

KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324639187

Office No. 95251-2699069

Office at :- Trimurti Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple, Gandhi Chowk
Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane. 421 503 E-mail Id :- kiranbanote12@gmail.com

Ref.

Date:- 15/12/2017

TITLE CERTIFICATE

TO,

SHUBH BUILDCON,

Through Its Partner

SHRI. VIPUL BHARAT SHAH

Office at :- Amberdhar, Flat No. 1, Opp. HP Petrol Pump,
Katrap, Badlapur (E), Tal. Ambernath, Dist. Thane.

SCHEDULE OF PROPERTY - I

:- DIScription OF PROPERTY :-

Village SHIRGAON, Tal.-Ambernath, Dist.- Thane

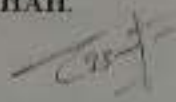
Within local limits of Kulgaon Badlapur Municipal Council, Dist.-Thane.

Survey No.	Hissa No.	Area Admeasuring H-R-P	Asst. Rs.-Ps.	Name of Owner
84	1	0-10-0 P.K. 0-01-5 Total 0-11-5	1-31	SHUBH BUILDCON, Through Its Partner SHRI. VIPUL BHARAT SHAH

TRACING OF TITLE :-

A DOCUMENTS PERSUED :-

1) Read 7/12 extract of Survey No.84, Hissa No.1, Admeasuring Area 0H-10R-0P, P.K. 0H-01R-5P, Total Area admeasuring 0H-11R-5P, Asst.1Rs.-31 Paise, Situated at Village SHIRGAON, Tal.-Ambernath, Dist.- Thane issued by Talathi Saja Kharvai in favour of SHUBH BUILDCON, Through Its Partner SHRI. VIPUL BHARAT SHAH



2) Read Mutation Entry No. 107 certified by Circle Officer Ambernath. According to the said mutation entry related to Standard Area declare by State Government of Maharashtra.

3) Read Mutation Entry No. 496 certified by Circle Officer Ambernath on dated 12/08/1971, according to the Mutation entry, the said land was purchased by the tenant Shri. Krushna Narayan Dharve from landlord Shri. Keshav Ganesh Karandikar by order of Additional Mamledar Kalayn bearing Order No. 13, dated 07/12/1960 under sec. 32G of Bombay Tenancy & Agriculture Act for purchase price of Rs. 146/- and it is to be paid in 3 installment & hence the said land was mutated in the name of Tenant & charge of landlord kept in the other rights column of 7/12 extract of said land. The said land was subject of provision of Sec. 43 of Bombay Tenancy & Agriculture Act.

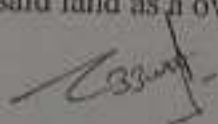
4) Read Mutation Entry No. 1458 certified by Circle Officer Ambernath, the owner of the said land Shri. Krushna alias Bobalya Narayan Dharve had expired before 4 Years leaving behind following legal heirs:-

- 1) Ladku Krushna Dharve
- 2) Laxman Krushna Dharve
- 3) Mrs. Taibai Balu Chonde

And hence, the name of Shri. Krushna alias Bobalya Narayan Dharve was deleted and the name of legal heirs were muted on the 7/12 extract of the said land.

5) Read Mutation Entry No. 1459 certified by Circle Officer Ambernath, the said land possessed by Shri. Laxman Krushna Dharve, hence, the co-owner Shri. Ladku Krushna Dharve (Brother) & Mrs. Taibai Balu Chonde (Sister) has given written statement and hence, as per the written statement before Talathi, the name of Shri. Laxman Krushna Dharve was kept and the name of Shri. Ladku Krushna Dharve & Mrs. Taibai Balu Chonde were deleted from the 7/12 extract of the said land.

6) Read Mutation Entry No. 2526 certified by Circle Officer Ambernath, according to the said mutation entry, Shri. Laxman Krushna Dharve (as a Owner) have sold the said land to Shri. Nandkumar Motiram More (As Purchasers) by Sale Deed on dtd. 07/02/2005, which is duly registered at the Office of Sub-Registrar Ulhasnagar-2 at Sr. No. 519/2005. And hence, according to the said Sale Deed and mutation entry no. 2526, the name of Shri. Nandkumar Motiram More was muted in the 7/12 extract of the said land as a owner.



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Ref.

