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Ref: D:\FOLDERS\131 paradise park\Title Certificate

30th June, 2021.

TO WHOMSOEVER IT MAY CONCERN

Re: Layout comprising of net plot area admeasuring 25745.46 square metres forming part of several properties bearing Hissa Nos. 1 to 8, 10 to 22, 24 to 29 of Survey No. 346 and Hissa Nos. 6 and 7 forming part of Survey No. 355 of village Bolinj, Taluka Vasai within the limits of Municipal Block of the Municipal Corporation of City of Vasai-Virar.

And

Area admeasuring 2464.01 Square Metres out of and from the above layout being the portion on which Building No. 3 "Peninsula Residency" is under construction on the lands forming part of Survey No. 346, Hissa Nos. 6, 7, 12, 13, 14 and 17 (hereinafter referred to as the "said Properties" for the sake of brevity).

Sub: Title Certificate.

Pursuant to the instructions given by my clients, Prieska Real Estates Pvt. Ltd., a Company registered and incorporated under the provisions of Companies Act, 1956, having Company Identification No. U45200MH1993PTC073363 and having its Registered Office at 301-304, Vikas Chambers, Junction of Link Road and Marve Road, Mith Chowki, Malad (West), Mumbai 400 064, I have made an investigation of the above referred properties, by examining several separate documents of title produced before me by the said company; causing search at the offices of the Sub-Registrar of Assurances, at Bassein(Vasai), Nalasopara, Virar and Mumbai for a period of 60 years from 1962 to 2021 (upto 6th March 2021) and by carrying out online search on the website of the IGR, Maharashtra; and inviting objections, if any, of the public at large by issuing a public notice in the "Navashakti" in its Marathi edition on 26th March, 2021 and in English in Free Press Journal, published on 25th March 2021. I have also gone through a declaration and



undertaking made by Shri Pankaj Shantilal Parikh, one of the Directors of Prieska Real Estates Pvt. Ltd. in his individual capacity affirmed by him before Notary Public, Shri Nayan B. Jain and registered in his Notary register at Serial No.7410 of 2012 on 20th December, 2012. The further declaration of Shri Pankaj S. Parikh, in his capacity as the Director of the Company affirmed on oath and Notorised before Notary Public, Shri Nayan B. Jain on 29th June, 2021 and registered in his Notary Register at Serial No. 2500 of 2021 on 29th June, 2021. The said aggregate Area of 2462.01 Square Metres is carved out as set out in the Table A hereunder written

Hissa No.	Area M ² as per Revenue Records q	DP Road Area M ²	Channel Area M ²	CFC Area M ²	Non-Buildable Area M ²	Building 1 Area M ²	Building 3 Area M ²
6	1620	479.12	420.28	-		139.45	581.15
7	1620	553.08	279.60	25.96	154.88		606.48
12	510	-	438.55	17.15			54.30
13	1620	610.87				325.82	683.31
14	2930	755.39				1687.41	487.20
17	510	458.43					51.57
Total	8810	2856.89	1138.43	43.11	154.88	2152.68	2464.01

Table A

I have also examined the documents produced before me, the particulars whereof are set out in the Annexure 'A' of this Title Certificate. On the basis of the said documents, evolution of the title of each property has been examined.



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On the basis of my examinations of the documents so produced before me, a detailed list whereof is annexed hereto and marked as Annexure 'A' and the representations that have been made to me, my observations in respect of the said Properties are as under:

1. The said building No. 3 "Peninsula Residency" is under construction on a portion admeasuring 2464.01 Square Metres carved out of and from the lands bearing Survey No. 346, Hissa Nos. 6, 7, 12, 13, 14 and 17 of village Bolinj, Taluka Vasai, District Palghar, within the limits of the Municipal Corporation of City of Vasai Virar. It is found that the N.A. Use permission granted by the Collector, Thane vide two separate N.A. Orders, respectively bearing No. महसूल/क-१/टे-२/एनएपी/एसआर-८२/२००७ dated 29th October, 2007 (inter alia Hissa Nos. 7 and 12 of Survey No. 346) and महसूल/क-१/टे-२/एनएपी/एसआर-१७८/२००८ dated 5th March, 2009 (inter alia in respect of Hissa Nos. 6, 13, 14, and 17 of Survey No. 346). The aforesaid N.A. use order inter alia directs that upon Survey by the Taluka Inspector of Land Records the Assessment would be fixed on the basis of the actual area at the site and accordingly the Sanad would be drawn.
2. I have been informed that a compound wall has been duly constructed around the said Properties on which construction of the said Building, Peninsula Residency is being carried out and there are no disputes, differences or conflicts pending in any Civil or Revenue Court or before any Arbitral Tribunal or in any Criminal Court.
3. By virtue of the Order of the Revenue and Forest Department of the Government of Maharashtra bearing No. D.N.C1069/32810 (Special) in November 1970 the original



Village Bolinj, Taluka Vasai, District Thane (since Palghar) was ordered to be divided into four separate Villages and one of such divided Village being the Village Kharodi.

