

Tushar R. Patil

B. Com., LL. B.

ADVOCATE - HIGH COURT

Tam Talao, Vasai Gao, Dist. Thane 401 201

Mobile No. 9767416807

Date-04/09/2018

TITLE CERTIFICATE

1. This is to certify that we have scrutinized various Revenue Records, Deeds and Documents for the purpose of investigating title of one **M/s. JSB HOMES LLP** a Partnership Firm having its office at 101, Pratiek Plaza, S. V. Road, Opp. Petrol Pump, Goregaon (West), Mumbai - 400062, As Developers, with respect to the property of Non Agricultural Land bearing (1) Old Survey No.239 Hissa No. 7 corresponding to New Survey No. 50 Hissa No. 7 admeasuring about 4650 Sq. mtrs. (2) Old Survey No.241 Hissa No. 2 corresponding to New Survey No. 51 Hissa No. 2 admeasuring about 8810 Sq. mtrs. an aggregate area admeasuring about 13460 Sq. Mtrs. of Village Tivri, Taluka Vasai, District Palghar (erstwhile part of Thane District) in the Registration District of Thane and Registration Sub-District of Thane - Bassein and within the jurisdiction of Sub Registrar of Assurances, Vasai (hereinafter referred to as "THE SAID PROPERTY").
2. We have perused the Revenue Records namely the 7/12 extract and corresponding Mutation Entry extracts issued by the concerned authority with respect to the said property which shows that the said property is in the name of M/s. DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED and M/s. UNICORN INFRA PROJECTS AND ESTATE PVT. LTD. through its Director Mr. Hemant Anant Patil as the Owner.

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3. We have taken the year 1960 as the root of the title and proceeded on the basis that in the year 1960 one Shri. Suryakant Malji Bhoir was the absolute owner of the said property.
4. The facts as appear from the documents available with us including the Mutation Entries are as under:
- (i) Since from the year 1960 onwards Shri. Suryakant Malji Bhoir was the absolute owner of the said property.
 - (ii) By order of Supt. Land Records, Thane bearing No. Survey.No./ NewVillage/ Aakar Band/ S.R.- 281/1994 dated 30/8/1994 Village Rajavli of Taluka Vasai was divided into two new revenue villages namely Village Rajavli and Village Tivri. Accordingly all Survey Numbers of old village Rajavli got new Survey No. and the said property bearing Old Survey No.239 Hissa No. 8 of Village Rajavali was assigned with a New Survey No. 50, Hissa No. 8 of Village Tivri. The same is reflected in Mutation Entry No. 1 dated 5-1-1996.
 - (iii) By and under an Agreement for Sale dated 02/03/2009 duly registered with the Sub Registrar of Assurances under Serial No. BSN3/1800/2009, (1) Suryakant Malji Bhoir (2) Manibai Suryakant Bhoir (3) Nutankumar Suryakant Bhoir (4) Unnati Nutankumar Bhoir, a minor (5) Harsh Nutankumar Bhoir, a minor (6) Avinash Suryakant Bhoir (7) Asmita Avinash Bhoir, a minor (8) Nirmiti Avinash Bhoir, a minor and (9) Dakshita Avinash Bhoir, a minor, (therein referred to as the "Vendors") (Vendor No.4 and 5 are represented by their natural guardian who is Vendor No.3 mentioned therein) (Vendor No.7, 8 and 9 are represented by their natural guardian who is Vendor No.6 mentioned therein) did thereby agree to sell the said property unto M/s. DDPL GLOBAL

1/10/2017

INFRASTRUCTURE PRIVATE LIMITED acting through its Director Mr. Hemant Anant Patil (therein referred to as the "Purchasers").

