kashi Mira-Bhayandar Road, Taluka and Dist: Thane (2) All that piece and parcel of Non- Agricultural land or ground admeasuring about 451.6 sq. yards i.e. 378 sq. meter bearing Old Survey No.15, 2(Part) and New Survey No.70 Hissa No.2-A New city survey No.5 situate at Village -Mira, Kashi -Mira Bhayandar Road, Taluka and Dist: Thane (3) All that piece and parcel of land or ground admeasuring about 307.16 sq. Yards i.e. 257. sq. meters bearing Old survey No.15 Hissa No.2 (Part) and New survey No.70, Hissa No.2-A, City survey No.32 to gether structure standing thereon situate at Village -Mira, Kashi Mira Bhayandar Road, Taluka and District: Thane.



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At the instance of my client the M/s. Harsh Real Estate private limited, a company registered under the companies Act of 1956 having its office at 402, fourth floor, sunrise Building, water field Road, Bandra (W), Mumbai-400 050.

I have gone through the documents produced before me. Copy 7/12 extract of those proprieties, Conveyance deed, letter from earlier owner M/s. Bolt Master (India) Private Limited to my client present owner of all above mentioned properties.

(1) By a Deed of conveyance dated 15th day of July 2011 Registered under Serial No. 05783 with Registrar of assurance Dist: Thane and 18th day of May 2012 Registered under serial No.03679 with Registrar of assurance Dist: Thane duly registered executed between M/s. Bolt Master (India) Private Limited as owner of said properties of the one part and M/s. Harsh Real Estate Private Limited my client purchaser of the other part.

(2) By said two conveyance deeds my client have acquired right, title, interest in said three proprieties mentioned herein above.

(3) I have gone through the declaration cum confirmation dated 21st the day of March 2013 executed by M/s. Bolt Master (India) Private Limited earlier owner of said properties in favour of my client M/s. Harsh Real Estate Private Limited confirming that above mentioned properties are sold/conveyed by them

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to my client and received full and final consideration of said properties by M/s. Bolt Master (India) Private Limited from my client M/s. Harsh Real Estate Private Limited.

And my client were put in physical possession of those properties mentioned hereinabove.

(4) The Transfer process of said properties are going on to transfer said properties from its earlier owner i.e. M/s. Bolt Master (India) Private Limited name to my client M/s. Harsh Real Estate Private Limited some of the property are transferred to my client's name.

(5) As per the documents produced before me and after going through those documents and on basis of those documents in my opinion the title of above mentioned properties of my client M/s. Harsh Real Estate Private limited are clear, Marketable and my client are entitled to construct buildings on those properties /plot of land/ lands or ground and sale /dispose off to buyers

SCHEDULE OF PROPERTIES

All those piece and parcel of land or ground (1) Non-Agricultural land or ground admeasuring about 1936 sq.

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yards i.e. 1618.72 sq. meters as per 7/12 extract and as per Property card 1590 sq. meters bearing old survey No.15 Hissa No.2 (Part) and New survey No.70, Hissa No.2-C and City survey No.18, together with the factory building and or structures standing thereon situate at Village Mira, Kashi Mira-Bhayandar Road, Taluka and Dist: Thane (2) All that piece and parcel of Non-Agricultural land or ground admeasuring about 451.6 sq. yards i.e. 378 sq. meter bearing Old Survey No.15, 2(Part) and New Survey No.70 Hissa No.2-A New city survey No.5 situate at Village-Mira, Kashi -Mira Bhayandar Road, Taluka and Dist:Thane (3) All that piece and parcel of land or ground admeasuring about 307.16 sq. Yards i.e. 257. sq. meters bearing Old survey No.15 Hissa No.2 (Part) and New survey No.70, Hissa No.2-A, City survey No.32 together structure standing thereon situate at Village-Mira, Kashi Mira Bhayandar Road, Taluka and District: Thane.

Relying on those documents it is clear from those documents that right, title, interest of M/s. Harsh Real Estate Private Limited in above mentioned properties are undisputed. Hence the Title of M/s. Harsh Real Estate Private Limited is clear and marketable.

Dated 6th on this day of April 2013

CERTIFIED TRUE COPY



Shri V.B. Chaturvedi
Advocate High court

Residence Tel. 28713761
NARMADA PARADISE
Bldg. No. 1, Flat No 204,
Second Floor, Near Evershine
Mira Road (E), Dist. Thane-401 007