4. By virtue of the Kami Jast Patrak No.1/2008 the Taluka Inspector of Land Records appears to have assigned the said Survey No. 346 a new Survey No. 71 B forming part of the village Kharodi as far Hissa Nos. 7,8,10 and 12. The said fact is recorded in the Mutation Entry No. 5738, sanctioned on 8th December, 2008. on the basis of the said Mutation Entry No. 5738, the Deeds of Conveyance dated 4th March, 2009 has been obtained in respect of description as Survey No. 71B, admeasuring 3440 Square Metres, which inter alia includes the erstwhile Hissa Nos. 7 and 12 of Survey No. 346. The Mutation Entry No. 5781 in the circumstances has been recorded.
5. In spite of best possible efforts made to lay hands on the Government Notification for the sub-divisions of the village Bolinj into four separate villages as required under Section 4 of the Maharashtra Land Revenue Code, 1966, such notification could not be found.
6. The Tehsildar Vasai issued Order on 8th January, 2018 to give effect to the Maharashtra Government Circular No. र.त.भू.अ.प्र.क्र. १८०/ल-१ dated 7th May, 2016 for preparation of Computerization of village form No. 7/12. Accordingly, the Mutation Entry No. 7055 came to be sanctioned to rectify the differences in the village form No. 7/12 prepared in handwriting. At serial No. 218 a correction in respect of Survey No. 346, Hissa Nos. 7/8/10/12 came to be recorded. A common village form No. 7/12 in respect of Survey No. 346, Hissa Nos. 7,8,10 and 12 came to be issued. Accordingly, the present Certificate is inter alia in respect of Hissa No. 7 and 12 of Survey No. 346 of village Bolinj.



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Continued.

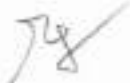
7. Since there are changes made in the Government Revenue Records with reference to the Survey No. 71B of village Kharodi to Survey No. 346, Hissa No. 7 and 12, in my opinion no rectification is required to be demanded in the Conveyance Deed dated 4th March, 2009.
8. As far as reservations transferred to the local authorities out of the layout, the village Form No. 7/12 are common.
9. In the circumstances set out hereinabove, the present Certificate is being issued in respect of the area appropriated for the construction of the said Building, Peninsula Residency forming part of 7/12 of the said properties
10. That Smt. Sandhyaben Pranbhai alias Navinchandra Desai has executed the Deed of Conveyance dated 27th June, 2012, inter alia in respect of the Hissa No. 6 of Survey No. 346. Vide her communication dated 15th July, 2012 addressed to Prieska Real Estates Pvt. Ltd., she has agreed to receive the balance amount of consideration after the expiry of 30 months as per her convenience. I have been informed that the said Sandhyaben Pranbhai alias Navinchandra Desai has accepted the outstanding balance amount of consideration and there is no dispute pending in respect of thereof. The discharge receipt issued by the said Sandhyaben Desai was produced for my inspection.
11. That Shri Pankaj Shantilal Parikh has made a Declaration dated 20th December, 2012 inter alia in respect of the Hissa Nos. 7, 12, 13, 14 and 17 of Survey No. 346. By the said second declaration he has undertaken not to claim rights vis-à-vis the said Hissa Nos. 7, 12, 13, 14 and 17 of Survey No. 346 of village Bolinj since he has purchased the said lands in a fiduciary capacity for and on behalf of Prieska Real Estates Pvt. Ltd.



12. By a further Declaration, dated 29th June, 2021 and notarised before Advocate and Notary Public, Shri Nayan B. Jain, bearing notarial registration No. 2500 of 2021, Shri Pankaj S. Parikh has inter alia confirmed that he has not claimed any rights vis-à-vis the properties purchased in his name under Deeds of Conveyances in respect of the said properties and likewise he has inter alia confirmed that the FSI arising out of and from the reservations under the Development Plan has usurped and consumed by the said Company and he has not made any claims and demands or raised any disputes with the company. In the said Declaration he has also inter alia declared that the original link Title Documents could not be produced as they have been lost or misplaced and/or not been received from the Photo Zinkco Registry.

