

भोगले आणि असोशिएटस्

वकील आणि कायदेशिर सल्लागार

१२०२, १२वा मजला, मॉ शक्ती, दहिसर उदयाचल सह. गृह. संस्था मर्या., शिव वल्लभ रोड, युनिवर्सल हायस्कूल
समोर, अशोकवन, बोरीवली (पूर्व), मुंबई - ४०० ०६६

(मोबाईल) ९८२००६०२१९ / ९८९२४ ३६५७९ E-mail: bhogaleassociates@gmail.com

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

SCHEDULE OF THE PROPERTY:

Unit Nos.611 & 612, on the 6th Floor, admeasuring 98.92 Sq. Mtrs., along with 2 Mechanical Car parking spaces, of the building known as 'Hub Town Viva', Sale Building No.1, situated at Western Express Highway Shankarwadi, Jogeshwari (East), situates, being and lying on all that pieces and parcels of lands bearing City Survey No.330 part, of Village Mogra, Taluka Andheri, within the Registration District of Mumbai Suburban (hereinafter referred to as the "said Property").

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The Following documents are observed to issue Title Certificate:

1. Copy of Index-2 and Agreement for Sale dated 23rd November 2012 between **M/S. WELLGROOMED VENTURE** and **M/S. AKRUTI KAILASH CONSTRUCTION** and **VISION PROJECTS TECHNOLOGIES PVT. LTD.**, registered with the Sub-Registrar of Assurances at Andheri-2 under Serial No.BDR-4/9954/2012;

2. Latest Search Report dated 16.09.2022

-:कार्यालय:-

१०४, १ला मजला, मॉ शक्ती, दहिसर उदयाचल सह. गृह. संस्था मर्या., शिव वल्लभ रोड, युनिवर्सल हायस्कूल
समोर, अशोकवन, बोरीवली (पूर्व), मुंबई - ४०० ०६६

DETAILS OF THE OBSERVATION:

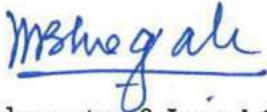
1. Pursuant to the Agreement for Sale dated 23rd November 2012 registered with the Office of Sub-Registrar of Assurances at Mumbai under its Serial No. BDR-4/9954/2012; **M/S.WELLGROOMED VENTURE** and **M/S. AKRUTI KAILASH CONSTRUCTION** has sold the said Property to **VISION PROJECTS TECHNOLOGIES PVT. LTD.**, for consideration and the terms and conditions set out therein.
2. Pursuant to the Search Report dated 16th September 2022 of Mr. Ravindra Gaikar, Search Clerk, carried out search of the above said property from 1990 to 2022 (33 years) and could found Agreement for Sale dated 23-11-2022 executed by and between **M/S. WELLGROOMED VENTURE** and **M/S. AKRUTI KAILASH CONSTRUCTION** as the Vendors and **VISION PROJECTS TECHNOLOGIES PVT. LTD.**, as the Purchaser and the same was duly registered and stamped under sr.no. BDR-4/9954/2012 on 23-11-2012 at Sub-Registrar of Assurances at Andheri-2. Pursuant to the aforesaid Agreement for Sale dated 23-11-2012, it has been observed that the said viz. **M/S. WELLGROOMED VENTURE** and **M/S. AKRUTI KAILASH CONSTRUCTION** have sold the said property to **VISION PROJECTS TECHNOLOGIES PVT. LTD.**



In the view of abovementioned transactions and related documents executed on time to time between the concern parties and observation, the said property is holding by **VISION PROJECTS TECHNOLOGIES PVT. LTD.** and it is certified that the title of **VISION PROJECTS TECHNOLOGIES PVT. LTD.** pertaining to the said property is clear, marketable and free from all encumbrances as there is no encumbrances has been found registered on the said property.

Dated this 17th Day of September 2022

For M/s. Bhogale & Associates



Advocates & Legal Consultants