

TITLE CERTIFICATE

Date: 23rd January, 2015

At Village Sairgaon Tal. Ashirwad, Dist. Thane

Survey No.	House No.	Area H.R.P.	Assd	
			Rs.	Pc.
99	4	1144.8	0	00

Mr. Alpesh Anant Karale

B.A.L.L.B. Advocate

Surya Bh. & Co. Pvt. Ltd., Jagnarayan compound,

Hinduram Hiraji Patel Chowk, At Post. Neral,

Tal. Neral, Dist. Thane

Contact : 9922708131



OFF. ADD. : Shop No. 8, Jaynarayan Complex, Khatima Hiraji Padi Chowk,
At Post. Nerali, Tal. Karjat, Dist. Raigad. Mob. : 9822366121 / 9958889585
Email : alpeshkarale1@gmail.com / anantkarale54@gmail.com

Date: 23rd January, 2014

TITLE CERTIFICATE

All that piece & parcel of the land situated At Bhinggaon, Tal. Ambarnath, Dist. Thane, more particularly described in the schedule "A" here in under written, I have investigated the title of Shri. Jayram Ladku Bhoir & Shri. Rajaram Ladku Bhoir and also the development rights of the Kalyani Enterprises Partnership through its Partner 1) Mr. Kailash Harilal Patel, 2) Mr. Nimish Harilal Patel.

It is intimated from the Registration Index as well as revenue record that this property was originally belonged to Kashi Bai Ladku Bhoir and after her demise succeeded by her LRs 1) Jayram Ladku Bhoir & Patil, 2) Rajaram Ladku Bhoir & Patil, 3) Avadhai Ladku Jadhav, 4) Son. Gangubai Pandurang Jagtap. Thereafter the names of Avadhai Ladku Jadhav and Son. Gangubai Pandurang Jagtap were removed from 7/12 extract as per registered Release Deed made by them. Thereafter Shri. Jayram Ladku Bhoir & Shri. Rajaram Ladku Bhoir were owned and possessed the said land.

I have issued public notices in local daily news papers "Dinik Pathanagar" on dated 15/04/2014 and called written objections. But within 14 days from the date of publication of the said notice and even till date no one has lodged any objection for the sale transaction/development transaction of the said land.

Thereafter Shri. Jayram Ladku Bhoir & Shri. Rajaram Ladku Bhoir has executed the Development Agreement and Power of Attorney dated 26/09/2014 in favor of Kalyani Enterprises Partnership through its Partner



OFF. ADD. : Shop No. 6, Jaynarayan Complex, Hutamsa Hiraji Padi Chowk,
At. Post. Neral, Tal. Karjat, Dist. Raigad. Mob. : 9922368121 / 9869689645
Email : alpeshkarale1@gmail.com / anantchancha84@gmail.com

1) Mr. Kalpesh Harilal Patel, 2) Mr. Nishish Harilal Patel, the said agreement and Power of Attorney was registered in the office of Sub Registrar class II, Ulhasnagar - 2, vide document no. 9408/2014 and document no. 9409/2014.

Considering the aforesaid Development Agreement and Power of Attorney the said Kalyani Enterprises Partnership through its Parties 1) Mr. Kalpesh Harilal Patel, 2) Mr. Nishish Harilal Patel have acquired the rights to develop and deal with the above mentioned property in any manner prescribed in the Development Agreement dated 26/09/2014.

I have taken search of the aforesaid land in the office of Sub - Registrar class 2 Ulhasnagar-2 for 31 years i.e. from 1 Jan. 1985 to 21st January, 2015. Also I have remitted requisite fees in the office of Sub Registrar class 2 Ulhasnagar-2, vide receipts bearing Sr. No. 26351 dated 01/09/2014 and Sr. No. 901 dated 21/01/2015 [The Xerox copies of receipts is annexed herewith] After going through the index record I do not found the record for the year 1985 to 1989. I found that plenty of pages are missing and in torn condition. The records are not maintained properly. The binding of said registers is totally damaged, as a result thereof the pages are totally scattered and entries thereon have become illegible. I am not responsible, liable for unavailable records, documents as on date of search. However to my best I have taken search of these registers and no adverse entries found.

Above mentioned Title Certificate is Subject to clause no. 3 to 5 of the Search Report in said circumstances and only based on revenue records since 1941 and registration index records since 1990.



