



MDP & PARTNERS

ADVOCATES & SOLICITORS

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PRAKASH SHINDE
DIPALI SHETH
DHARMESH KOTADIA

ASHOK PARANJPE
LEENA DESAI PADHYE
AMIT SIRSIKAR
MANTHAN UNADKAT

Recd on 19/12/13 @ 12.15 pm

TO WHOM THESE PRESENTS SHALL COME

Re: ALL THAT piece or parcel of land bearing Survey No. 36 Hissa No.30 corresponding to CTS Nos.6A, 6B, 6C, 7, 12A, 12B, 12C, 13A, 13B, 13C, 26, 27, 134 and admeasuring 6,293.62 sq. metres approximately, Survey No. 36 Hissa No.30/A corresponding to CTS No.5 admeasuring 4,068 sq. metres, Survey No. 36 Hissa No.30/B corresponding to CTS No.8, admeasuring 2,166.00 sq. metres, Survey No. 36 Hissa No.30/C corresponding to CTS No.17, admeasuring 951.70 sq. metres, Survey No. 36 Hissa No.30/D corresponding to CTS No.18, admeasuring 1,017.70 sq. metres, Survey No. 36 Hissa No.32 corresponding to CTS Nos.9, 10, 11 admeasuring 913.60 sq. metres, situate, lying and being at Village Charkop, Taluka Borivli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and more particularly described in the Schedule hereunder ("Property")

We have verified the title of M/s Dhaval Developers (AOP) (hereinafter referred to as the "Owners / Developers") to the said Property by perusing the original Title Deeds, Revenue Records. We have also perused and relied upon nine (9) Title Certificates issued by Kantilal Underkat & Co., Advocates & Solicitors, having verified the title of the said Property in nine different parts as detailed hereinbelow, including Search Reports of Mr Sameer Sawant, Search Clerk, dated December 3, 2013. On the basis of the abovementioned documents perused by us, our observations are as follows:

A. Property 1

1. One Mr. Balkrishna Balu Bhandari was the Owner of plot of land bearing Survey No. 36, Hissa No. 30A corresponding C.T.S. No. 5 of village Charkop admeasuring area 4068 sq. mtrs., more particularly described in the First Schedule hereunder written. The said Mr. Balkrishna Balu Bhandari died on 20th April 1978 who was not married during his life time and who died intestate leaving behind him his brothers (1) Mr. Motiram Balu Bhandari (2) Mr. Parshuram Balu Bhandari (3) Mr. Trimbak Balu Bhandari and (4) Mr. Tukaram Balu Bhandari.
2. The said Mr. Motiram Balu Bhandari died intestate on 24th September 1980 leaving behind him (1) Mrs. Revabai Motiram Bhandari (2) Mrs. Jayshree Dilip Bhandari (Widow of Dilip Motiram Bhandari) and her two minor children (a) Master Dhanesh alias Ritik Dilip Bhandari and (b) Miss. Nikita Dilip Bhandari (3) Mrs. Laxmi Dinesh Bhandari (4) Mr. Ashok Motiram Bhandari (5) Mr. Sandeep Motiram Bhandari as his legal heirs.
3. The said Mr. Parshuram Balu Bhandari died Intestate on 9th December 1992 leaving behind him (1) Late Mrs. Ramibai Parshuram Bhandari who died on 5th September

1998 (2) Mr. Pramod Parshuram Bhandari alias Keni (3) Mr. Ravindra Parshuram Bhandari (4) Mrs. Kumudini (alias Rai) Harichandra Chaudhari (5) Mrs. Manda Ramesh Pakdhare as his legal heirs;

