

Office & Resi.: Om Apartment, Row House No. 5, 72, Bhat Wadi, Near Hiravidyalay, Virar (West) - 401 303.

Telefax : (0250) 250 1071 / 250 2743 • e-mail : advrajanjoshico@gmail.com

Ref:d\Folders\131\TC\04

Date 23rd September, 2017.

To,
Parikh Investment and Development Pvt. Ltd.,
303, Vikas Chambers,
Junction of Linking and Marve Road,
Malad (West), Mumbai 400 064.

Dear Sirs,

Re : In the matter of a portion admeasuring 1595.53 Square Meters, forming part of the Larger Layout known and described as "Paradise Park" admeasuring in aggregate 24165.42 Square Meters bearing Survey No. 88A + 369ब/3,4, Hissa No. 2 of village Kharodi. The said portion admeasuring 1595.53 Square Metres is carved out and comprising of an area admeasuring 862.63 Square Meters of the former Survey No. 369, Hissa No. 2; a portion admeasuring 567.34 Square Meters of the former Survey No. 142, Hissa No.13; and an area admeasuring 100.1 Square Meters forming part of former Survey No. 142, Hissa No. 14; and 65.46 Square Metres out of Survey No. 142, Hissa No. 21 all of village Bolinj, Taluka Vasai, District Palghar within the limits of the Municipal Corporation of City of Vasai Virar and within the jurisdiction of the Registration Sub-District Vasai and is bounded as follows that is On or towards North 12 Metre wide internal layout road running East-West and Paradise Park Building No. 4; On or towards South compound of the Complex known and described as 'West End Unitech Complex'; On or towards East CFC Plot forming part of the larger layout land bearing Survey No. 369, Hissa No. 2;; and On or towards West 12 Meter wide Internal layout Road running South-North and Paradise Tower Building No. 3.

Ref My Title Certificate bearing Reference No. d:\Folders\131\01 dated 20th October, 2010.

Sub: Title Certificate.

Pursuant to the instructions given by your Director, Shri Pankaj Shantilal Parikh, I have made an investigation of the Title to the above referred Properties.

- 1) At the outset it is clarified that the present Title Certificate is supplementary to the Title Certificate bearing No. d:\Folders\131\01 dated 20th October, 2010. issued by me. The contents of this Title Certificate shall be read in along with and as a supplement to the said original Title Certificate.



- 2) It is further clarified that subsequent to the said Title Certificate, Shri Dilip D. Kondvilkar, a Search Clerk has made a search Report dated 14th August, 2017 for a period beginning from 1952 to August 2017 for the period of (sixty six years).
- 3) Besides the documents that were perused at the time of issue of the Title Certificate dated 20th October, 2010, The documents that were produced before me and examined by me are enlisted in the Annexure "A" hereto.
- 4) From the documents produced before me, it is observed that the charge created by virtue of Simple Mortgage Deed dated 20th February, 2010 has been vacated upon the repayment of the mortgage money secured thereunder.
- 5) From the documents produced before me, it is observed that the charge created by virtue of Simple Mortgage Deed dated 9th January, 2014 has been vacated upon the repayment of the mortgage money secured thereunder.
- 6) No other encumbrances were found to have been registered.
- 7) That a public notice was issued under my signature in the Marathi daily, Navshakti and in English in the Free Press Journal on 11th July, 2017 to invite any objections/claims against the holders of the properties forming part of the larger layout including the above referred property. There were no claims or objections received by me either against the holders and/or the above referred portion forming part of the larger layout till the date of issue of this Title Certificate. The said Public Notices be deemed to be a part of this Title Certificate.
- 8) That the Building No. 2, known and described as "Paradise Residency" is under construction on the above referred portion of the larger layout is an ongoing real estate project in terms of the provisions of the Real Estate (Regulation And Development) Act 2016 (Act No. 16 of 2016) which has come in to effect from 1st May, 2017. The project for construction of Paradise Residency has been registered



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under registration No. P99000004196 under Section 5 of the said Act with the Maharashtra Real Estate Regulatory Authority and the said Certificate is valid for a period from 8th August, 2017 and ending with 31st December, 2019. .

- 9) I have been further informed that in terms of the Development Agreement dated 01/06/2008 and 31/12/2009 made with (1) Govind Narayan Gawad, (2) Smt. Vimal Hareshwar Gawad, (3) Hemant Hareshwar Gawad, (4) Prashant Balkrishna Gawad, (5) Smt. Bharati Balkrishna Gawad, (6) Kirtesh Balkrishna Gawad.(for the portion admeasuring 4061.60 Square Metres, and Development Agreementt dated 23/05/2008 with the said (1) Ramchandra Bhau Deshmukh, (2) Narayan Bhau Deshmukh (3) Parshuram Bhau Deshmukh and (4) Atmaram Bhau Deshmukh (in respect of portion admeasuring 1190 Square Metres) the said Gawad Family as well as the said Deshmukh Family you have settled the agreed consideration. I have been further informed that the said Building No. 2, known and described as Paradise Residency would not be spread over either the Gawad Family property or that of the said Deshmukh Family property.
- 10) That an e search was made by me in person on the website www.mahabhuleskh of the Government of Maharashtra. It is observed that though a separate new village Kharodi has been formed by dissecting the original village Bolinj by the Collector, Thane, no data is uploaded on the aforesaid website in respect of village Kharodi. As regards village Bolinj, it was observed that the data uploaded on the website in respect of the relative Survey Nos and Hissa Nos is either incomplete or does not match with the Physical village form No. 7/12 extracts made available to me for my perusal. That the attempts to find the data on the basis of the Khata Number is also not found to have been uploaded on the said website.