OFF. ADD: 1 Shop No. 8, Jaynarayan Complex, Hukulma Hiraji Patil Chowk,
At Post. Neral, Tal. Karjat, Dist. Raigad. Mob. : 9822388121 / 8856688565
Email : alpeshkarale1@gmail.com / sonalchancha64@gmail.com

I do not found a single entry of the property mentioned herein above,
which is adverse to the title of Shri. Jayram Ladku Bhoir & Shri.
Rajaram Ladku Bhoir the Present Land Owners.

In connection with the aforesaid observation and after referring the
above documents and facts discussed in clause no. 4, the said Kalyani
Enterprises Partnership through its Partner 1) Mr. Kalpesh Harilal
Patel, 2) Mr. Nimish Harilal Patel have all the rights to develop and deal
with the above mentioned property in any manner prescribed in the
development agreement and Power of Attorney Dated 26/09/2014.

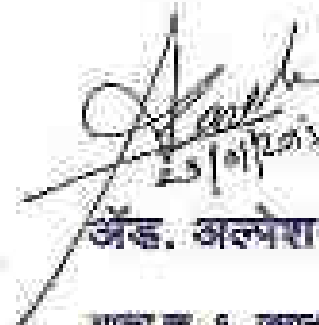
I do not find any kind of encumbrance such as Mortgage on the said
property. Therefore I am of the opinion that the title of the above
mentioned Property is clear, marketable and free from all encumbrances
as per registration index maintained at Sub Registrar Class 2, Ulhasnagar
2. This search and title report is subject to clause no. 3 and 4 in the said
circumstances.

Schedule 'A'

At Village Shingon, Tal. Ambarnath, Dist. Thane.

Survey No.	Hissa No	Area H.-R.-P.	Asat.	
			Ra.	Pg.
99	4	0.44-8	0	00




15/11/2013

अॅड. अल्पेश अनंत कराळे
बी.एल.एल.बी.
शाळा क्र. 8, जयन एन कॉम्प्लेक्स,
हु. हिरजी भटोल चौक,
नेरळ, ता. कर्जत, जि. रायगड.

Search Report

Date: 23 January, 2015

At Village Shingam, Tal. Ambarnath, Dist. Thane.

Survey No.	Hessa No	Area H. R. P.	Aust.	
			Rs.	Ps.
99	4	0-14-8	0	90

Mr. Alpesh Anant Karale

B.A.L.L.B. Advocate

Shop No. 4, 90 Feet, Jagannagar complex,

Chhatra Bhai Podd Chank, At Post. Raval,

Tal. Karjat, Dist. Raigad.

Contact - 9922968107

OFF. ADD. : Shop No. 6, Jaynarayan Complex, Huzaima Hiraji Pahl Chowk,
At. Post. Neral, Tal. Karjat, Dist. Raigad. Mob. : 9822388121 / 8958889585
Email : alpeshkarale1@gmail.com / sonakchancha54@gmail.com

Date: 23 January, 2015.

SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

Under the instructions of my client, Kalyani Enterprises Partnership through its Partner Mr. Kalpesh Harilal Patel, Add.- 208/602, Anita Kadir, Padm Nagar, Chhatkopar (E.), Mumbai 400 073, I am giving said Search Report.

1) Description of Land :-

At Village Shingraon, Tal. Ambernath, Dist. Thane.

Survey No.	Hissa No.	Area H. R. P.	AMEL	
			Rs.	Pk.
99	4	0-44-8	0	50

2) REVENUE RECORDS AND OTHER DOCUMENTS:

I have peruse the revenue record and satisfied that the property has been transferred in the name of the person mentioned in the 7/12 extract.

The following documents produced for my investigation by my client.