4. The said Mr. Trimbak Balu Bhandari died intestate on 26th August 1978 leaving behind him (1) Late Mrs. Babybai Trimbak Bhandari who died on 21st August 2004 (2) Mrs. Pramila Vishwasanth Vaity (3) Mr. Vijay Trimbak Bhandari and (4) Mrs. Sarika alias Deepika Chandrakant Vaity as his legal heirs;
5. The said Mr. Tukaram Balu Bhandari died intestate on 17th July 2003 leaving behind him (1) Late Mrs. Jatrubai Tukaram Bhandari who died on 28th January 1996 (2) Mrs. Surekha Ganpat Mastan (3) Mrs. Nirmala Bhagwan Keni (4) Mrs. Bharti Ravi Patil alias Ravindra Bhandari (5) Mrs. Ujjwala Ramesh Koli alias Dhanvati T. Bhandari (6) Mr. Milan Tukaram Bhandari (7) Mr. Amol Tukaram Bhandari and (8) Miss Vaishali alias Varsha Tukaram Bhandari as his legal heirs.
6. All the aforesaid legal heirs of (1) Late Motiram Balu Bhandari (2) Late Parshuram Balu Bhandari (3) Late Trimbak Balu Bhandari and (4) Late Tukaram Balu Bhandari by a Deed of Conveyance dated 15th July 2008 registered with the Office of the Sub-Registrar at Bandra on 24th July 2008 at Serial No. BDR-12/05933/2008 sold and conveyed the said plot of land bearing Survey No. 36, Hissa No. 30A corresponding C.T.S. No. 5 of Village Charkop admeasuring area 4068 sq. mtrs. more particularly described in the First Schedule hereunder written (hereinafter referred to as the said "Property 1") to Owners / Developers herein;

B. Property 2

1. One Mr. Motiram Balu Bhandari was the owner of Plot of Land bearing Survey No. 36, Hissa No. 30/B corresponding C.T.S. No. 8 of Village Charkop admeasuring 2166 sq. mtrs., or thereabouts and more particularly described in the Second Schedule hereunder written. The said Mr. Motiram Balu Bhandari died intestate on 24th September 1980 leaving behind him (1) Mrs. Revabai Motiram Bhandari (2) Mrs. Jayshree Dilip Bhandari (Widow of Dilip Motiram Bhandari and her two minor children (a) Master Dhanesh alias Ritik Dilip Bhandari and (b) Miss. Nikita Dilip Bhandari (3) Mrs. Laxmi Dinesh Bhandari (4) Mr. Ashok Motiram Bhandari (5) Mr. Sandeep Motiram Bhandari as his legal heirs;
2. The said (1) Mrs. Revabai Motiram Bhandari (2) Mrs. Jayshree Dilip Bhandari (Widow of Dilip Motiram Bhandari and her two minor children (a) Master Dhanesh alias Ritik Dilip Bhandari

and (b) Miss. Nikita Dilip Bhandari (3) Mrs. Laxmi Dinesh Bhandari (4) Mrs. Ashok Motiram Bhandari (5) Mr. Sandeep Motiram Bhandari the heirs and legal representatives have by a Deed of Conveyance dated 15th July, 2008 registered with the Office of the Sub-Registrar at Bandra on 24th July, 2008 at Serial No. BDR-12/05935/2008 sold and conveyed the said Plot of Land bearing Survey No. 36, Hissa No. 30/B corresponding C.T.S. No. 8 of Village Charkop admeasuring 2166 sq. mtrs., or thereabouts and more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as the said "Property 2") to Owners / Developers herein;

C. **Property 3**

1. One Mr. Parshuram Balu Bhandari was the owner of Plot of Land bearing Survey No. 36, Hissa No. 30/C corresponding C.T.S. No. 17 of Village Charkop admeasuring 951.70 sq. mtrs., or thereabouts and more particularly described in the Third Schedule hereunder written. The said Mr. Parshuram Balu Bhandari died intestate on 9th December 1992 leaving behind him (1) Late Mrs. Ramibai Parshuram Bhandari who died on 5th September 1998 (2) Mr. Pramod Parshuram Keni alias Bhandari (3) Mr. Ravindra Parshuram Bhandari (4) Mrs. Kumudini (alias Rai) Harichandra Chaudhari (5) Mrs. Manda Ramesh Pakdhare as his legal heirs;
2. The said (1) Mr. Pramod Parsuram Keni alias Bhandari (2) Mr. Ravindra Parshuram Bhandari (3) Mrs. Kumudini alias Rai Harichandra Chaudhari (4) Mrs. Manda Ramesh Pakdhare the heirs and legal representatives have by a Deed of Conveyance dated 15th July 2008 registered with the Office of the Sub-Registrar at Bandra on 24th July 2008 at Serial No. BDR-12/05929/2008 sold and conveyed the said Plot of Land bearing Survey No. 36, Hissa No. 30/C corresponding C.T.S. No. 17 of Village Charkop admeasuring 951.70 sq. mtrs., or thereabouts and more particularly described in the **Third Schedule** hereunder written (hereinafter referred to as the said "Property 3") to Owners / Developers herein.

