

TITLE CERTIFICATE

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that We have taken the search and investigated the title in respect of land property bearing Old Survey No. 223, corresponding New Survey No. 191, Hissa No. 2/B, admeasuring 5.6 Guntha or 560 Sq. Meters, of Revenue Village NAVGHAR, Taluka & District Thane, lying, being and situate at Bhayander (E), Registration sub District at Thane, hereinafter referred to as "the said property", which belongs to SHRI NANA HARI PATIL AND OTHERS, hereinafter referred to as "The Owners" and accordingly the names of the Owners abovenamed appear in the Record of Rights including 7x12 extract maintained by Talathi, Navghar, Taluka & District Thane.

THAT the said owners SHRI NANA HARI PATIL AND OTHERS, by an Agreement for Development dated 25/01/2007 registered under Doc. No.TNN-4/00858/2007 dated 25/01/2007 agreed to sell, assign and transfer the said property and the development rights in respect of the said property to M/s. GUJARAT ESTATE for the consideration price and on the terms and conditions mentioned therein. Simultaneously the said owners SHRI NANA HARI PATIL AND OTHERS had also executed a General

Flat No. B/204,
Ram-Isha Apartment,
Indralok, Phase - 1,
Bhayander (E) - 401 105.
Tel.: 6524 1109

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VIKAS SINGH
V. P. SINGH
ADVOCATES HIGH COURT

Tel. : 2897 8981
Markande Niwas, H. T. Road,
Kajupada, Borivali (E),
Mumbai - 400 066.
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Power of Attorney of the same date registered under Doc. No.TNN-4/00859/2007 dated 25/01/2007 to and in favour of the partners of Gujarat Estate and thereby granted various powers and authorities interalia to sell the said property and execute conveyance thereof in favour of their nominee/s or any person/s or any party of their choice.

THAT the said M/s. Gujarat Estate after acquiring the said property, in turn, by an Agreement for Sale dated 19/12/2010 sold, assigned and transferred the said property to M/s. GUJARAT REALTORS on the basis of said General power of attorney, for consideration price and on the terms and conditions mentioned therein.

IN THE MANNER aforesaid the said M/s. Gujarat Realtors have obtained the full right and absolute authority from the Owners and all such person or persons having rights or claims in any manner in respect of the said property with covenant from them to execute the conveyance of the said Property in favour of the nominee/s of the developers.

THAT the said M/s. Gujarat Realtors after purchasing and acquiring the said property, have prepared a plan through their Architect for the development of the said property which includes the Road Set Back area in respect of another property bearing Old Survey No.226, New Survey No.29, Hissa No.3, of Village

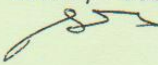
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Navghar, Taluka & District Thane, and the said approved area is used for additional construction in the layout which consists of 2 Buildings/Wings namely; Buildings/Wings-A-1, and B-1 and submitted the same to the Mira Bhayander Municipal Corporation for its sanctions and approvals and accordingly Mira Bhayander Municipal Corporation have sanctioned the said plan and thereby granted its permissions, approvals and issued Commencement Certificate for commencement of construction of the building on the said property as per the sanctioned plan.

THIS IS TO FUTRTHET CERTIFY that the said M/s. GUJARAT REALTORS, after acquiring the rights of development, construction of building and sale of flats from the parties above named and after acquiring the requisite permissions, sanctions and approvals from the authorities concerned, have assigned and transferred the aforesaid development rights in respect of Building/Wing No. A-1 as per plan sanctioned by MBMC to M/s. R. N. ENTERPRISES, a registered partnership firm, having its office, at Shop No.2, Ground Floor, Shubh Labh Plaza, Indralok Phase-IV, Annapurna Estate, Bhayander (E), Thane-401105, by an Assignment of Development Right dated 27/09/2014, duly registered under Sr. No. TNN7/7502/2014 and executed an irrevocable



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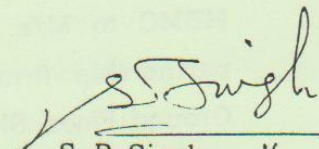
General Power of Attorney of the same date and registered under Sr. No. TNN7/7503/2014, both dated 29/09/2014 with M/s. Gujarat Estate as Confirming Party with all powers to deal with the said rights including sale of flat and also to execute Conveyance in favour of Co Operative Housing Society formed by the flat purchasers, free from all encumbrances, claims and demands.

FROM the Revenue records, searches and documents placed before us and duly verified, examined and investigated by us, we hereby CERTIFY that the title of the Owners as named hereinabove in respect of the said property is clear, marketable and free from all encumbrances.

THUS the rights of development and construction of building/s and sale of flats granted, conferred and assigned to M/s. R. N. ENTERPRISES as within mentioned is valid and subsisting and they are entitled to proceed with.

Place: BHAYANDER

DATE: 02/07/2016


S. P. Singh
Advocate, High Court