- 7x12 Extract dated 26/07/2014
- Mutation Entry No. 80 dated 27/11/2013
- Mutation Entry No. 107 dated 27/11/2013
- Mutation Entry No. 175 dated 27/11/2013
- Mutation Entry No. 1473 dated 27/11/2013



OFF. ADD. : Shop No. 6, Jaynatarayan Complex, Hutatma Hingaji Patti Chowk,
At Post, Nerai, Tal. Karjat, Dist. Raigad. Mob. : 9922368121 / 9956689568
Email : alpeshkarale1@gmail.com / sonegkhanche84@gmail.com

- vi) Mutation Entry No. 2060 dated 27/11/2013.
- vii) Mutation Entry No. 2610 dated 27/11/2013.
- viii) Mutation Entry No. 2676 dated 27/11/2013.
- ix) Mutation Entry No. 3295 dated 27/11/2013.
- x) Mutation Entry No. 4423 dated 27/11/2013.
- xi) Development Agreement Dated 26/09/2014 Sr. No. 9408/2014 and
Power of Attorney Dated 26/09/2014 Sr. No. 9409/2014.

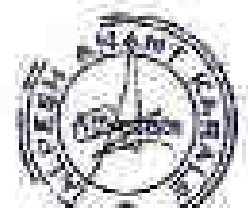
3) HISTORY OF OWNERSHIP:

My observations on perusal of the aforesaid documents are as follows:

- i) After perusal of Mutation Entry No. 80, it reveals that Kushihei Ladku Bhoir has purchased the above mentioned land by a sale deed dated 06/01/1941 from Bhaga Dhondu Sengale. The said Mutation Entry duly certified by the competent authority. Therefore the name of Kushihei Ladku Bhoir was recorded in 7/12 extract pertaining to the said land as an owner.

The record of year 1941 is not available in the office of Sub Registrar Karjat. Therefore I could not find the said entry in registration index.

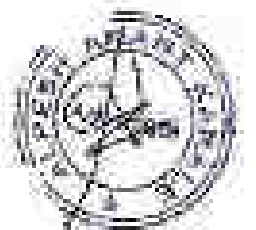
- ii) After perusal of Mutation Entry No. 107, it reveals that Mumbai Government has passed the declaration vide order no. 5869/45-7 on dated 17/05/1950. As per the said declaration certain land within the Kalyan Tahuka Jurisdiction was declared as a standard area & the government has also declared that the said land is



OFF. ADD. : Shop No. 6, Jaynarayan Complex, Hutatma Hiras Park Chowk,
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TUKADA LAND. The said Mutation Entry duly certified by the competent authority.

- iii) After perusal of Mutation Entry No. 175, it reveals that the said mutation entry is not in visible condition.
- iv) After perusal of Mutation Entry No. 1473, it reveals that as per the provision of Urban Land Ceiling Act, 1976 the said land was declared as a additional land & the remark was written on the other rights of 7/12 extract as per the order of Hon. Tahsildar Ulhasnagar vide order no. टि/सह/व.मी./387 on dated 16/11/1987. The said Mutation Entry duly certified by the competent authority.
- v) After perusal of Mutation Entry No. 2060, it reveals that Kushiabai Ladku Patil @ Bhoir was died on dated 06/08/1995 And Ladku Hiru Patil @ Bhoir was died on dated 19/09/1986. After their demise they had legal heirs namely 1) Jayram Ladku Bhoir @ Patil as a son, 2) Rajaram Ladku Bhoir @ Patil as a son, 3) Avadabai Ladku Jadhav as a daughter, 4) Sonu Gangabai Parthabai Jagtap as a daughter were recorded in the 7/12 extract pertaining to the said property as an owners. The said Mutation Entry duly certified by the competent authority on dated 15/01/1996.
- vi) After perusal of Mutation Entry No. 2610, it reveals that the name of Maharashtra Government has recorded as a 'Kobjedar' in 7/12 extract pertaining to the said property as per the provision of Urban Land Ceiling Act, 1976 a/s 10 (5). The said Mutation Entry duly certified by the competent authority.



OFF. ADD. : Shop No. 6, Jaynarayan Complex, Hutatma Hiralal Park Chowk,
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Email : alpeshkarale1@gmail.com / sonalchancha34@gmail.com

vii) After perusal of Mutation Entry No. 3676, it reveals that the remark of "नियमित सत्ताप्रकार खुले कायदा अधिन ४३ एच ४११" was written by mistake in the column of Bhudhama Padhas on 7/12 extract. So far as an application was filed by Rajaram Laxkar Bhoir to remove the said remark from the 7/12 extract. Therefore an investigation was made by the Hon. Tahsildar & he has passed the order to remove the said remark.