Date:- 15/12/2017

- 3 -

7) Read Development Agreement dtd. 31/12/2009, which is duly registered at the Office of Sub-Registrar Ulhasnagar-2 at Sr. No. 289/2009 on dated 08/01/2010, between Shri. Nandkumar Motiram More (as a Owner), And M/s. Gayatri Developers, through partner Mr. Dilip Tukaram Surval (As Developers). The original land owner has granted development rights of said land to Developers for consideration amount of Rs.18,00,000/- (Rupees Eighteen Lakhs Only).

8) Read Power of Attorney dtd. 31/12/2009, which is duly registered at the Office of Sub-Registrar Ulhasnagar-2 at Sr. No. 290/2009 on dated 08/01/2010, between Shri. Nandkumar Motiram More (as a Principal), And M/s. Gayatri Developers, through partner Mr. Dilip Tukaram Surval (As a Power of Attorney Holder). According to the said Power of Attorney the Owner/Principal has granted all the rights, power and authority of the said land to Developers/power of attorney holders.

9) Read Search Report on dtd. 10/08/2017 issued by Searcher Shri. Satish Anand Farad regarding Survey No.84, Hissa No.1, Admeasuring Area 0H-10R-0P, P.K. 0H-01R-5P, Total Area admeasuring 0H-11R-5P, Asst.1Rs.-31 Paise, Situated at Village SHIRGAON, Tal.-Ambernath, Dist.- Thane For 30 Years i.e. 1988 to 2017 Years and there is no adverse entry on the Index-II of the said land except mentioned above.

10) Read Sale Deed dtd. 08/09/2017, which is duly registered at the Office of Sub-Registrar Ulhasnagar-2 at Sr. No. 11891/2017, between Shri. Nandkumar Motiram More, through power of attorney holder M/s. Gayatri Developers, through partner Mr. Dilip Tukaram Surval (as Owner), And M/s. Gayatri Developers, through partner Mr. Dilip Tukaram Surval (as the Confirming Party) And SHUBH BUILDCON, through Its Partner SHRI. VIPUL BHARAT SHAH (As Purchasers). The Owner & Confirming Party have sold the land bearing Survey No.84, Hissa No.1, Admeasuring Area 0H-10R-0P, P.K. 0H-01R-5P, Total Area admeasuring 0H-11R-5P, Asst.1Rs.-31 Paise, Situated at Village SHIRGAON, Tal.-Ambernath, Dist.- Thane to the Purchasers for consideration amount of Rs.2,00,00,000/- (Rupees Two Crores Only).

11) Read Power of Attorney dtd. 08/09/2017, which is duly registered at the Office of Sub-Registrar Ulhasnagar-2 at Sr. No. 11892/2017, between 1) Shri. Nandkumar Motiram More, through power of attorney holder M/s. Gayatri Developers, through partner Mr. Dilip Tukaram Surval, 2) M/s. Gayatri Developers, through partner Mr. Dilip Tukaram Surval (as Principals), And SHUBH BUILDCON, through Its Partner SHRI. VIPUL BHARAT SHAH (As a Power of Attorney Holder). According to the said Power of Attorney the Owner/Principals have granted all the rights, power and authority of the said land to Developers/power of attorney holders.

12) Read Search Report on dtd. 10/8/2017 issued by Searcher Shri. Satish Anand Farad regarding Survey No.84, Hissa No.1, Admeasuring Area 0H-10R-0P, P.K. 0H-01R-5P, Total Area admeasuring 0H-11R-5P, Asst.1Rs.-31 Paise, Situated at Village SHIRGAON, Tal.-Ambernath, Dist.- Thane For 30 Years i.e. 1988 to 2017 Years and there is no adverse entry on the Index-II of the said land except mentioned above.

SCHEDULE OF PROPERTY - II

:- DISCRIPTION OF PROPERTY:-

Village SHIRGAON, Tal.-Ambernath, Dist.- Thane

Within local limits of Kulgaon Badlapur Municipal Council, Dist.-Thane.