My Declarations.



- 1) That this Certificate shall not be deemed to be a declaration or confirmation of consumption of the Floor Space Index and/or validity or otherwise of any permissions, certificates that are required to be obtained under the Development Control Regulations and/or Maharashtra Regional and Town Planning Act in respect of any of the buildings constructed in the said sanctioned Layout.
 - 2) That this Certificate is on the basis of the further documents produced before me particulars whereof are set out in Annexure "A besides the documents produced when the earlier Title Certificate dated 20th October, 2010 was issued.
 - 3) That this Certificate shall not be deemed to be warrant the correctness of the location of the Building.
- 11) Subject to the observations and discussions made hereinabove, my certificate is as follows :

CERTIFICATE

I hereby Certify that the title of the Parikh Investment and Development Pvt. Ltd., as the owner of the portion admeasuring 1595.53 Square Metres forming part of the said layout bearing 88A + 369B/3, 4, Hissa No. 2 of village Kharodi (Bolinj) is free, clear and marketable. I further certify that right to put up and construct the Building No. 2 ("Paradise Residency") on the said properties described herein above of Parikh Investment and Development Pvt. Ltd., is legal, valid, subsisting and Parikh Investment and Development Pvt. Ltd., have a right to deal with the said properties including the building that would be put up by Parikh Investment and Development Pvt. Ltd., and to claim, demand and receive consideration for the sale of the flats and shops in the said building and the said rights are free clear and marketable and from encumbrances and beyond reasonable doubt.



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(The annexure to this Certificate be deemed to be bodily set out herein.)


(R.P. Joshi)
MAH/559/1988
Date of Regn 4th May, 1988.

Annexure "A"

PARTICULARS OF FURTHER DOCUMENTS EXAMINED.

- 1) The Original Deed of Re-conveyance dated 16th August, 2013, registered with the Sub-Registrar of Assurances, Vasai-II under Document Serial No.7090/2013, made and executed between the Oriental Bank of Commerce, Malad (West) Mumbai Branch, therein referred to as "the Mortgagee" of the First Part, Parikh Investment and Development Pvt. Ltd., therein referred to as "the Mortgagor No. 1" of the Second Part and Mr. Pankaj Shantilal Parikh therein referred to as the Mortgagor No. 2 of the Third Part
- 2) the Deed of Rectification dated 26th June, 2014 and duly registered with the Office of the Sub-Registrar of Assurances, Vasai-II under Document Serial No.4012/2014 made and executed between the Oriental Bank of Commerce, Malad (West) Mumbai Branch, therein referred to as "the Mortgagee" of the First Part, Parikh Investment and Development Pvt. Ltd., therein referred to as "the Mortgagor No. 1" of the Second Part and Mr. Pankaj Shantilal Parikh therein referred to as the Mortgagor No. 2 of the Third Part
- 3) Further Deed of Rectification dated 15th July, 2014 and duly registered with the Office of the Sub-Registrar of Assurances, Vasai-II under Document Serial No.4406/2014 made and executed between the Oriental Bank of Commerce, Malad (West) Mumbai Branch, therein referred to as "the Mortgagee" of the First Part, Parikh Investment and Development Pvt. Ltd., therein referred to as "the Mortgagor



No. 1" of the Second Part and Mr. Pankaj Shantilal Parikh therein referred to as the Mortgagor No. 2 of the Third Part

- 4) the "Simple Mortgage Deed" dated 9th January, 2014, registered under Document Serial No. 101/2014 and made and executed between Parikh Investment and Development Pvt. Ltd., therein referred to as "the Mortgagor No. 1" of the First Part and Mr. Pankaj Shantilal Parikh therein referred to as the Mortgagor No. 2 of the Second Part and the Oriental Bank of Commerce, Malad (West) Mumbai Branch, therein referred to as "the Mortgagee" of the Third Part.
- 5) The Deed of Re-conveyance dated 20th August, 2016 made and executed by the said Oriental Bank of Commerce, Malad (West) Mumbai Branch, therein referred to as "the Mortgagee" of the First Part, the said Parikh Investment and Development Pvt. Ltd., therein referred to as "the Mortgagor No. 1 and Borrower" and Mr. Pankaj Shantilal Parikh therein referred to as the Mortgagor No. 2 of the Other Part.
- 6) Copy of the Registration Certificate of Project, Form 'C' under Section 5 of Real Estate (Regulation And Development) Act, 2016 (Act No. 16 of 2016) issued by Maharashtra Real Estate Regulatory Authority