Thus the remark was removed from the 7/12 extract by the order of Hon. Tahsildar vide order no. सीट. ११. / हक्कनौद/वेनसी - ४८८ / ४ - २७७५१५, on dated 20/11/2007. The said Mutation Entry duly certified by the competent authority.

viii) After perusal of Mutation Entry No. 3295, it reveals that the name of Maharashtra Government has removed from the 7/12 extract pertaining to the said property as per the provision of Urban Land Ceiling Act, 1975 u/s 10 (3). The said Mutation Entry was written as per the order of deputy collector & the officer of Urban Development Thape vide order no. 788/787/6(1)/S.R./ Shingon on dated 16/04/2011 & the letter of Hon. Tahsildar Ambarnath vide Letter no. हक्कनौद/३ - ४७५११/२०११ dated 14/04/2011. The said Mutation Entry duly certified by the competent authority on dated 19/07/2011.

ix) After perusal of Mutation Entry No. 4423, it reveals that the Release Deed has been made on dated 18/06/2014 & it was registered in the office of Sub Registrar Class 2 Udhonagar 2 vide Document no. 6240/2014. As per the release deed Avadabai Laxkar

OFF. ADD. : Shop No. 6, Jaynarayan Complex, Hutatma Hiraji Patti Chowk,
At Post, Nerol, Tal. Karjat, Dist. Raigad. Mob. : 9977268121 / 8956689965
Email : alpeshkarale1@gmail.com / sonalchancha84@gmail.com

Jadhav & Gangubai Panchurang Jadhav has released their rights from the above mentioned property in favor of Jayram Laddu Bhoir & Rajaram Laddu Bhoir. The said Mutation Entry duly certified by the competent authority on dated 19/07/2014.

Thus Jayram Laddu Bhoir & Rajaram Laddu Bhoir have acquired the sole rights & has become a sole owner of the above mentioned property.

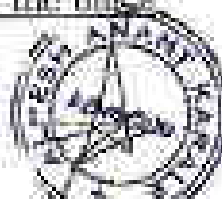
2) **Paper Notice :**

I have also issued public notice in local daily news paper "Dainik Purnyanagar" on dated 15/04/2014 called for objections of persons, if anybody is interested in the said land and also disclosed in said notice that, anybody having objection in the respect of sale and transfer the said land he/she should file his/her written objection within 14 days from the date of publication of the public notice.

According to said public notices within 14 days from the date of publication of the notice and even till date no one has lodged any objection for the sale transaction of the said land.

3) **Development Agreement Dated 26/09/2014 Sr. No. 9408/2014 and Power of Attorney Dated 26/09/2014 Sr. No. 9409/2014 :-**

Shree Jayram Laddu Bhoir and Shree Rajaram Laddu Bhoir has agreed to develop the above mentioned property by the Development Agreement dated 26/09/2014 in favor of Kalpani Enterprises Partnership through its Partner 1) Mr. Kalpesh Harilal Patel, 2) Mr. Nimish Harilal Patel the said agreement was registered in the office



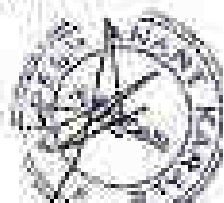
OFF. ADD. : Shop No. 8, Jaynarayan Complex, Hutarba Hiraji Padi Chowk,
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Email : alpeshkarale1@gmail.com / sonaichanche84@gmail.com

of Sub Registrar class II, Ulhasnagar - 2 vide document no. 9408/2014 and also executed the Power of Attorney dated 26/09/2014 in favor of Kalyani Enterprises Partnership through its Partner 1) Mr. Kalpesh Harilal Patel, 2) Mr. Nimish Harilal Patel the said Power of Attorney was registered in the office of Sub Registrar class II, Ulhasnagar - 2 vide document no. 9409/2014.

Considering the aforesaid document the said Kalyani Enterprises Partnership through its Partner 1) Mr. Kalpesh Harilal Patel, 2) Mr. Nimish Harilal Patel have acquired the rights to develop and deal with the above mentioned property in any manner prescribed in the Development Agreement dated 26/09/2014.