Survey No.	Hissa No.	Area Admeasuring H-R-P	Asst. Rs.Ps.	Name of Owners
83	1	0-24-0 P.K. 0-00-0 Total 1-59-0	0.67	area admeasuring 0H-12R-0P is owned by 1) Smt. Kusum Satu Mandavkar, 2) Mrs. Manisha Tukaram Pawar, 3) Mrs. Manisha Sharad Dharve, 4) Mrs. Mai Kaluram Choraghe 5) Mrs. Sunita Satu Mandavkar area admeasuring 0H-12R-0P is owned by 1) Shri. Suresh Vitthal Gurav, 2) Mrs. Megha Suresh Gurav, 3) Shri. Nachiket Suresh Gurav, 4) Shri. Aniket Suresh Gurav

[Signature]

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- 5 -

Survey No.	Hissa No.	Area Admeasuring H-R-P	Asst. Rs.Ps.	Name of Owners
84	3	0-04-0 P.K. 0-00-9 Total 0-04-9	0.08	area admeasuring 0H-02R-45P is owned by 1) Smt. Kusum Satu Mandavkar, 2) Mrs. Manisha Tukaram Pawar, 3) Mrs. Manisha Sharad Dharve, 4) Mrs. Mai Kaluram Choraghe 5) Mrs. Sunita Satu Mandavkar area admeasuring 0H-02R-45P is owned by 1) Shri. Suresh Vitthal Gurav, 2) Mrs. Megha Suresh Gurav, 3) Shri. Nachiket Suresh Gurav, 4) Shri. Aniket Suresh Gurav
84	6	0-04-0 P.K. 0-00-9 Total 0-04-9	0.09	area admeasuring 0H-02R-45P is owned by 1) Smt. Kusum Satu Mandavkar, 2) Mrs. Manisha Tukaram Pawar, 3) Mrs. Manisha Sharad Dharve, 4) Mrs. Mai Kaluram Choraghe 5) Mrs. Sunita Satu Mandavkar area admeasuring 0H-02R-45P is owned by 1) Shri. Suresh Vitthal Gurav, 2) Mrs. Megha Suresh Gurav, 3) Shri. Nachiket Suresh Gurav, 4) Shri. Aniket Suresh Gurav
84	2	P.K. 0-01-2	-	1) Smt. Kusum Satu Mandavkar, 2) Mrs. Manisha Tukaram Pawar, 3) Mrs. Manisha Sharad Dharve, 4) Mrs. Mai Kaluram Choraghe 5) Mrs. Sunita Satu Mandavkar

TRACING OF TITLE :-

A DOCUMENTS PERSUED :-

13) Read 7/12 extract of Survey No.83, Hissa No.1, Admeasuring Area 0H-24R-0P, Asst. 0Rs.-67 Paise, Situated at Village SHIRGAON, Tal.-Ambernath, Dist. - Thane issued by Talathi Saja Kharvai in favour of 1) Smt. Kusum Satu Mandavkar, 2) Mrs. Manisha Tukaram Pawar, 3) Mrs. Manisha Sharad Dharve, 4) Mrs. Mai Kaluram Choraghe, 5) Mrs. Sunita Satu Mandavkar (for area admeasuring 0H-12R-0P) and 1) Shri. Suresh Vitthal Gurav, 2) Mrs. Megha Suresh Gurav, 3) Shri. Nachiket Suresh Gurav, 4) Shri. Aniket Suresh Gurav (for area admeasuring 0H-12R-0P).

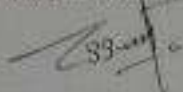
14) Read 7/12 extract of Survey No.84, Hissa No.3, Admeasuring Area 0H-04R-0P, P.K. 0H-00R-9P, Total Admeasuring Area 0H-04R-9P, Asst. 0Rs.-08 Paise, Situated at Village SHIRGAON, Tal.-Ambernath, Dist. - Thane issued by Talathi Saja Kharvai in favour of 1) Smt. Kusum Satu Mandavkar, 2) Mrs. Manisha Tukaram Pawar, 3) Mrs. Manisha Sharad Dharve, 4) Mrs. Mai Kaluram Choraghe, 5) Mrs. Sunita Satu Mandavkar (for area admeasuring 0H-02R-45P) and 1) Shri. Suresh Vitthal Gurav, 2) Mrs. Megha Suresh Gurav, 3) Shri. Nachiket Suresh Gurav, 4) Shri. Aniket Suresh Gurav (for area admeasuring 0H-02R-45P).