D. **Property 4**

1. One Mr. Tukaram Balu Bhandari was the owner of Plot of Land bearing Survey No. 36, Hissa No. 30/D corresponding C.T.S. No. 18 of Village Charkop admeasuring 1017.7 sq. mtrs., or thereabouts and more particularly described in the Fourth Schedule hereunder written.
2. The said Mr. Tukaram Balu Bhandari died intestate on 17th July 2003 leaving behind him (1) Late Mrs. Jatrubai Tukaram Bhandari who died on 28th January 1996 (2) Mrs. Surekha Ganpat

Mastan (3) Mrs. Nirmala Bhagwan Keni (4) Mrs. Bharti Ravi Patil alias Ravindra Bhandari (5) Mrs. Ujjwala Ramesh Koli alias Dhanvati T. Bhandari (6) Mr. Milan Tukaram Bhandari (7) Mr. Amol Tukaram Bhandari and (8) Miss Vaishali alias Varsha Tukaram Bhandari as his legal heirs.

3. The said (1) Mrs. Surekha Ganpat Mastan (2) Mrs. Nirmala Bhagwan Keni (3) Mrs. Bharti Ravindra Bhandari (4) Mrs. Ujjwala Ramesh Koli alias Dhanvati T. Bhandari (5) Mr. Milan Tukaram Bhandari (6) Mr. Amol Tukaram Bhandari and (7) Miss Vaishali alias Varsha Tukaram Bhandari the heirs and legal representatives of Late Mr. Tukaram Balu Bhandari have by a Deed of Conveyance dated 15th July 2008 registered with the Office of the Sub-Registrar at Bandra on 24th July 2008 at Serial No. BDR-12/05931/2008 sold and conveyed the said Plot of Land bearing Survey No. 36, Hissa No. 30/D corresponding C.T.S. No. 18 of Village Charkop admeasuring 1,017.7 sq. mtrs. or thereabouts and more particularly described in the **Fourth Schedule** hereunder written (hereinafter referred to as the said "Property 4") to Owners / Developers herein.

E. Property 5

1. One Mr. Balu Dharman Bhandari was the owner of Plot of land situate lying and being at Village Charkop, Taluka Borivali in the Registration District of Mumbai and Mumbai Suburban District bearing Survey No. 36, Hissa No. 30, Corresponding C.T.S. Nos. 6, 7, 12, 13, 26, 27 and 134 of Village Charkop admeasuring 6293.62 sq. mtrs., approx. or thereabouts more particularly described in Fifth Schedule hereunder written;
2. By a Mutation Entry No. 184 certified on 10/03/1958 and as per the record of rights (1) Mr. Balu Dharman Bhandari (2) Mr. Sowar Gondhya Bhandari and (3) Mr. Keshav Manek Bhandari are shown as owners each having 1/3rd share in the said Property;
3. The said Mr. Balu Dharman Bhandari died intestate leaving behind him (1) Mr. Balkrishna Balu Bhandari (2) Mr. Motiram Balu Bhandari (3) Mr. Parshuram Balu Bhandari (4) Mr. Tukaram Balu Bhandari and (5) Mr. Trimbak Balu Bhandari as his legal heirs. The said Motiram Balu Bhandari died intestate leaving behind him (1) Mrs. Revabai Motiram Bhandari (2) Mrs. Jayshree Dilip Bhandari (Widow of Dilip Motiram Bhandari and her two minor children (a) Master Dhanesh alias Ritik Dilip Bhandari and (b) Miss. Nikita Dilip Bhandari (3) Mrs. Laxmi Dinesh Bhandari (4) Mrs. Ashok Motiram Bhandari (5) Mr. Sandeep Motiram

Bhandari (6) Mrs. Pramila Vishwanath Vaity (7) Mr. Vijay Trimbak Bhandari (8) Mrs. Sarika Chandrakant Vaity (9) Mr. Pramod Parsuram Keni alias Bhandari (10) Mr. Ravindra Parshuram Bhandari (11) Mrs. Kumudini alias Rai Harichandra Chaudhari (12) Mrs. Manda Ramesh Pardhare (13) Mrs. Surekha Ganpat Mastan (14) Mrs. Nirmala Bhagwan Keni (15) Mrs. Bharti Ravi Patil alias Ravindra Bhandari (16) Mrs. Ujjwala Ramesh Koli (17) Mr. Milan Tukaram Bhandari (18) Mr. Amol Tukaram Bhandari and (19) Miss Vaishali alias Varsha Tukaram Bhandari as his legal heirs.