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 and sanctioned layout and building plans that are required to be obtained under the Development Control Regulations and/or Maharashtra Regional and Town Planning Act, 1966 in respect of any of the buildings constructed in the said sanctioned Layout.
- 2) That this Certificate is on the basis of the documents produced before me and set out in Annexure "A".
- 3) That this Certificate shall not be deemed to warrant the correctness of the location of the Building.



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- 4) Table 'A' hereinabove is based on the Area statement provided to me and I have not made or carried out any physical verification thereof. I have examined the documents of transfer to the Municipal Corporation of City of Vasai Virar.
- 5) That validity and/or subsistence of the permissions are not investigated but no communications to withdraw, revoke or cancellation thereof was noticed or brought to my notice. Compliances, if any, of such permissions have not been investigated.
- 6) As far as or Hissa Nos. 7, 13 and 14 of Survey No. 346 are concerned, it is observed that sons of Vasudev Valu Patil, namely (1) Atmram Vasudev Patil, (2) Parshuram Vasudev Patil, his married daughters, namely (1) Smt. Sharda Bharat Patil and (2) Smt. Mandabai Vijay Bhandari have been made a party to the relative Conveyance.
- 7) As far as Hissa Nos. 7 and 14 of Survey No. 346 are concerned, though the Conveyance of $\frac{1}{2}$ share is in the name of Pankaj Shantilal Parikh. As far as Hissa No. 13 of Survey No. 346 is concerned, the said property's conveyance is in the name of Shri Pankaj Shantilal Parikh, however, the entire amount of consideration is paid by Preiska Real Estates Pvt. Ltd., and there is express mention about the same. The said transactions have been claimed to be performed by Pankaj Shantilal Parikh in his fiduciary capacity as the Director of the said Company. A Declaration and Undertaking Notorised before Notary and Advocate, Shri Nayan B. Jain on 20th December, 2012, Notarial Register No. 7410 has been made to the



said effect has been made by him and undertaken not to claim any share, right, title or interest vis-à-vis the said properties or any beneficial rights, interests in any yields, profits arising out of and from the said properties. The said Company is holding Profit a Pendre against the said properties.

- 8) Mrs. Sandhyaben Pranbhai alias Navinchandra Desai has passed on and issued the Discharge Receipt dated 9th June, 2021 for the payment of balance amount of consideration and compensation. Hence, there is no charge for the unpaid moneys by the Vendor.
- 9) That the original documents, the particulars whereof are set out hereunder in the Annexure "B" were not produced and the same have not been examined by me. However, Xerox copy of the Receipt for payment of Registration Charges and a copy of the Sale Deed dated 23rd June, 1987 submitted for registration in respect of Survey No. 346, Hissa No. 6, was produced for examination.

13. Subject to the observations and my declarations hereinabove, I am pleased to Certify as under

TITLE CERTIFICATE

In my opinion the title of said Prieska Real Estates Pvt. Ltd. in respect of 2464.01 Square Metres (the area as per Revenue Records) forming part of several properties bearing Hissa Nos. 6,7,12,13, 14 and 17 of Survey No. 346 of village Bolinj, Taluka Vasai, within the limits of Municipal Block of the Municipal Corporation of City of Vasai-Virar is free clear and marketable and free from encumbrances and no encumbrances such as mortgage, lien charge or otherwise of howsoever



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nature have been found to be registered and there are no other legal proceedings pending in any Court of Law. I further certify that I had not received any objections in response to the Public Notices published under my signature in Navshakti on 26th March, 2021 and Free Press Journal on 25th March, 2021.


(R.P. Joshi)

ANNEXURE 'A'

(List of Documents Produced and examined)

1. The undermentioned Mutation Entries in respect of Survey No. 346 of village Bolinj

Mutation Entry No.	Hissa No. 6	Hissa No.7	Hissa No.12	Hissa No.13	Hissa No.14	Hissa No.17
	1102	1213	1571	837	1213	1571
	3029	1257	2928	2469	1257	2928
	3043	1335	4191	2855	1335	4191
	3412	1999	4309	5075	1999	4209
	5987	2532	4301	5338	2532	4301
	6261	2855	5259	5350	2855	5259
	6498	4044	5738	5987	4044	5987
	6822	5075	5781	6498	5075	6937
	6975	5284	7055	6822	5284	

	7153	5338		6937	5338	
		5350			5350	
		5738			5830	
		5781			5987	
		7055			6498	
					6822	
					6937	
					7062	

2. Survey No. 71B of village Kharodi.

- 1) Mutation Entry No. 5738
- 2) Deed of Conveyance dated 4th March, 2009.
- 3) Mutation Entry No. 5781
- 4) Mutation Entry No. 7055

