



UNADKAT & Co.

LAW OFFICES

Ref No: UCo/2015-16/TC/V001/08

Date: September 1, 2016

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: All that piece and parcel of land lying being and situate at Revenue Village Joveli, Taluka Ambarnath, District Thane and within the limits of the Kulgaon Badlapur Municipal Council and within the Registration District of Thane and Sub-Registration district of Ulhasnagar-2, and more particularly described in the Schedule hereunder written ("Property").

Pursuant to and in accordance with what is stated in our Title Certificate dated August 29, 2016, we hereby certify that our Clients i.e. K.R. Real Estate Private Limited are the owners of and well and sufficiently entitled to and in possession of the said Property and their title to the said Property is clear, marketable, free from all encumbrances and reasonable doubts. Further, pursuant to and in accordance with the Development Permission dated September 3, 2015, the Commencement Certificate dated January 19, 2016 and the Environmental Clearance dated January 25, 2016, our Clients are entitled to develop the said Property by utilizing the entire basic FSI including inherent and/or incentive and/or premium FSI and/or TDR which may be permitted to be constructed on the said Property, in accordance with the plans sanctioned and as per the Development Control Regulations applicable for Kulgaon-Badlapur Municipal Council as amended from time to time and other applicable acts, rules and regulations, and are entitled to sell the units / premises in the building/s constructed thereon to the prospective purchasers and to receive the entire sale proceeds thereof for their exclusive use and benefit.

THE SCHEDULE ABOVE REFERRED

(Property)

All that piece and parcel of land or ground situated at village Joveli in Taluka Ambarnath and District of Thane, within the limits of Kulgaon Badlapur Municipal Council and bearing the following description:

Serial No.	Survey No. and Hissa No.	Area (sq. metres)
1.	1/6	10,200.00
2.	1/12	900.00
3.	1/17/C	430.00
4.	1/17/D	485.00



UNADKAT & Co.

LAW OFFICES

Serial No.	Survey No. and Hissa No.	Area (sq. metres)
5.	5/5(part)B	668.90
6.	5/5(part)C	668.90
7.	5/5(part)D	430.60
8.	5/5E	3,000.00
9.	5/6	400.00
10.	5/7A	3,200.00
11.	5/7B	1,000.00
12.	5/23(part)A	1,000.00
13.	6/1	3,290.00
14.	6/2	830.00
15.	6/3	2,410.00
16.	6/4	350.00
17.	7/1	2,380.00
18.	7/2	4,980.00
19.	7/3	1,900.00
20.	7/4	1,640.00
21.	7/8	3,310.00
22.	7/9	280.00
23.	7/10	1,260.00
24.	5/5A	1,266.73
25.	5/8	800.00
26.	9/5	2,430.00

Yours faithfully

Unadkat & Co.

Manthan Unadkat

Manthan Unadkat