4. By an Agreement for Sale dated 2nd May 1995 said Mrs. Revabai Motiram Bhandari and 18 others agreed to sell their 1/3rd right, title and interest in the said plot of land to (1) Mr. Ganpat Anjulya Kini alias Bhandari (2) Mr. Damodar Anjulya Kini alias Bhandari (3) Mr. Kishan Anjulya Kini alias Bhandari and (4) Mr. Laxman Anjulya Kini alias Bhandari AND by a Deed of Conveyance dated 10th January 2007 registered with the office of Sub-Registrar Mumbai at Serial No. BDR-2/223/2007 said Mrs. Revabai Motiram Bhandari and 18 others sold and conveyed their 1/3rd right, title and interest in the said plot of land to (1) Mrs. Ramabai Ganpat Bhandari, (2) Mr. Arun Ganpat Bhandari, (3) Mr. Arvind Ganpat Bhandari, (4) Mr. Jaywant Ganpat Bhandari, (5) Mr. Vinod Ganpat Bhandari, (6) Mr. Damodar Anjulya Kini alias Bhandari (7) Mr. Kishan Anjulya Kini alias Bhandari and (8) Mr. Laxman Anjulya Kini alias Bhandari.
5. However in the said deed of Conveyance dated on 10th January 2007, as well as in the Schedule thereunder written, the area of the land sold, transferred and conveyed under the said Deed of Conveyance is wrongly mentioned as 1,573.13 sq. metres being 1/3rd of the aggregate area of the lands admeasuring 4719.4 sq. mtrs. or thereabout, whereas the actual aggregate area of the said lands comprised in Survey No. 36, Hissa No. 30, C. T. S. Nos. 6, 7, 12, 13, 26, 27 and 134 of Village Charkop, Taluka Borivali in Mumbai Suburban District is 6293.62 Sq. metres approx. and the 1/3rd share of the Vendors sold, transferred and conveyed under the aforesaid Deed of Conveyance come to 2097.87 Sq. metres. The correct area sold, transferred and conveyed has been rectified vide Deed of Rectification executed on 19/10/2009 and registered on 22/10/2009 bearing Borivali BDR6-9074-2009.
6. By a Deed of Conveyance dated 21st October 2009 registered with Sub-Registrar of Mumbai at Serial No. BDR-6/09075/2009 for a valuable consideration the said Mrs. Ramabai Ganpat

Bhandari and 6 others (i.e. excluding Shri Arun Ganpat Kini) sold and conveyed their 95% share in 1/3rd right title and interest in the said land admeasuring 1 Acre and 22 Gunthas i.e. 7502 sq. yds. equivalent to 6272.53 sq. mtrs. approx. in favour of Dhaval Developers (AOP) represented by Mr. Sanjay Parekh and more particularly described in the Fifth Schedule written hereunder;

