

V. B. Ghodvaidya

B.SC.(Hons.), D.A.M., LL.M.
Advocate High Court.

Off.: 105, Vikas Heights, Santoshimata Road, Kalyan (West). Tel.: 2322526, 2327447.
email.: vbghodvaidya@yahoo.co.in, Cell.: 9820677156.

Date: 21.05.2018

To

M/s.Balaji Homes

A partnership firm

26, Prashant, Ground Floor,

Near Rupee Bank, Station Road,

Ambarnath (E)

TITLE CERTIFICATE

Reg: All those pieces and parcels of land lying being and situated at Village Kharwai, Taluka Ambarnath, District Thane within the limits of Kulgaon Badlapur Municipal Council

S. No.	H. No.	Area (H-R-P)	Owners
37	3/1/A	0-17-20 out of that 0-13-20	Manubai Mangal Marade
37	3/1/B	0-11-40	Balaram Namdev Bhagat & one

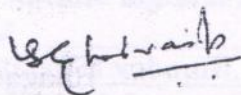
and granted for development to M/s Balaji Homes, a partnership firm.

Read :

1. Extracts of 7/12
2. All relevant mutation entries
3. Development Agreement dated 07.12.2017 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under Serial No. 15638/2017 made and executed by Sau. Manubai Mangal Marade and others as the Owners and M/s. Balaji Homes, a partnership firm as the Developer in respect of land bearing Survey No. 37/3/1/A.
4. Power of Attorney dated 07.12.2017 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under Serial No. 15639/2017 executed by Sau. Manubai Mangal Marade and others in favour of M/s. Balaji Homes, a partnership firm in respect of land bearing Survey No. 37/3/1/A.
5. Development Agreement dated 07.12.2017 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under Serial No. 15630/2017 made and executed by Shri Balaram Namdev Bhagat and others as the Owners and M/s. Balaji Homes, a partnership firm as the Developer in respect of land bearing Survey No. 37/3/1/B.
6. Power of Attorney dated 07.12.2017 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under Serial No. 15631/2017 executed by Shri Balaram Namdev Bhagat and others in favour of M/s. Balaji Homes, a partnership firm in respect of land bearing Survey No. 37/3/1/B.

I have investigated the title of the Owners to their respective property and I am of the opinion that and I hereby certify that the title of the Owners to their respective property is clear, marketable and free from reasonable doubts and encumbrances and the owners are entitled to submit the plans for approval to the Kulgaon Badlapur Municipal Council and follow the procedure thereto in accordance with the Development Control Regulations.

The necessary search at the office to Sub-Registrar of Assurances at Ulhasnagar has been taken and the search reports do not reveal any adverse entry, which may fall in the category of encumbrances over the said property.



(V. B. GHODVAIDYA)
Advocate

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Date: 21.05.2018

To
M/s. Balaji Homes
26, Prashant, Ground Floor,
Near Rupee Bank, Station Road,
Ambarnath (E)

TITLE CERTIFICATE

Reg: All those pieces and parcels of land lying being and situated at Village Kharwai, Taluka Ambarnath, District Thane within the limits of Kulgaon Badlapur Municipal Council belonging to M/s. Balaji Homes viz.

Survey No.	Hissa No.	Area (H-R-P)
37	1	0-18-70 out of that 0-02-0
37	2	0-08-10
37	3/2	0-18-20

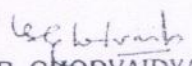
Read :

1. Extracts of 7/12
2. All relevant mutation entries
3. Deed of Conveyance dated 22.09.2017 registered at office of Sub-Registrar of Assurances at Ulhasnagar-2 under Serial No. 12503/2017 made and executed by Shri Sameer Tulshiram Bhopi as Owner and M/s. Balaji Homes, a partnership firm as Purchaser in respect of land bearing Survey No. 37/1 and 37/2.
4. Power of Attorney dated 22.09.2017 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under Serial No. 12504/2017 executed by Shri Sameer Tulshiram Bhopi in favour of M/s. Balaji Homes, a partnership firm in respect of land bearing Survey No. 37/1 and 37/2.
5. Deed of Conveyance dated 22.09.2017 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under Serial No. 12501/2017 made and executed by Shri Shirish Balkrishna Dalal and Shri Sameer Tulshiram Bhopi as the Owners and M/s. Balaji Homes, a partnership firm as the Purchaser in respect of land bearing Survey No. 37/3/2.
6. Power of Attorney dated 22.09.2017 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-2 under Serial No. 12502/2017 executed by Shri Shirish Balkrishna Dalal and Shri Sameer Tulshiram Bhopi in favour of M/s. Balaji Homes, a partnership firm in respect of land bearing Survey No. 37/3/2.

7. Search Reports

I have investigated the title of the Owner to the above said property and I am of the opinion that and I hereby certify that the title of the Owner to the said property is clear, marketable and free from reasonable doubts and encumbrances and the owners are entitled to submit the plans for approval to the Kulgaon Badlapur Municipal Council and follow the procedure thereto in accordance with the Development Control Regulations.

The necessary search at office to Sub-Registrar of Assurances at Ulhasnagar is taken and the same do not reveal any adverse entry, which may fall in the category of encumbrances over said property.


(V. B. GHODVAIDYA)
Advocate