

VEETIL & CO

Advocates, High Court

Raghavan Arayil Veetil

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Gala No.C/003,Opp.Gala No.55,Virwani Industrial Estate, Goregaon (E), Mumbai-400 063.

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: Agricultural Lands Situated at village Kavesar, Taluka Thane, District Thane, bearing Survey No. 223, Hissa No-1, admeasuring approximately 1190 sq.mtrs (hereinafter referred to as "said property 1") and Survey No. 223, Hissa No.2 admeasuring approximately 990 sq.mtrs (hereinafter referred to as "said property 2") which properties shall jointly be referred to as the "said properties"

The aforesaid Properties situated at Village Kavesar, Taluka Thane, District Thane, are being developed by "M/s V. R. Constructors" whose name is reflected in the "Ittar Hakka" column of the 7/12 Extract of the said Properties dated March 28, 2018. M/s V. R. Constructors Pvt. Ltd, have provided me with the following documents for investigation of the Title of the aforesaid Properties;

- a) Development Agreement dated October 13, 2003 entered into by and between Shri Dwarkanath Vishnu Gondhli and 13 ors being the Owners of the said Property N. 1, admeasuring 1190 sq. mtrs with one Naresh Ratan Manera, for a lump-sum price of Rs. 2,25,000/- (Rupees Two Lakh Twenty Five Thousand only) duly registered with



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the Sub-Registrar of Assurances bearing No. TNN5-06532-2003 alongwith the same the Owners have also executed a

Power of Attorney in favour of the said Naresh Ratan Manera registered under Registration No.532 dated October 13, 2003 and simultaneously another Power of Attorney dated the same date for regularizing their names in all Revenue records in favour of Datta Jagannath Manera and Anr registered with the Sub-Registrar of Assurances under Registration No. 533 of October 13,2003,

- b) Development Agreement dated July 17, 2001 entered into by and between Bhagirathibai Kashinath Daki and 5 ors being the Owners of the said Property No. 2 admeasuring approximately 990 sq. mtrs in favour of Mr. Naresh Ratan Manera for a lump-sum price of Rs.2,50,000/- (Rupees Two lakh Fifty Thousand Only) duly registered with the Sub-Registrar of Assurance bearing No.TNN1-4170-2001. Alongwith the same the Owners have also executed a Power of Attorney in favour of the said Naresh Ratan Manera, dated the same date, i.e July 17, 2001 duly registered with the Registrar of Assurances-Thane at Sr. No. 199 of 2001.
- c) The Developer, Mr. Naresh Ratan Manera has then, for and on behalf of the Original Owners of the said Property No.1 and Property No. 2 sought the permission under section 43(1) of the B.T.A.L Act for development of the land for Non-Agricultural purpose, which has been granted vide order Nos. T.D/6/KUVA/V.P/S.R/244/2004 and T.D/6/KUVA/V.P/S.R/243/2004 for Property No. 1 and Property No.2 respectively on December 22, 2004.
- d) The Development Agreement entered into by M/S V. R. Constructors Pvt Ltd. dated October 18, 2007 registered with the Sub-Registrar of Assurances at Thane bearing Registration No. TNN-2/7553/2007 alongwith the Power of Attorney dated the same date registered with



the Sub-Registrar of Assurances at Thane bearing
No. 1008/2007 on October 18, 2007.

- e) Index II issued by the Sub-Registrar of Assurances of the aforesaid Development Agreement entered into by Shri Naresh Ratan Manera and M/s V .R.Constructors Pvt. Ltd. granting them the Development rights in the said Properties and registered under Registration No. TNN-2/7553/2007.
- f) Orders passed by the ULC authority under No. ULC/TA/W.S.H/20 dated November 09,2004 in respect of said Property No. 1 and the amalgamation order of Property no. 1 with Property no. 2 vide another order of the same date and number which have been amended finally by an order dated January 03, 2013.
- g) Search Notes, 7/12 extracts, Mutation entries. As per the Search conducted by M/s V. R. Constructors Pvt. Ltd. the name Dwarkanath Gondhli and ors appears as the original owners of the said Property No. 1 and the name of Bhagirathi Kashinath Daki and ors appears as the original owners in respect of the said Property No. 2. It further records the transfer of the said Property No. 1 and Property No.2 to Naresh Ratan Manera and finally records the transfer of rights in the said Properties vide Development Agreement as mentioned above to M/s V. R. Constructors Pvt. Ltd. Accordingly the name of M/s V. R. Constructors Pvt. Ltd is reflected in the column of "Ittar Hakka" in the 7/12 extract that the land is subject to provision of Section 20/21 of the ULC, Act, 1976. Assuming that the aforesaid documents and information is true, complete and accurate and disclaiming any responsibility for any false or incorrect or incomplete information arising out of the documents, and other information provided herein, and on perusing the above referred documents, it appears that M/s V. R. Constructors Pvt. Ltd. have



the right and title to develop both the Property No. 1 and Property No.2. On the basis of the above it can be certified that M/s V. R. Constructors Pvt. Ltd. have the right and title to develop the said Property No, 1 and said Property No. 2 being the lands bearing Survey Nos 223-1 and 223-2 respectively both situate at Village Kavesar, Taluka and District Thane in accordance with the plans and specifications as approved by Local authorities and consequently sell the flats, shops, garages etc, constructed on the said Property.

- h) Orders dated 22.04.2014 bearing MAHSUL/K-1/T- 1/VILLAGE KAVESAR/NAP/SR-258/2013 issued by the Collector-Thane for Non-Agricultural use of the said property.
- i) Municipal permissions for construction of Building on the said Plot of Land.
- j) Papers and proceeding pertaining to Sp. Civil Suit No. 339/2015 filed before the Hon'ble Court of Civil Judge (S.D) Thane at Thane filed by Hemant R. Daki against the Naresh Ratan Manera and Ors. There are no adverse Orders passed in the matter affecting the title of the property.

I am of the opinion that in pursuance of various Development Agreements and the power of Attorneys executed and referred to hereinabove M/s. V.R. Constructors. Pvt. Ltd who are in physical possession of the said property are entitled to develop the said property bearing Survey No.223/1 and 223/2 of Village Kavesar, Taluka and District Thane in accordance with plan and specifications as approved by Local authorities and sell the flats, shops, garages etc. constructed on the said property and receive and appropriate the consideration payable thereunder to themselves.



A handwritten signature in blue ink is written over a circular purple stamp. The stamp contains the text "VEETIL & CO." around the top edge and "GOREGAON (E)" around the bottom edge. In the center of the stamp, there is a handwritten signature that appears to be "V.R. DAKI".

This certificate is issued on the basis of the documents made available.

Dated this 25 day of April 2018.

RAGHAVAN ARAYIL VEETIL


(Advocate, High Court)