15) Read 7/12 extract of Survey No.84, Hissa No.6, Admeasuring Area 0H-04R-0P, P.K. 0H-00R-9P, Total Admeasuring Area 0H-04R-9P, Asst. 0Rs.-09 Paise, Situated at Village SHIRGAON, Tal.-Ambernath, Dist. - Thane issued by Talathi Saja Kharvai in favour of 1) Smt. Kusum Satu Mandavkar, 2) Mrs. Manisha Tukaram Pawar, 3) Mrs. Manisha Sharad Dharve, 4) Mrs. Mai Kaluram Choraghe, 5) Mrs. Sunita Satu Mandavkar (for area admeasuring 0H-02R-45P) and 1) Shri. Suresh Vitthal Gurav, 2) Mrs. Megha Suresh Gurav, 3) Shri. Nachiket Suresh Gurav, 4) Shri. Aniket Suresh Gurav (for area admeasuring 0H-02R-45P).

16) Read 7/12 extract of Survey No.84, Hissa No.2, Admeasuring Area P.K. 0H-01R-2P, Situated at Village SHIRGAON, Tal.-Ambernath, Dist. - Thane issued by Talathi Saja Kharvai in favour of 1) Smt. Kusum Satu Mandavkar, 2) Mrs. Manisha Tukaram Pawar, 3) Mrs. Manisha Sharad Dharve, 4) Mrs. Mai Kaluram Choraghe, 5) Mrs. Sunita Satu Mandavkar.

17) Read Mutation Entry No. 2334 certified by Circle Officer Ambernath, the co-owner of the said land Shri. Satu Pandu Mandavkar had expired on dtd. 01/07/1999 leaving behind his following legal heirs:-

- 1) Smt. Kusum Satu Mandavkar - Wife
- 2) Mrs. Manisha Tukaram Pawar - Daughter

33-

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- 7 -

- 3) Mrs. Mai Kaluram Choraghe - Daughter
- 4) Mrs. Sunita Satu Mandavkar - Daughter
- 5) Mrs. Manisha Sharad Dharve - Daughter

And hence, the name of above Legal heirs stood mutated on the 7/12 extract of the said land.

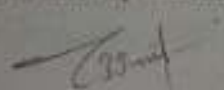
18) Read Mutation Entry No. 2341 certified by Circle Officer Ambernath on dtd. 12/10/2000, the co-owner of the said land Shri. Valku Zavaru Mandavkar had expired on dtd. 09/08/1993 leaving behind following legal heirs:-

- 1) Smt. Anusaya Valku Mandavkar - Wife
- 2) Mrs. Asha Narayan Naik - Daughter
- 3) Mrs. Gulab Babu Dalvi - Daughter
- 4) Mr. Shankar Valku Mandavkar - Son

And hence, the name of above Legal heirs stood mutated on the 7/12 extract of the said land.

19) Read Mutation Entry No. 2462 certified by Circle Officer Ambernath on dtd. 20/10/2003, the co-owner of the said land Shri. Pandu Zavaru Mandavkar had expired and the name of legal heir Minor - Satu Pandu Mandavkar through guardian Babi Pandu was muted as per Mutation entry No. 110. And Shri. Satu Pandu Mandavkar had expired on dtd. 01/07/1999 and the name of legal heirs 1) Smt. Kusum Satu Mandavkar - Wife, 2) Mrs. Manisha Tukaram Pawar - Daughter, 3) Mrs. Mai Kaluram Choraghe - Daughter, 4) Mrs. Sunita Satu Mandavkar - Daughter, 5) Mrs. Manisha Sharad Dharve - Daughter were muted. But the name of above legal heirs for the land bearing Survey No. 84/2, 84/8 were remained to muted, hence, as per said mutation entry the name of legal heirs were muted on the said land.

20) Read Mutation Entry No. 2715 certified by Circle Officer Ambernath, the said land & other land situated at Village-Shirgaon were mutated in name of Maharashtra Shashan as per Sec. 10(5) of Urban Land (Ceiling & Regulation) Act, 1976. By according to order No. SR 248 Shirgaon dated 28/10/2005 of Deputy Collector & Competent Authority Ulhasnagar Agglomeration.



21) Read Mutation Entry No. 4222 certified by Circle Officer Ambernath on dt. 25/08/2012. According Order bearing no. ULC/ULN/10(3) & 10(5) VLS/2011, dated 30/03/2011, Outward No. 109/2011 given by order Deputy Collector & Competent Authority Ulhasnagar Agglomeration Thane was please to passed by order for deleting the entry of "Government of Maharashtra" & "SURPLUS" from 7/12 extract of said land and the said land was returned to original land owner, by order of Tahsildar Ambernath order bearing no. Hakknod/T-4/Vashi- 693/2011 and therefore the name of original land owners were carried out on 7/12 extract of said land & Other lands.

