

apar Nagar Jamphanam Rap apash Sanah Pratisha Nagar Sion Mumbai- 400 022

TITLE CERTIFICATE

TO WHOSOEVER IT MAY CONCERN

Re: All that piece and parcel of land admeasuring **560 sq. yards** equivalent to **468.16 sq. meters**, or thereabouts and bearing final Plot No. 50/5 of santacruz Town Planning Scheme No. III, Santacruz (East) and bearing City Survey Nos. **250/B/5, 250/B/51, 250/B/52,250/B/53** of Bandra East Taluka in Mumbai Suburban District together with a building "Radha Manas" standing thereon situated, lying and being at 5th Road, Santacruz (East) Mumabai-400 055.

THIS IS TO CERTIFY that I have investigated the title in respect of the above referred property and have to state as under:

- (A) I have gone through Development- Cum-Sale Agreement dated 25-01-2011 in the respect of above said property between MRS. VIBHA CHAPAT KHASNAVBIS. "The Owner" and carrying on business as Builders, Promoters and Developers through its partners MR. SYED GHAZALI NASAR & MR. JITENDRA GOVIND DEWOOLKAR, "The Developers".
 - (B) I have gone through Development —Cum-Sale Agreement 25-01-2011 in respect of above said property between (i) MRS. LATA MONISH AND (ii) SHRI. MAHESH K. NAIR, The Owners" and M/S. N & D CONSTRUCTIONS LLP, a partnership firm carrying on business as Builders, Promoters and Developers through its partners MR. SYED GHAZALI NASAR & MR. JITENDRA GOVIND DEWOOLKAR, "The Developers".
 - (C) I have gone through Devlopment-Cum-Sale dated 25-01-2011 in respect of above said property executed said Power of Attorney by SHRI. VAMAN BIKHJI PHADKE, :The Owner", in favour of (i) MR. SYED GHAZALI NASAR & (II) MR. JITENDRA GOVIND DEWOOLKAR, The partners of M/S N &D CONSTRUCTIONS LLP, "The Developers".
 - (D) I have gone through Deed of Conveyance dated 21-02-2011 in respect of above said property, (i) SHRI SUBODH BHIKANI PHADKE, (ii) MRS. VINAYA SHAILENDRA KHOT, "The Vendors" and M/S N & D CONSTRUCTIONS LLP, a partnership firm carrying on business as Builders, Promoters and Developers through its partners

MR. SYED GHAZALI NASAR & MR. JITENDRA GOVIND DEWOOLKAR, "The

The above Conveyances, Development-Cum-Sale Agreements and Power of Attorney they are in order. I am also gone through Property Card, public Notices in daily news papers dated 19-11-2010, in respect of above said property, Such, I have examined the documents produced before me by N & D CONSTRUCTION LLP. I did not find any lienor charge against the said property.

From the information supplied and documents submitted before me by N & D
CONSTRUCTION LLP, in my opinion the abovementioned property is free from all
in possession of the said property having clear marketing title.

ADVOCATE HUST COURT