

Date: 03.10.2019

To
M/s **Sai Infra Builders and Developers.**
Flat No.7, Vallabbhbai Compound,
Opposite Jalaram Nagar,
Murbad Road, Kalyan (W),
District Thane

CERTIFICATE

Reg: All that piece and parcel of land lying, being and situate at village Pashane, Taluka Karjat, District Raigad within the limits of Grampanchayat Pashane, Talathi Saja Neral, Panchayat Samiti Karjat bearing old Survey No. 92/6B New Survey No.83 Hissa No.6B (comprising of 24 plots) totally admeasuring 8900 sq. meters belonging to Subhash Sukhdev Bhosale.

Read:

1. Extracts of 7/12.
2. Relevant Mutation Entries.
3. Agreement for Sale dated 03.06.2009 made and executed between Bhau Namdev Vishe, Vanita Namdev Vishe, Chhabubai Jagdish Vishe, Naresh Jagdish Vishe, Haresh Jagdish Vishe as the Owners and Shri Sayyed Yunus Sayyed Yusuf as the Purchaser registered at the office of Sub-Registrar of Assurances at Karjat under serial No. 4822/2009.
4. Power of Attorney dated 03.06.2009 executed by Bhau Namdev Vishe, Vanita Namdev Vishe, Chhabubai Jagdish Vishe, Naresh Jagdish Vishe, Haresh Jagdish Vishe as the Owners in favour of Shri Sayyed Yunus Sayyed Yusuf as the Purchaser registered at the office of Sub-Registrar of Assurances at Karjat under serial No. 4823/2009.
5. Deed of Conveyance dated 13.11.2009 made and executed between Bhau Namdev Vishe, Vanita Namdev Vishe, Chhabubai Jagdish Vishe, Naresh Jagdish Vishe, Haresh Jagdish Vishe as the Owners and Shri Sayyed Yunus Sayyed Yusuf as the Purchaser registered at the office of Sub-Registrar of Assurances at Karjat under serial No. 7449/2009.
6. Deed of Conveyance dated 21.10.2010 made and executed between Shri Sayyed Yunus Sayyed Yusuf as the Owner and Shri Subhash Sukhdev Bhosale as the Purchaser registered at the office of Sub-Registrar of Assurances at Karjat under serial No. 7928/2010.
7. Agreement dated 21.08.2019 made and executed between Shri Subhash Sukhdev Bhosale as the Owner and M/s Sai Infra Builders and Developers as the Developer registered at the office of Sub-Registrar of Assurances at Karjat-2 under serial No. 4175/2019 read with General Power of Attorney registered at the office of Sub-Registrar of Assurances at Karjat-2 under serial No.4176/2019.
8. Non-Agricultural Permission issued by the Collector, Raigad under No. मशा/एल.एन.ए.१(ब)/एस.आर.३४८/२०११ dated 31.07.2013.
9. Layout sanctioned by Assistant Director of Town Planning, Alibaug under letter No.ससंनर-रा.अ./बा.प./मौजे पाशाणे/ता.कर्जत/स.नं.८३/६ब/२८९० dated 26.12.2017

10. Building Commencement Certificate granted by the Collector, Raigad under No. मशा/एल.एन.ए.१/प्र.क्र.१३६/२०१६ dated 15.05.2019.
11. Search Report and Title Certificate issued by A. P. Dukare, Advocate, dated 21.09.2019

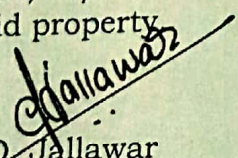
On going through the extracts of 7/12 and mutation entries along with the Agreement, Power of Attorney and Conveyance it appears that the owner Shri Subhash Sukhdev Bhosale owns and possess the abovesaid property as the absolute owner and the name of the Owner stands mutated in the records of right as evidenced by mutation entry No. 3612 and the title of the owner to the said property is clear, marketable and free from encumbrances and doubts.

It further appears that by and under Agreement dated 21.08.2019 read with General Power of Attorney dated 21.08.2019 registered at the office of Sub-Registrar of Assurances at Karjat under serial No.4175/2019 and 4176/2019 respectively, the Owner Shri Subhash Sukhdev Bhosale granted the said property for development to M/s Sai Infra Builders and Developers as and for the terms and conditions and consideration therein contained together with the benefits of sanctioned layout and building permission as granted by the Collector, Raigad.

It further appears that by and under the rights, powers and authorities vested in M/s Sai Infra Builders and Developers and in terms of the said Agreement, M/s Sai Infra Builders and Developers is entitled to develop the said property in accordance with the sanctioned layout and building permission.

I have also gone through the search report taken at the office of Sub-Registrar of Assurances at Karjat and the same does not reveal any entry which may fall in the category of encumbrances over the said property.

On the basis of my aforesaid investigation of title, I hereby certify that the title of the Owner Shri Subhash Sukhdev Bhosale is clear and marketable and in accordance with the sanctioned building plans as well as requisite permissions and clearances obtained from the concerned municipal, government and semi government authorities from time to time, M/s Sai Infra Builders and Developers is entitled to develop the said property.


S.D. Jallawar
Advocate