


TITLE CERTIFICATE

Ref : Land bearing Survey No. 84/1A, City Survey No. 9A, Tika No. 24, admeasuring about 2023.41 sq. mtrs. and Survey No. 88E, City Survey No. 9C, Tika No.24, admeasuring 1596.99 sq. mtrs. situate at Gokhale Road, Shivaji Path, Thane (West), Taluka and District Thane, Registration District and Sub-District Thane and within the limits of Thane Municipal Corporation (for short called Land).

1. Shri. Amarsingh Narayansingh Thakur, Proprietor of Saptashree Developers requested the undersigned to issue Title Certificate in respect of the said Land after investigation for the same. Accordingly, at the instance of Shri. Amarsingh Narayansingh Thakur, Proprietor of Saptashree Developers, the undersigned caused to be published Public Notices in Daily Newspapers namely; Free Press Journal, Loksatta and Thane Vaibhav all published on 12/07/2016 to verify if there are any claims in respect of the said Land, but did not receive any from public at large and also caused to be searches taken in the Office of Sub-Registrar, Thane in respect of the said Land and received Search Reports dtd.29/07/2016 which also did not disclose any encumbrances in respect of the said Land, save and except the transaction of Development Agreements dtd.14/10/2010 made by Shri. Vasant Ramchandra Naik and Others (for short called **Naiks**) with Shri. Amarsingh Narayansingh Thakur, Proprietor of Saptashree Developers.
2. Shri. Amarsingh Narayansingh Thakur, Proprietor of Saptashree Developers also furnished to the undersigned copies of two separate Development Agreements, both dated 14th October 2010 executed by said Naiks with him, registered at Serial No. TNN-2/11756/2010 and TNN-2/11757/2010 respectively (hereinafter referred to as **Agreements**) and two separate Powers of Attorney, both dated 14/10/2010 executed by said Naiks constituting him as Attorney, registered at Serial No. 671/2010 and 672/2010 respectively in the office of Sub-Registrar at Thane (hereinafter referred to as the **Powers of Attorney**) from which the undersigned find that Naiks have given rights of development of the said Land to Shri. Amarsingh Narayansingh Thakur, Proprietor of Saptashree Developers and to sell and allot flats and premises in the new buildings to be constructed on the said Land.

3. I therefore find that Title to the said Land is clear and marketable and free from any encumbrances and Shri. Amarsingh Narayansingh Thakur, Proprietor of Saptashree Developers is entitled develop the said Land and to sell and allot flats and premises in the new buildings to be constructed on the said Land as per the terms and conditions of the said Agreements and said Powers of Attorney.

Thane
Dtd.01/08/2016



R.D. Rashinkar
(Advocate)