22) Read Sale Deed dtd. 30/06/2017, which is duly registered at the Office of Sub-Registrar Ulhasnagar-2 at Sr. No. 8192/2017, between 1) Smt. Asha Narayan Naik, 2) Smt. Gulab Babu Dalvi, 3) Shri. Shankar Valku Mandavkar (as Owners), And 1) Shri. Suresh Vitthal Gurav, 2) Mrs. Megha Suresh Gurav, 3) Shri. Nachiket Suresh Gurav, 4) Shri. Aniket Suresh Gurav (As Purchasers). The Owners have sold the land bearing (1) **Survey No.83, Hissa No.1, Admeasuring Area 0H-24R-0P** out of this **Saleable area 0H-12R-0P**, Asst. 0Rs.-67 Paise, (2) **Survey No.84, Hissa No.3, Admeasuring Area 0H-04R-0P, P.K. 0H-00R-9P, Total Admeasuring Area 0H-04R-9P** out of this **Saleable area 0H-02R-45P**, Asst. 0Rs.-08 Paise, (3) **Survey No.84, Hissa No.6, Admeasuring Area 0H-04R-0P, P.K. 0H-00R-9P, Total Admeasuring Area 0H-04R-9P** out of this **Saleable area 0H-02R-45P**, Asst. 0Rs.-09 Paise, situated at Village SHIRGAON, Tal.-Ambernath, Dist.- Thane to the Purchasers for consideration amount of Rs.45,00,000/- (**Rupees Forty Five Lakhs Only**).

23) Read Mutation Entry No. 4746 certified by Circle Officer Ambernath. According to the said mutation entry, 1) Smt. Asha Narayan Naik, 2) Smt. Gulab Babu Dalvi, 3) Shri. Shankar Valku Mandavkar (as Owners) have sold the said land to 1) Shri. Suresh Vitthal Gurav, 2) Mrs. Megha Suresh Gurav, 3) Shri. Nachiket Suresh Gurav, 4) Shri. Aniket Suresh Gurav (As Purchasers) by Sale Deed on dtd. 30/06/2017, which is duly registered at the Office of Sub-Registrar Ulhasnagar-2 at Sr. No. 8192/2017. And hence, according to the said Sale Deed and mutation entry no. 4746, the name of 1) Shri. Suresh Vitthal Gurav, 2) Mrs. Megha Suresh Gurav, 3) Shri. Nachiket Suresh Gurav, 4) Shri. Aniket Suresh Gurav were muted in the 7/12 extract of the said land as owners.

24) Read Sale Deed dtd. 04/09/2017, which is duly registered at the Office of Sub-Registrar Ulhasnagar-4 at Sr. No. 1905/2017, between 1) Shri. Suresh Vitthal Gurav, 2) Mrs. Megha Suresh Gurav, 3) Shri. Nachiket Suresh Gurav, 4) Shri. Aniket Suresh Gurav (as Owner), And SHUBH BUILDCON, through Its Partners 1) Shri. Jignesh Bharatbhai Patel, 2) Shri. Kalpesh Dhirajlal Shah (As Purchasers). The Owners have sold the land bearing (1) **Survey No.83, Hissa No.1, Admeasuring**

39

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- 9 -

Area 0H-24R-0P out of this Saleable area 0H-12R-0P, Asst. 0Rs.-67 Paise, (2) Survey No.84, Hissa No.3, Admeasuring Area 0H-04R-0P, P.K. 0H-00R-9P, Total Admeasuring Area 0H-04R-9P out of this Saleable area 0H-02R-45P, Asst. 0Rs.-08 Paise, (3) Survey No.84, Hissa No.6, Admeasuring Area 0H-04R-0P, P.K. 0H-00R-9P, Total Admeasuring Area 0H-04R-9P out of this Saleable area 0H-02R-45P, Asst. 0Rs.-09 Paise, situated at Village SHIRGAON, Tal.-Ambernath, Dist.-Thane to the Purchasers for consideration amount of Rs.2,75,00,000/- (Rupees Two Crores Seventy Five Lakhs Only).