4) Search in the office of Sub-Registrar, Karjat are as follows:

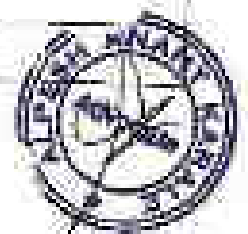
I have taken search of the aforesaid land in the office of Sub-Registrar class 2 Ulhasnagar-2 for 31 years i.e. from 1 Jan. 1985 to 31st January, 2015. Also I have remitted requisite fees to the office of Sub Registrar class 2 Ulhasnagar-2, vide receipts bearing Sr. No. 26351 dated 01/09/2014 and Sr. No. 901 dated 31/01/2015 (The Xerox copies of receipts is annexed herewith.) After going through the index record I do not find the record for the year 1985 to 1989. I found that plenty of pages are missing and in torn condition. The records are not maintained properly. The binding of said registers is totally damaged, as a result thereof the pages are totally shattered and entries thereon have become illegible. I am not responsible, liable for unavailable records, documents as on date of search. However to my best I have taken search of these registers and I found the entries which are mentioned follows:



OFF. ADD. : Shop No. 6, Jaynarayan Complex, Hutatma Himji Patti Chowk,
At. Post Neral, Tal. Karjat, Dist. Raigad. Mob. : 9922388121 / 9956639565
Email : alpeshkarale1@gmail.com / sonsochanche84@gmail.com

I obtained the following information accordingly.

YEARS	Particulars
1983	Record not available
1985	Record not available
1987	Record not available
1988	Record not available
1989	Record not available
1990	Index - II checked, Torn condition, no entry found.
1991	Index - II checked, Torn condition, no entry found.
1992	Index - II checked, Torn condition, no entry found.
1993	Index - II checked, Torn condition, no entry found.
1994	Index - II checked, Torn condition, no entry found.
1995	Index - II checked, Torn condition, no entry found.
1996	Index - II checked, Torn condition, no entry found.
1997	Index - II checked, Torn condition, no entry found.
1998	Index - II checked, Torn condition, no entry found.
1999	Index - II checked, Torn condition, no entry found.
2000	Index - II checked, Torn condition, no entry found.
2001	Index - II checked, Torn condition, no entry found.
2002	Index - II checked, no entry found.
2003	Index - II checked, no entry found.
2004	Index - II checked, no entry found.
2005	Index - II checked, no entry found.
2006	Index - II checked, no entry found.
2007	Index - II checked, no entry found.
2008	Index - II checked, no entry found.



OFF. ADD. : Shop No. 6, Jaynarayan Complex, Hutatma Hirdi Park Chowk,
At. Post. Neral, Tal. Karjat, Dist. Raigad, Mob. : 9922368121 / 8956686565
Email : alpeahkarale1@gmail.com / sonachanche84@gmail.com

2009	Index - II checked, no entry found.
2010	Index - II checked, no entry found.
2011	Index - II checked, no entry found.
2012	Index - II checked, no entry found.
2013	Index - II checked and Two entries found, details are mentioned separately.
31 July, 2014	Index - II checked and Three entries found, details are mentioned separately.

5) Entries Found at Registration Index:

I) Type of Transaction :

Agreement for Sale Dated 08/11/2013 Sr. No. 12528/2013

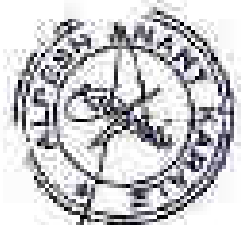
First Part (Vendor) : Pandurang Rama Patil through his Attorney Ramesh Pandurang Patil, 2) Raju Pandurang Patil, 3) Mangesh Pandurang Patil, 4) Ramesh Pandurang Patil.

Second Part (Purchaser) : Kishor Madhukar Salunke

II) Type of Transaction :

Correction Deed Dated 16/05/2014 Sr. No. 5814/2014

First Part : Pandurang Rama Patil through his Attorney Ramesh Pandurang Patil, 2) Raju Pandurang Patil, 3) Mangesh Pandurang Patil, 4) Ramesh Pandurang Patil.



