

SUHAS S. PATIL

B.Com., L.L.B.

ADVOCATE, HIGH COURT

Office Address :

Office No. 2, 32, Rajabahadur Compound,

Ambalal Doshi Marg, Fort, Mumbai 400 001.

Email :suhas.patil.adv@gmail.com

Mobile No. 7021794074.

Date: - 04/05/2022

TITLE CERTIFICATE

THIS IS TO CERTIFY that I have examined relevant revenue records in respect of Non Agricultural plots of land bearing:-

SR. NO.	SURVEY NO.	HISSA NO.	AREA IN SQ.MTR	ASSESSED RS.PS.	NAME OF OWNERS
1.	221	2	58.90	5=89	Chanda Ashok Mehta Manek Jugraj Mehta
2.	220	6	7744.87	2315=21	Manek Jugraj Mehta
	220	6	7744.86	2315=21	Chanda Ashok Mehta
3.	224	B/1	40.62	04.00	Ashok Mohanlal Mehta Manek Jugraj Mehta
4.	224	B/3	1209.31	121.00	Ashok Mohanlal Mehta Manek Jugraj Mehta
TOTAL			16798.56		

lying, being and situate at village Nilemore, Taluka Vasai, District Palghar and have found the title of the said land to be clear, marketable and free from all encumbrances.

Documents of allotment of the said Land:-

- a. Registered Deed of Conveyance dated 13th March, 1990 in respect of land bearing survey no. 220 therein referred to as survey no. 220 (part).
- b. Registered Deed of Conveyance dated 14th March, 1990 in respect of land bearing survey no. 220 therein referred to as survey no. 220 (part)



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- c. Registered Gift Deed dated 31st March, 2017 in respect of a portion of land bearing Survey No. 220 Hissa No. 6 therein referred to as Survey No. 220/C (PART) and Survey No. 220/ B (PART).
- d. Registered Gift Deed dated 8th April, 2019 in respect of portion of land bearing Survey No. 220 Hissa No.6 therein referred to as Survey No. 220 part.
- e. Registered Deed of Conveyance dated 22nd March, 2021 in respect of land bearing Survey no. 220 Hissa No. 6, further rectified by a Deed of Rectification dated 25th March, 2021.
- f. Registered Deed of Conveyance dated 22nd March, 2021 in respect of land bearing Survey no. 221 Hissa No. 2.
- g. i) Updated Search report dated 3rd March 2022 in respect of Land bearing S. No. 220, Hissa No. 6 from 1948 to 2022 and ii) Search report dated 25th May 2021 in respect of Land bearing S. No. 224/B/1 and Survey No. 224/B/3 from 1952 to 2021.
- h. Limited Liability Partnership Deed dated 1st April, 2021 whereby Mr. Manek Jugraj Mehta, Mrs. Chanda Ashok Mehta, Mr. Ashok Mohanlal Mehta, Mr. Piyush Ashok Mehta, Mr. Anup Ashok Mehta and Mr. Ashwin Manek Mehta agreed to carry on the business as “**UNIQUEPOONAM HOMES LLP**” being the Promoter.
- i. Memorandum of Understanding dated 1st Day of April, 2021 whereby Mr. Manek Jugraj Mehta, Mrs. Chanda Ashok Mehta and Mr. Ashok Mohanlal Mehta agreed to bring the said Land i.e. Survey No. 220 Hissa No. 6, Survey No. 221 Hissa No. 2, Survey Nos. 224/B/1 and Survey No. 224/B/3 as their capital contribution into **UNIQUEPOONAM HOMES LLP** thereby making it the asset of the **UNIQUEPOONAM HOMES LLP**.



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On perusal of the relevant revenue documents relating to title of said land,
I am of the opinion that title of **UNIQUEPOONAM HOMES LLP.** is clear,
marketable and free from all encumbrances.

SUHAS S PATIL



Advocate

Suhas S. Patil

Advocate

Office No.2 HInd Flcor,
32, Rajabahadur Mansion,
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