7. By a Deed of Conveyance dated 21st December 2010 registered with Sub-Registrar of Mumbai at Serial No. BDR-5/10919/2010 for a valuable consideration the said Shri Arun Ganpat Kini alias Bhandari sold and conveyed his remaining 5% share in 1/3rd right title and interest in the plot of land bearing Survey No. 36, Hissa No. 30 corresponding to New C.T.S. Nos. 6A, 6B, 6C, 7, 12A, 12B, 12C, 13A, 13B, 13C, 26, 27 and 134 of Village Charkop admeasuring 6293.62 sq. mtrs. approx. or thereabout admeasuring 1 Acre and 22 Gunthas approx. in favour of Dhaval Developers (AOP) represented by Mr. Sanjay Parekh and more particularly described in the Fifth Schedule written hereunder;
8. The said Mr. Sowar Gondhya Bhandari died intestate leaving behind him (1) Mrs. Gangabai Sowar Bhandari (expired) (2) Mr. Ramesh Sowar Bhandari and (3) Mr. Ramchandra Sowar Bhandari as his legal heirs. The said Mr. Ramesh Sowar Bhandari died intestate leaving behind him (1) Mrs. Nirmala Ramesh Bhandari (2) Mr. Hemant Ramesh Bhandari (3) Mr. Harshad Ramesh Bhandari and (4) Mr. Havesh Ramesh Bhandari as his legal heirs;
9. By a Deed of Conveyance dated 8th September 2008 registered with the Office of Sub-Registrar at Mumbai at Serial No. BDR-12/07218/2008 for a valuable consideration to the said Mr. Ramchandra Sowar Bhandari and others sold and conveyed their 1/3rd right, title and interest in the said land admeasuring 1 Acre and 22 Gunthas i.e. 7502 sq. yds. equivalent to 6272.53 sq. mtrs. approx. in favour of Dhaval Developers (AOP) represented by Mr. Sanjay Parekh and more particularly described in the Fifth Schedule written hereunder;
10. The said Mr. Keshav Manek Bhandari died intestate leaving behind him (1) Mrs. Motubai Keshav Bhandari (2) Mr. Ramesh Keshav Bhandari (3) Mr. Sadashiv Keshav Bhandari (4) Miss. Savita Keshav Bhandari and (5) Mrs. Shakuntala Jagannath Bhoir as his legal heirs. The said Mrs. Motubai Keshav Bhandari died intestate leaving behind her (1) Mr. Ramesh Keshav Bhandari (2) Mr. Sadashiv Keshav Bhandari (3) Miss. Savita Keshav Bhandari and (4) Mrs. Shakuntala Jagannath Bhoir as her legal heirs;

11. By a Deed of Conveyance dated 11th September 2008 registered with the Office of Sub-Registrar of Mumbai at Serial No. BDR-6/07594/2009 for a valuable consideration to the said Mr. Ramesh Keshav Bhandari and three others sold and conveyed their 1/3rd right, title and interest in the said land admeasuring 1 Acre and 22 Gunthas i.e. 7502 sq. yds. Equivalent to 6272.53 sq. mtrs. approx. in favour of Dhaval Developers (AOP) represented by Mr. Sanjay Parekh and more particularly described in the **Fifth Schedule** written hereunder (the properties mentioned in recital E1 to E11 hereinabove are hereinafter collectively referred to as the said "Property 5");

F. Property 6

1. One Mr. Sowar Jamliya and Mr. Gajanan Jamliya were the Khatedars of a plot of land situate lying and being at Village Charkop, Taluka Borivali, in the Registration District of Mumbai and Mumbai Suburban District and bearing Survey No. 36, Hissa No. 32 corresponding to Property Nos. 9, 10 and 11 of Village Charkop admeasuring 9 Gunthas as per 7/12 Extract i.e. 913.60 sq. meters and as per Property Card area admeasuring 905.60 sq. meters or thereabout and more particularly described in the Sixth Schedule hereunder written;
2. After the death of Mr. Sowar Jamliya the names of Mr. Gawrya Sowar, Mr. Raghunath Sowar and Mr. Vaman Sowar were entered in to 7/12 being the sons and as the legal heirs of late Sowar Jamliya.
3. By a Deed of Conveyance dated 7/10/1995 registered at Serial No. BBJ/3678/1995 the said (1) Mr. Gajanan Jamliya (2) Mr. Gawrya Sowar (3) Mr. Vaman Sowar (4) Mr. Raghunath Sowar and their legal heirs (total 14 others) sold the said land to Mr. Somchand Kachrabhai Gudhkha for a valuable consideration. By a Deed of Conveyance dated 5/11/2009 registered at Serial No. BDR-16/1169/2009 sold and conveyed the said land to M/s. Dhaval Developers Owners / Developers herein and more particularly described in the **Sixth Schedule** hereunder written (hereinafter referred to as the said "Property 6").

G. The aforesaid Property 1, Property 2, Property 3, Property 4, Property 5 and Property 6 are hereinafter collectively referred to as the said "Property". By virtue of the abovementioned various Deeds of Conveyances, the Owners/Developers i.e. M/s Dhaval Developers (AOP) i.e. the Owners / Developers herein are the absolute owners of the said Property and have absolute development rights in relation to the said Property and the same is adequately and appropriately

reflected in the abovementioned various Deeds of Conveyances and the land records, including Property Register Cards.