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Email : alpeshkarale1@gmail.com / sonakhanche84@gmail.com

Second Part : Kishor Madhukar Salunke

As per the said Correction Deed Several Correction has been made in the property schedule of the agreement dated 08/11/2013 (which was registered vide doc no. 12526/2013) & the said property has been removed from the agreement.

iii) Type of Transaction :

Agreement for Sale Dated 13/11/2013 Sr. No. 12586/2013

First Part (Vendor) : 1) Gangubai Bhurya Patil, 2) Nathuram Bhurya Patil, 3) Sarita Arun Surval, 4) Indubai Dattu Sawant, 5) Sarish Dattu Sawant, 6) Vikas Dattu Sawant, 7) Swati Pravin Dharve

Second Part (Purchaser) : Kishor Madhukar Salunke

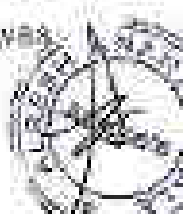
iv) Type of Transaction :

Correction Deed Dated 16/03/2014 Sr. No. 5811/2014

First Part : 1) Gangubai Bhurya Patil, 2) Nathuram Bhurya Patil, 3) Sarita Arun Surval, 4) Indubai Dattu Sawant, 5) Sarish Dattu Sawant, 6) Vikas Dattu Sawant, 7) Swati Pravin Dharve through their Power of Attorney Holder Kishor Madhukar Salunke

Second Part : Kishor Madhukar Salunke

As per the said Correction Deed Several Correction has been made in the property schedule of the agreement dated 13/11/2013 which was



OFF. ADD. : Shop No. 6, Jaynarayan Complex, Hatatma Hiraji Patti Chowk,
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Email : alpeshkarale1@gmail.com / anantchanat54@gmail.com

registered vide doc no. 12686/2013) & the said property has been removed from the agreement.

v) Type of Transaction :

Release Deed Dated 18/06/2014 Sr. No. 6240/2014

Releaser: Avadabai Ladku Jadhav & Gangubai Pandurang Jogtap

Releaser: Jayram Ladku Bhoir & Rajaram Ladku Bhoir

vi) Type of Transaction :

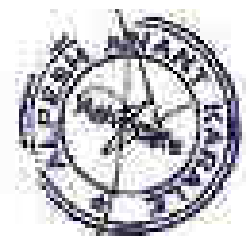
**Development Agreement Dated 26/09/2014 Sr. No. 9408/2014 and
Power of Attorney Dated 26/09/2014 Sr. No. 9409/2014:-**

Land Owner :- Shree Jayram Ladku Bhoir and Shree Rajaram Ladku Bhoir

Developer :- Kalyani Enterprises Partnership through its Partner 1) Mr. Halpesh Harilal Patel, 2) Mr. Nimish Harilal Patel

5) General Opinion:

Above mentioned Search Report is Subject to clause no. 3 and 4 in the said circumstances and only based on revenue records since 1941 and registration index records since 1990.

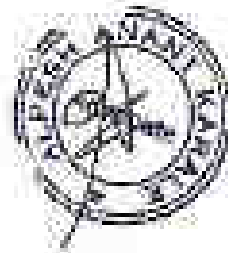


OFF. ADD. : Shop No. 5, Jaynareyan Complex, Hutakhe Hingaji Path Chavak,
At, Post. Neral, Tal. Karat Dist. Raigad. Mob. : 9822388121 / 8968889585
Email : alpeshkarale1@gmail.com / sona.chanche84@gmail.com

I do not found a single entry of the property mentioned herein above,
which is adverse to the title of **Shri. Jayram Laddu Bhoir & Shri. Rajaram
Laddu Bhoir the Present Land Owners**

In connection with the aforesaid observation and after referring the
above documents and facts discussed in clause no. 4, the said **Kalyani
Enterprises Partnership through its Partner 1) Mr. Kalpesh Harilal Patel,
2) Mr. Nimish Harilal Patel** have all the rights to develop and deal with the
above mentioned property in any manner prescribed in the development
agreement and Power of Attorney Dated 26/09/2014.

I do not find any kind of encumbrance such as Mortgage on the said
property. Therefore I am of the opinion that the title of the above mentioned
Property is clear, marketable and free from all encumbrances as per
registration index maintained at Sub Registrar Class 2, Ulhasnagar-2. This
search and title report is subject to clause no. 3 and 4. in the said
circumstances.




13/11/2015
Alpesh Anant Karale
(Advocate)

अ. अल्पेश अनंत कराळे
बी.ए.एल.एल.बी.
गळ्या घ. ५, जयनारयण कॉम्प्लेक्स,
ह. शिवाजी वाटाल चौक,
नेरळ, ता. करंत, जि. रायगड.