25) Read Power of Attorney dtd. 04/09/2017, which is duly registered at the Office of Sub-Registrar Ulhasnagar-4 at Sr. No. 1906/2017, between 1) Shri. Suresh Vitthal Gurav, 2) Mrs. Megha Suresh Gurav, 3) Shri. Nachiket Suresh Gurav, 4) Shri. Aniket Suresh Gurav (as Principals), And SHUBH BUILDCON, through its Partners 1) Shri. Jignesh Bharatbhai Patel, 2) Shri. Kalpesh Dhirajlal Shah (As a Power of Attorney Holders), According to the said Power of Attorney the Owner/Principals have granted all the rights, power and authority of the said land to Developers/power of attorney holders.

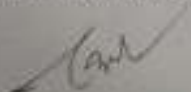
26) Read Sale Deed dtd. 06/09/2017, which is duly registered at the Office of Sub-Registrar Ulhasnagar-4 at Sr. No. 1917/2017, between 1) Smt. Kusum Satu Mandavkar, 2) Mrs. Manisha Tukaram Pawar, 3) Mrs. Manisha Sharad Dharve, 4) Mrs. Mai Kaluram Choraghe, 5) Mrs. Sunita Satu Mandavkar (as Owners), And 1) Mrs. Laxmibai Vithal Telinga, 2) Late Radhabal Krushna Dharve, through legal heirs 2/1) Shri. Ankush Krushna Dharve, 2/2) Shri. Prakash Krushna Dharve, 2/3) Shri. Sharad Krushna Dharve, 2/4) Shri. Ramesh Krushna Dharve, 2/5) Shri. Amir Krushna Dharve, 2/6) Shri. Sameer Krushna Dharve (as the Confirming Party), And SHUBH BUILDCON, through its Partners 1) Shri. Jignesh Bharatbhai Patel, 2) Shri. Kalpesh Dhirajlal Shah (As Purchasers). The Owners have sold the land bearing (1) Survey No.83, Hissa No.1, Admeasuring Area 0H-24R-0P out of this Saleable area 0H-12R-0P, Asst. 0Rs.-67 Paise, (2) Survey No.84, Hissa No.3, Admeasuring Area 0H-04R-0P, P.K. 0H-00R-9P, Total Admeasuring Area 0H-04R-9P out of this Saleable area 0H-02R-45P, Asst. 0Rs.-08 Paise, (3) Survey No.84, Hissa No.6, Admeasuring Area 0H-04R-0P, P.K. 0H-00R-9P, Total Admeasuring Area 0H-04R-9P out of this Saleable area 0H-02R-45P, Asst. 0Rs.-09 Paise, (4) Survey No.84, Hissa No.2, Admeasuring Area P.K. 0H-01R-2P, situated at Village SHIRGAON, Tal.-Ambernath, Dist.-Thane to the Purchasers for consideration amount of Rs.3,00,00,000/- (Rupees Three Crores Only).

27) Read Power of Attorney dtd. 06/09/2017, which is duly registered at the Office of Sub-Registrar Ulhasnagar-4 at Sr. No. 1918/2017, between 1) Smt. Kusum Satu Mandavkar, 2) Mrs. Manisha Tukaram Pawar, 3) Mrs. Manisha Sharad Dharve, 4) Mrs. Mai Kaluram Choraghe, 5) Mrs. Sunita Satu Mandavkar (as Principals), And 1) Mrs. Laxmibai Vithal Telinge, 2) Late Radhabai Krushna Dharve, through legal heirs 2/1) Shri. Ankush Krushna Dharve, 2/2) Shri. Prakash Krushna Dharve, 2/3) Shri. Sharad Krushna Dharve, 2/4) Shri. Ramesh Krushna Dharve, 2/5) Shri. Amir Krushna Dharve, 2/6) Shri. Sameer Krushna Dharve (as the Confirming Party), And SHUBH BUILDCON, through Its Partners 1) Shri. Jignesh Bharatbhai Patel, 2) Shri. Kalpesh Dhirajlal Shah (As a Power of Attorney Holders). According to the said Power of Attorney the Owner/Principals & Confirming Party have granted all the rights, power and authority of the said land to Developers/power of attorney holders.

28) Read Building Construction permission granted by Kulgaon Badlapur Municipal Council under Order bearing No. Javak No. KBNP/NRV/BP/9185/2017-2018 Unique No. 148 dated 12/12/2017 the said authority the granted permission for Part Stilt + Twelfth Floors (Wing A Part Stilt, Ground + Eleven Floor & wing B, Stilt + Twelfth Floor) for Residential & Commercial use for construction of Building upon said land.

