

Ref. No. \_\_\_\_\_

Date 17/07/17

TITLE CERTIFICATE

Ref. : In the matter of Buildings/Towers having Type A- Building No. 6, 7, 9, 10, 11, 12 and 14 Stilt + 7, Type B - Building No. 13 Stilt + 7, and Club House, Type C, Bldg. No.8, Stilt + 7, Type D, Bldg. No. 1 & 5 (Type D) - Stilt + 7 floor only, Bldg. No. 2 & 4 (Type E) - Ground (Part) + Stilt part + 5 floors, Bldg.No.3 (Type E) - Ground (Part) + Stilt Part + 6 floors only to be constructed being known as "SUDAMA REGENCY" by M/s. Shri Siddhivinayak Enterprises, a partnership firm Registered under the Partnership Act, 1932 through its partner Mr. Shaikh Mustak Saifan, having its registered office at Thane and its administrative office at Survey No. 156/1B, Khardi Pada, Dawle, Diva Shil Road, Thane (W) 400 612, on the N.A. land bearing (1) Survey No./ Hissa No. 164 admeasuring 0H- 43R- 8P, (2) Survey No./ Hissa No. 156/ 2, admeasuring 0H- 13R- 6P, (3) Old Survey No./ Hissa No. 156/3 admeasuring (New Survey No. 156/3/A, No.156/3/B) 0H- 8R- 1P, (4) Old Survey No./Hissa No. 156 / 1 B (New Survey No. 156/1/B/1, No.156/1/B/2, No.156/1/B/3, No.156/1/B/4 admeasuring 1H-54R-9P) (5) Survey No./Hissa No. 156 / 1 D admeasuring 0H- 24R- 0P, (New Survey No./Hissa No. 156/1D admeasuring 0H-03R-0P) and (New Survey No./Hissa No. 156/1C admeasuring 0H- 9R-0P) totally admeasuring about 2H-32R-4P equivalent to 23,240.00 sq.mtrs, Lying being and situated at - Village Dawle, Taluka & Dist- Thane, within the area of Municipal limit of Thane Municipal Corporation and within the Registration district Thane and sub-Registration District of Thane.

TO WHOMSOEVER IT MAY CONCERN

This is to certify that, I have investigated the title of the land bearing N.A. land bearing (1) Survey No./ Hissa No. 164 admeasuring 0H- 43R- 8P, (2) Survey No./ Hissa No. 156/ 2, admeasuring 0H- 13R- 6P, (3) Old Survey No./ Hissa No. 156/3 admeasuring (New Survey No. 156/3/A, No.156/3/B) 0H- 8R- 1P, (4) Old Survey No./Hissa No. 156 / 1 B (New

Survey No. 156/1/B/1, No.156/1/B/2, No.156/1/B/3, No.156/1/B/4 admeasuring 1H-54R-9P) (5) Survey No./Hissa No. 156 / 1 D admeasuring 0H- 24R- 0P, (New Survey No./Hissa No. 156/1D admeasuring 0H-03R-0P) and (New Survey No./Hissa No. 156/1C admeasuring 0H- 9R-0P) totally admeasuring about 2H-32R-4P equivalent to 23,240.00 sq.mtrs, Lying being and situated at - Village Dawle, Taluka & Dist- Thane, within the area of Municipal limit of Thane Municipal Corporation and within the Registration district Thane and sub-Registration District of Thane. Hereinafter referred to as the "SAID PROPERTY" standing in the name of the owners 1) Shri Rama Dinkar Mhatre & 10 others, 2) Smt. Savitribai Sudam Patil and 6 others and I have also perused following documents, in respect of the "SAID PROPERTY": -

1. I have perused the 7/12 extract of the Old Survey No's of the said property as well as sub division of Old Survey No's in New Survey No's of the said property issued by the Talathi Saja Shil, Dist. Thane in respect of the said Property.
2. I have also perused the extract of the Mutation Entry maintained by the Office of Revenue, Talathi Saja Shil, Tal. and Dist- Thane, in respect of the said property.
3. I have perused the copy of the Registered Development Agreement dt. 24/ 4 /2008 entered into and executed by and between the Owners Shri Rama Dinkar Mhatre & 10 others, with M/s. Shree Siddhivinayak Enterprises, under the terms, conditions and considerations mentioned therein and thereby, the Developer therein did acquire the development right in respect of the piece or parcel of the N.A land at Dawle Village Tal. & Dist. Thane on which buildings are proposed to be constructed being known as **SUDAMA REGENCY** on the said property, Lying being and situated at Dawle Village, Taluka and Dist- Thane within the area of Municipal limit of Thane Municipal Corporation and within the Registration district Thane and sub-Registration District of Thane, as described below :-

Village	Survey No./ Hissa No.	Area
Dawle	156/2	0H-13R-6P
Dawle	156/3	0H-08R-1P

hereinafter for brevity's sake to be referred to as the "Said Property No.1".

4. I have perused the copy of the Irrevocable General Power of attorney dated 3/6/2008 executed by the Owner therein in favor of the developers therein, which is registered at Sr. No. 385/2008 dated 9/7/2008 and thereby, the Owners have authorized and empowered and vested all powers to the Developers therein to give a practical effect to the development scheme in respect of the said Property No. 1.

5. I have perused the copy of the Registered Development Agreement dt. 28/ 4 /2008 entered into and executed by and between the owners Smt. Savitribai Sudam Patil and 6 others, with the Developers therein, which is registered at Sr. No. 4004/2008 dated 28/4/2008 under the terms, condition and consideration mentions therein and thereby, the Developer therein did acquire the development right in respect of the piece or parcel of the N.A land at Dawle Village Tal. & Dist. Thane on which buildings are proposed to be constructed and known as SUDAMA REGENCY on the said property, Lying being and situated at Dawle Village, Taluka and Dist- Thane within the area of Municipal limit of Thane Municipal Corporation and within the Registration district Thane and sub-Registration District of Thane, as described below :-

Village	Survey No./ Hissa No.	Area
Dawle	156/1 E	1H-42R-9P
	156/1 D	0H-24R-0P

hereinafter for brevity's sake to be referred to as the "Said Property No.2".