- H. By an order No. Kra. C/ULC/Karya-15/vashi-46/08 dated 1st March 2008 passed by the Additional Collector and Competent Authority appointed under the Urban Land Ceiling Act 1966 the permission is granted to the Original Owner Mrs. Revabal Motiram Bhandari and others to develop and transfer the said Property 1 to Property 4.
- I. By an Order No. CHE/2031/BP(WS)/LOR dated 16th November 2009 the Dy. Chief Engineer Building Proposal (Western Suburb) – II approved the proposed layout/sub-division/amalgamation of various plots of land forming a part of the said Property.
- J. By an Order No. C/Desk-VII-A/LND/NAP/SRB-9055 dated 17th April 2010 the Collector, Mumbai Suburban District has granted conversion of use of for part of the said Property bearing CTS Nos. 5, 6, 7, 8, 12, 13, 17, 18, 26, 27, 134 of the said Property, from Agricultural to Non Agricultural land.
- K. By an Order No. C/Karya-7A/Ekatree/Povi/SRB-4464 dated 17th April, 2010 the Collector of Mumbai Suburban District granted the permission to the Owners / Developers to sub-divide the following plots as per reservation of land bearing CTS Nos. 6, 8, 9, 11, 12, 13, 17 and 18 of Village Charkop, into New CTS Nos. 6A, 6B, 6C, 8A, 8B, 9A, 9B, 11A, 11B, 12A, 12B, 12C, 13A, 13B, 13C, 17A, 17B, 18A & 18B respectively, being a part of the said Property.
- L. By an Order No. CRZ 2010/CR 5/TC-3 dated 20th August 2010 the Maharashtra Coastal Zone Management Authority granted CRZ clearance for proposed development on part of the said Property bearing CTS Nos. 5, 6, 7, 8, 12, 13, 17, 18, 26, 27, 134 of.
- M. By an Order No. CHE/2031/BP(WS)/LOR dated 15th April 2011 the Dy. Chief Engineer Building Proposal (Western Suburb) approved the revised proposed layout/sub-division/amalgamation of CTS Nos. 5, 6A, 6B, 6C, 7, 8A, 8B, 9A, 9B, 10, 11A, 11B, 12A, 12B, 12C, 13A, 13B, 13C, 17A, 17B, 18A, 18B, 26, 27 & 134 of the said Property.
- N. By an Order dated 2nd August 2011, the Government of India, Ministry of Environment & Forests (IA - III Division) granted CRZ clearance for proposed development on part of the said Property bearing CTS Nos. 5, 6, 7, 8, 12, 13, 17, 18, 26, 27 and 134.

- O. By an Order No. CHE/2031/BP(WS)/LOR dated 6th June 2012 the Dy. Chief Engineer Building Proposal (Western Suburb) approved the revised proposed layout/sub-division/amalgamation of CTS Nos. 5, 6A(pt.), 6B, 6C, 7(pt.), 8A, 8B, 9A, 9B, 10, 11A(pt.), 11 B, 12A(pt.), 12B(pt.), 12C, 13A, 13B, 13C, 17A, 17B, 18A, 18B, 26, 27 & 134 of the said Property.
- P. The Owners / Developers have got the plans sanctioned from the Municipal Corporation of Greater Mumbai ("MCGM") and obtained Intimation of Disapproval dated 21st June, 2012 bearing No. CHE/A-4631/BP(WS)/AR ("IOD") for constructing building known as "Sunrise Charkop" comprising of three Wings, i.e.:
- a. Wing No. "A" consisting of:-
 - i. Ground Level and First podium floor,
 - ii. 2nd Floor as Stilt,
 - iii. 3rd Floor onwards 20 Habitable Floors.
 - b. Wing No. "B" consisting of:-
 - i. Ground Level and - First podium floor,
 - ii. 2nd Floor as Stilt,
 - iii. 3rd Floor onwards 8 Habitable Floors.
 - c. Wing No. "C" consisting of:-
 - i. Ground Level and First podium floor,
 - ii. 2nd Floor as Stilt,
 - iii. 3rd Floor onwards 1 Habitable Floors.
- Q. By an Order No. C/Desk VIIA/LND/NAP/SRB10407 dated 15th February 2013, the Collector, Mumbai Suburban District granted the Non Agricultural Permission to develop the said Property as per the plans approved by the MCGM.
- R. The Owners / Promoters have obtained Commencement Certificate dated 27th day of November, 2012 ("CC") and have commenced construction of Wing 'A' on the said Property;
- S. By an Order No. dated March 12, 2013 the Collector of Mumbai Suburban District granted the permission to the Promoters herein to sub-divide the following plots as per reservation of land bearing CTS Nos. 6A, 7, 11A and 12A of Village Charkop, into New CTS Nos. 6A/1, 6A/2, 7A, 7B, 11A/1, 11A/2, 12A/1 and 12A/2 respectively of Village Charkop;
- T. From the various Title Certificates issued by M/s Kantilal Underkat & Co, Advocates & Solicitors, it appears that the title of the said Property in favour of the Owners / Developers is clear and