29) Read Search Report on dtd. 10/08/2017 issued by Searcher Shri. Satish Anand Farad regarding (1) Survey No.83, Hissa No.1, Admeasuring Area 0H-24R-0P, Asst. 0Rs.-67 Paise, (2) Survey No.84, Hissa No.3, Admeasuring Area 0H-04R-0P, P.K. 0H-00R-9P, Total Admeasuring Area 0H-04R-9P, Asst. 0Rs.-08 Paise, (3) Survey No.84, Hissa No.6, Admeasuring Area 0H-04R-0P, P.K. 0H-00R-9P, Total Admeasuring Area 0H-04R-9P, Asst. 0Rs.-09 Paise, (4) Survey No.84, Hissa No.2, Admeasuring Area P.K. 0H-01R-2P, Situated at Village SHIRGAON, Tal.-Ambernath, Dist.- Thane For 30 Years i.e. 1988 to 2017 Years and there is no adverse entry on the Index-II of the said land except mentioned above.

It is further observed from the document submitted before me that in pursuant of the above 7/12 extracts, Mutation Entries, Sale Deed, in favour of the SHUBH BUILDCON have acquired the said land and they have all rights & title to sale or develop the land bearing (1) Survey No.84, Hissa No.1, Admeasuring Area 0H-10R-0P, P.K. 0H-01R-5P, Total Area admeasuring 0H-11R-5P, Asst.1Rs.-31 Paise, (2) Survey No.83, Hissa No.1, Admeasuring Area 0H-24R-0P, Asst. 0Rs.-67 Paise, (3) Survey No.84, Hissa No.3, Admeasuring Area 0H-04R-0P, P.K. 0H-00R-9P, Total Admeasuring Area 0H-04R-9P, Asst. 0Rs.-08 Paise, (4) Survey No.84, Hissa No.6, Admeasuring Area 0H-04R-0P, P.K. 0H-00R-9P, Total Admeasuring Area 0H-04R-9P, Asst. 0Rs.-09 Paise, (5) Survey No.84, Hissa No.2, Admeasuring Area P.K. 0H-01R-2P, Situated at Village SHIRGAON, Tal.-Ambernath, Dist.- Thane.



KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324639187

Office No. 83251-2699069

Office at :- Trimurti Apartment, First Floor, Near Karnawat Class, Opp. Maruti Temple, Gandhi Chowk
Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane. 421 503 E-mail Id :- kiranbanote12@gmail.com

Ref.

Date:- 15/12/2017

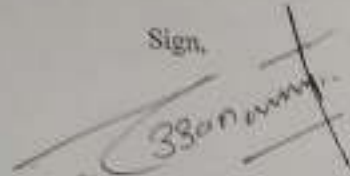
- 11 -

VERIFICATION OF TITLE:-

In the aforementioned circumstance I am of the Opinion that Property bearing Land Bearing (1) Survey No.84, Hissa No.1, Admeasuring Area 0H-10R-0P, P.K. 0H-01R-5P, Total Area admeasuring 0H-11R-5P, Asst.1Rs.-31 Paise, (2) Survey No.83, Hissa No.1, Admeasuring Area 0H-24R-0P, Asst. 0Rs.-67 Paise, (3) Survey No.84, Hissa No.3, Admeasuring Area 0H-04R-0P, P.K. 0H-00R-9P, Total Admeasuring Area 0H-04R-9P, Asst. 0Rs.-08 Paise, (4) Survey No.84, Hissa No.6, Admeasuring Area 0H-04R-0P, P.K. 0H-00R-9P, Total Admeasuring Area 0H-04R-9P, Asst. 0Rs.-09 Paise, (5) Survey No.84, Hissa No.2, Admeasuring Area P.K. 0H-01R-2P, situated at Village SHIRGAON, Tal.-Ambernath, Dist.- Thane within local limit of Kulgaon Badlapur Municipal Council and within jurisdiction of Sub Registrar Ulhasnagar-2/4 has good marketable title and free from all encumbrance.

Signed, under my hands and seal on this, 15th December 2017

Sign.



Shri. K.B. Banote
(Advocate High Court)

ADV. KIRAN B. BANOTE
(BA, LLB)

Office : Trimurti Apt., 1st Floor,
Near Karnawat Class, Opp. Maruti Temple,
Gandhi Chowk, Badlapur. (E) 421503
Tal. Ambernath, Dist. Thane.