3. Survey No. 346, Hissa No. 6

- 1) Kayam Kharedi Khat dated 23rd June, 1987, Registration No. 1707/1987. Sub-Registrar Assurances Office Vasai
- 2) Gift Deed dated 30th March, 2010, Registration No. 4853/2010, - Sub-Registrar Assurances Office Vasai -2.
- 3) Gift Deed dated 9th December, 2011, Registration No. 13934/2011 - Sub-Registrar Assurances Office Vasai -2

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- 4) Deed of Conveyance dated 27th June, 2012, Registration No. 6359/2012 – Sub-Registrar Assurances Office Vasai – 2
 - 5) Deed of Rectification dated 1st October, 2018 – Registration No. 9818/2018 - Sub-Registrar Assurances Office Vasai -2
 - 6) Memorandum of Understanding dated 1st January, 2020.
 - 7) Discharge Receipt dated 9th June, 2021.
4. Hissa No. 7, and 14
- 1) Kayam Kharedikhat dated 18th October, 2005, Registration No. 5769/2005 Sub-Registrar Assurances Office Vasai -2
 - 2) Conveyance Deed dated 1st March, 2006, Registration No. 1657/2006, Sub-Registrar Assurances Office Vasai 2 (also in respect of Hissa No. 13)
 - 3) Deed of Conveyance dated 4th March, 2009, Registration No. 1544/2009, Sub-Registrar Assurances Office Vasai -2.
 - 4) Deed of Conveyance dated 30th June, 2009, Registration No. 5469/2009, Sub-Registrar Assurances Office Vasai - 2.
 - 5) Gift Deed dated 27th December, 2007, Registration No. 354/2008, Sub-Registrar Assurances Office Vasai -2.
 - 6) Development Agreement dated 7th December, 2004, Registration No. 6439/2004, Sub-Registrar Assurances Office Vasai -2.
5. Hissa No. 12 and 17
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- 1) Deed of Conveyance dated 2nd September, 2005, Registration No. 5065/2005
Sub-Registrar Assurances Office Vasai 2
- 2) Development Agreement dated 21st June, 2004, Registration No.3469/2004 Sub-
Registrar Assurances Office Vasai -2.
- 3) Deed of Partition dated 20th January, 2000.

Other Documents

Deed of Mortgage dated 22nd February, 2013 Registration No. 1638/2013,

Deed of Reconveyance dated 26th April, 2016, Registration No. 2535/2016, both
registered with Sub-Registrar Assurances Office Vasai -2

Documents related to the permissions.

1. N. A. permission bearing No. महसुल/क-१/टे-९/एनएपी/एसआर-८९/२००७ dated
29/10/2007.
2. N. A. permission bearing No. महसुल/क-१/टे-९/एनएपी/एसआर-१७८/२००८ dated
05/03/2009.
3. Commencement Certificate bearing No. CIDCO/VVSR/CC/BP-3510/W/427
dated 19/04/2006.
4. Revised Development Permission & Amalgamation bearing No.
CIDCO/VVSR/RDP/BP-3510 & 4168/W/987 dated 07/07/2010.
5. Revised Development Permission bearing No. VVCMC/TP/RDP/VP-
0663/113/2011-12 dated 21/10/2011.
6. Revised Development Permission bearing No. VVCMC/TP/RDP/VP-
0663/150/2012-13 dated 18/12/2012.
7. Revised Development Permission bearing No. VVCMC/TP/RDP/VP-
0663/114/2018-19 dated 11/09/2018.



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Continued.

Annexure 'B'

(Original Documents not produced for inspection)

Hissa No.	Area M ²	Assessment ₹	Date of Document	Particulars of documents
6	1620	162.00	01/03/1943	Sale Deed by Narayan Hari Patil in favour of Dada Kana Patil
			23/06/1987	Sale Deed between Heirs of Dada Kana Patil in favour of Sandhya Pranbhai alias Navinchandra Desai
7 & 14	1620 & 2930	0.31 0.61	11/04/1945	Sale Deed by Pilya Janya and Dharma Pilya Bhagat in favour of Govind Gandhu
			16/05/1946	Sale Deed by Pilya Janya and Dharma Pilya Bhagat in favour of Hira Bistir Patil
			11/02/1948	Sale Deed by Hira Bistir Patil in favour of Valu Nana Patil
			23/12/1968	Sale Deed between Heirs of Govind Gandhu in favour of Janardan Govind Patil
12 & 17	510	00-08 00-08	16/11/1934	Sale Deed by Kashinath Sukur in favour of Vithu Jaitya Patil
			11/05/1949	Sale Deed by Vithu Jaitya Patil, Krushna Vithu Patil and Chango Vithu Patil in favour of Rama Daji Gawad