- (iv) By a Power of Attorney dated 02/03/2009 duly registered with the Sub Registrar of Assurances under Serial No. BSN/3/1801/2009 (1) Suryakant Malji Bhoir (2) Manibai Suryakant Bhoir (3) Nutankumar Suryakant Bhoir (4) Unnati Nutankumar Bhoir, a minor (5) Harsh Nutankumar Bhoir, a minor (6) Avinash Suryakant Bhoir (7) Asmita Avinash Bhoir, a minor (8) Nirmiti Avinash Bhoir, a minor and (9) Dakshita Avinash Bhoir, a minor, (therein referred to as the "Party of the One Part") (Vendor No. 4 and 5 are represented by their natural guardian who is Vendor No. 3 mentioned therein) (Vendor No. 7, 8 and 9 are represented by their natural guardian who is Vendor No. 6 mentioned therein) did thereby nominated, constituted and appointed M/s. DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED acting through its Director Mr. Hemant Anant Patil (therein referred to as the "Purchasers") as their true and lawful attorney, inter alia to do one or more all the acts, deeds and things for them, in their name and on their behalf with respect to the said property in furtherance of the Agreement for Sale dated 02/03/2009 entered into by them.
- (v) Shri. Suryakant Malji Bhoir died on or about 19/04/2009 leaving behind his legal heirs namely (1) Manibai Suryakant Bhoir, widow (2) Nutan kumar Suryakant Bhoir, son and (3) Avinash Suryakant Bhoir, son. The same is reflected in Mutation Entry No. 253 dated 25/6/2009.
- (vi) N.A. Permission has been granted to various landed properties including the said property by the Collector of Thane by vide its Order No. Mahsul/1/T- 9/N.A.P./S.R.-101/2009 dated 07-10-2009. The same is reflected in Mutation Entry No. 294 dated 25th March, 2010.

- (vii) By and under a Deed of Conveyance dated 08/3/2010 duly registered with the Sub Registrar of Assurances under SerialNo.3578/2010 dated08/3/2010 (1) Manibai Suryakant Bhoir(2) Nutankumar Suryakant Shoir (3) Unnati Nutankumar Shoir, a minor (4)Harsh Nutankumar Shoir, a minor (5) Avinash Suryakant Shoir (6) AsmitaAvinash Shoir, a minor (7) Nirmiti Avinash Shoir, a minor and (8) Dakshita Avinash Bhoir, a minor therein referred to as the (therein referred to as the "Party of the First Part") (Vendor No. 3 and 4 are represented by their natural guardian who is Vendor No.2 mentioned therein) (Vendor No.6, -7, 8 are represented by their natural guardian who is Vendor No.5 mentioned therein) did thereby conveyed, granted, sold, transferred and assured all the rights, title and interest in the said property unto M/s. DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED through its Director, Mr.Hemant Anant Patil (thereinreferred to as the "Party of the Other Part") the said property for avaluable consideration and according to the terms and conditions mentioned therein.
- (viii) The aforesaid Deed of Conveyance dated 08/03/2010 is reflected is Mutation Entry No.300 dated 07-04-2010.
- (ix) As recorded in the Mutation Entry No - 2004 Mr, Bastur Sukur Bhoir died intestate hence his interest in the aforesaid Land has transmitted to his Legal Heir Mr Rameshwar Bisture Bhoir And 3 other as written in the said mutation entry same was incorporated in the revenue records
- (x) As recorded in the Mutation Entry No - 2404 Mr Rameshwar Bisture Bhoir intestate hence his interest in the aforesaid Land has transmitted to his Legal Heir Mrs Manibai Rameshwar Bhoir And 3 other as written in the said mutation entry same was incorporated in the revenue records.

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(xi) As recorded in the Mutation Entry No - 54 Mr Rameshwar Bisture Bhoir intestate hence his interest in the aforesaid Land has transmitted to his Legal Heir Mrs Manibai Rameshwar Bhoir And 3 other as written in the said mutation entry same was incorporated in the revenue records.

(xii) By the virtue of Conveyance Deed Dated - 15/10/2007 Reg. No - 10244/2007 Reg. at The Sub - Register's Office At Vasai - 1 Mrs. Anjani Laxman Bhoir And Other Through Their P.O.A. Holder Mr Ashok Mahadev Dhuri Sold the Aforesaid Land To Mr. Bharat Kishormal Shah Director Of M/S Siddharth Housing Pvt. Ltd. same was incorporated in the revenue records Mutation entry No - 170.

