



TITLE CERTIFICATE

Date: 07th October, 2020

Reference: Gut No. 26/0, Village Devad, Taluka- Panvel, District- Raigad, PIN 410206 admeasuring the area of 300 Sq. Meters.

M/S. EKVIRA DEVELOERS through its Partners **MR. PRABHAKAR SONAWANE** and **MR. SAMEER PATIL** the Developer of Gut No. 26/0, Village Devad, Taluka- Panvel, District- Raigad, PIN 410206 admeasuring area of 300 Sq. Meters (Hereinafter referred to as "Said Land") . I have Invested the Title of above-mentioned Land for the past 20 years i.e, from 2001 to 2020. Following are findings of the Same:

1. By virtue of Conveyance Deed (for the Area of 2400 Sq. Meters) dated 07th August, 2013, **Mr. Madhukar Daji Ravate** sold, transferred and assigned all his right, title and interest in the said land to **Mr. Anil Vasant Thakekar** and **M/s. Maitri Infra Housing Pvt. Ltd** Through its Director **Mr. Azar Ayub Bhaldar**. The Conveyance deed was duly registered at Sub Registrar office of Panvel- 4, having Document Serial No. PVL-4-7364, dated 07th August, 2013.
2. By virtue of Conveyance Deed (for the Area of 300 Sq Mtr), dated 19th September 2020, **Mr. Anil Vasant Thakekar** sold, transferred and assigned all his right, title and interest in the said land to **Ekvira Developers Through Partner Mr. Prabhakar Sakharan Sonavane & Mr. Sameer Patil**. The Conveyance deed was duly registered at Sub Registrar office of Panvel-3, having Document Serial No. PVL-3-6779, dated 21st September, 2020.

ESTATE LAW FIRM
[Signature]
PROPRIETOR - ADVOCATE



Search Report :

We have gone through and perused the aforesaid title documents related to the said plot and also taken the title search through **MR. HARISH MESTRY**, Search Clerk, Mumbai. for the period of 20 Years i.e, from 2001 to 2020, in the office of concerned Sub Registrar of Assurance i.e, Panvel-I, Panvel-II, Panvel-III, Panvel-IV, Panvel-V, Taluka- Panvel, District- Raigad and made the payment of Government Fess to that effect.

While search it is found that there is no document executed & registered about the assignment, transfer, sale, mortgage of said plot in favour of any party except the document herein perused by me. The Copy of Search Report enclosed herewith to support my title search certificate issues pertaining to the title of the said land.

It has been observed by me that the title of Gut No. 26/0, Village Devad, Taluka- Panvel, District- Raigad, PIN 410206 admeasuring area of 300 Sq. Meters with M/S. **EKVIRA DEVELOERS** through its Partners **MR. PRABHAKAR SONAWANE** and **MR. SAMEER PATIL** is clear & marketable. The Said land is free from any encumbrances, mortgages, charges and/or any other claims.

Note to the Above: The above title certificate is issues only for the area of 300 Sq. Meters of the Gut No. 26/0, Which is concerned to my client **M/S. EKVIRA DEVELPOERS** through its Partners **MR. PRABHAKAR SONAWANE** and **MR. SAMEER PATIL**.

ESTATE LAW FIRM
So J. J. J.
PROPRIETOR - ADVOCATE

The Schedule above referred to

All that piece and parcel of the said Land, bearing Gut No. 26/0, Village Devad, Taluka- Panvel, District- Raigad, PIN 410206 admeasuring the area of 300 Sq. Meters.

That to Say

On or towards North by : Gut No. 27

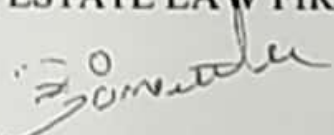
On or towards West by : Gut No. 23

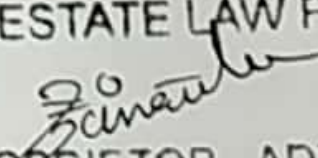
On or towards East by : Gut No. 28

On or towards South by : Gut No. 24

Taluka- Panvel, District- Raigad.

For, ESTATE LAW FIRM


ADV. MAHI MHATRE

ESTATE LAW FIRM

PROPRIETOR - ADVOCATE