(xiii) By the virtue of Agreement For Sale (Sathe Karar) Dated - 23/08/2018 Reg. No - 8406/2018 Reg. at The Sub - Register's Office At Vasai - 2 Mr. Bharat Kishormal Shah Director Of M./S Siddharth Housing Pvt. Ltd Sold the Aforesaid Land To Mr. Hemant Anant Patil Director Of M/S Unicorn Infra projects And Estates Pvt. Ltd. (Land Bearing Survey No - 51 Hissa No - 2)

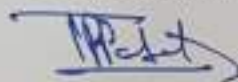
(xiv) By the virtue of Power Of Attorney Dated - 23/08/2018 Reg. No . 8407/2018 Reg. at The Sub - Register's Office At Vasai - 2 Mr. Bharat Kishormal Shah Director Of M./S Siddharth Housing Pvt. Ltd Gave P.O.A. of the Aforesaid Land To M/S Unicorn Infraprojects And Estates Pvt. Ltd. Though Mr. Hemant Anant Patil (Land Bearing Survey No - 51 Hissa No - 2)

4 Under the circumstances narrated herein above the said, M/s. DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED and M/s. UNICORN INFRA PROJECTS AND ESTATE PVT. LTD. became the absolute owners of or otherwise well and sufficiently entitled rights, title and interest in the said property and they have absolute possession, ownership and enjoyment over the said property.

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- 5 The City and Industrial Development Corporation of Maharashtra Limited (CIDCO) being the Special Planning Authority for the Vasai Virar Sub-Region has issued a Development Permission in the name of the M/s. DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED, vide No: CIDCO/VVSR/CC/BP-4622/E/730 dated 02.7.2010. And for the better and proper implementation of the development, said Company have revised the said Development Permission and the same has been approved and sanctioned by the CIDCO by issuing Revised Development Permission on 01.06.2011 vide CIDCO/VVSR/RDP/BP-4622/E/007. And again for the better and proper implementation of the said development said Company have revised the said Development Permission and building permission and the same has been approved and sanctioned by the CIDCO by issuing Revised Development Permission No: CIDCO/ATPO/VVSR/CBP-4622/CC/2013/28 dated 29/05/2013. The said Company again submitted its proposal to the said CIDCO for amendment of its already sanction plans, the said CIDCO has granted a revised/amended development permission for Building No: 2 with Wing A-I and Building No: 12 with Wing A-D vide its order No: CIDCO/ATPO(VVSR)/BP-4622/CC/53 dated 02/09/2013. The said Company again submitted its proposal to the said CIDCO for amendment of its already sanction plans, the said CIDCO has granted a revised/amended development permission for Building No: 2 with Wing A-I and Building No: 12 with Wing A-D vide its order No: CIDCO/ATPO(VVSR)/BP-4622/RDP-172 dated 09/01/2015.

The said Company again submitted its proposal to the said VVCMC for amendment of its already sanction plans, the said VVCMC has granted a revised/amended development permission for Building No: 12 with Wing C-D vide its order No: VVCMC/TP/RDP/SPA-VP-006/21/2018-19 dated 20/08/2018.



- 6 By under a Development Agreement dated 23/08/2018 duly registered with the Sub-Registrar of Assurance, Vasai-2 vide Document serial no. 8408/2018 1) M/s DDPL GLOBAL INFRASTRUCTURE PVT. LTD. and 2) M/s. UNICORN INFRA PROJECTS AND ESTATE PVT. LTD. acting through its Director Mr. Hemant Anant Patil gave Building No. 12 consisting of wing C on the aforesaid Land admeasuring about 1069.29 Sq. Mtrs or about 6602.14 Sq. Mtrs. FSI area for Development Purpose M/s. JSB HOMES LLP through its Partner Mr. Sunil D. Seksariya.
- 7 After perusal of the all the above said records, deeds and documents we came to conclusion that said company has absolute rights, title and interest in the said property and thereby we certify that, in our opinion, the title M/s. JSB HOMES LLP a Partnership Firm having its office at 101, Pratiek Plaza, S. V. Road, Opp. Petrol Pump, Goregaon (West), Mumbai - 400062, As Developers, appears to be free from all encumbrances and reasonable doubts. And they have a clear, valid and good marketable title to the said property.

Dated this 4th day of September 2018.


Advocate

TUSHAR R. PATIL
ADVOCATE HIGH COURT
VASAI (W) - 401 201