marketable and no objections have been received pursuant to Public Notices issued then and there is no outstanding Litigation against the said Property which is threatening or would jeopardize the right, title or interest of Owners/Developers to the said Property, or that is reasonably likely to prohibit or restrain the ability of Owners/Developers to develop the said Property.

- U. We have perused latest and updated Property Registration Cards of the said Property and from the Property Registration Cards it is evident that the Owners / Developers are the absolute owners of the said Property.
- V. The Owners/Developers have represented to us that they have not created any charge or encumbrance on the said Property nor have they created any charge, lien, mortgage or otherwise encumbered the said Property and that there is not notice of *lis pendens* and/or order of attachments or demand or claim of or on the said Property.

Conclusion:

Thus, on the basis of the various Title Deeds, Search Reports, Revenue Records, Title Certificates issued by M/s Kantilal Underkat & Co., Advocates & Solicitors, in relation to the said Property, by virtue of and in accordance with the Order No. CRZ 2010/CR 5/TC-3 dated 20th August 2010 the Maharashtra Coastal Zone Management Authority, Intimation of Disapproval dated 21st June, 2012 bearing No. CHE/A-4631/BP(WS)/AR, the Commencement Certificate dated 27th November, 2012, and the NA Order No. C/Disk VIIA/LND/NAP/SRB10407 dated 15th February 2013 granted by the Collector, Mumbai Suburban District to develop the said Property as per the plans approved by the MCGM, we hereby state that M/s Dhaval Developers (AOP) are the absolute owners of the said Property and are entitled to develop building/s on the said Property, and we hereby certify that the title of M/s Dhaval Developers (AOP) to the said Property is clear, marketable and free from encumbrances of any nature whatsoever.

Dated this 4th day of December, 2013

THE FIRST SCHEDULE

ALL THAT piece or parcel of land bearing S. No. 36, Hissa No. 30/A corresponding CTS No. 5 admeasuring 4,068 sq. metres or thereabouts situate, lying and being at Village Charkop, Taluka Borivli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards the North	: by property bearing C.T.S. No. 3AR/171;
On or towards the East	: by property bearing C.T.S. Nos. 3AR/171;
On or towards the West	: by property bearing C.T.S. Nos. 3AR/171, 4, 6 & 7;
On or towards the South	: by property bearing C.T.S. No. 8.

THE SECOND SCHEDULE

ALL THAT piece or parcel of land bearing S. No. 36, Hissa No. 30/B corresponding CTS No. 8 admeasuring 2,166 sq. metres or thereabouts situate, lying and being at Village Charkop, Taluka Borivli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards the North	: by property bearing C.T.S. No. 5;
On or towards the East	: by property bearing C.T.S. Nos. 3A/2/171, 3A/2/230 & 3A/2/231;
On or towards the West	: partly by property bearing C.T.S. Nos. 9 & 10;
On or towards the South	: by property bearing C.T.S. No. 17.

THE THIRD SCHEDULE

ALL THAT piece or parcel of land bearing S. No. 36, Hissa No. 30/C corresponding CTS No. 17 admeasuring 951.70 sq. metres or thereabouts situate, lying and being at Village Charkop, Taluka Borivli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards the North	: by property bearing C.T.S. No. 8;
On or towards the East	: by property bearing C.T.S. Nos. 3A/2/231;
On or towards the West	: by property bearing C.T.S. No. 16;
On or towards the South	: by property bearing C.T.S. No. 18.

THE FOURTH SCHEDULE

ALL THAT piece or parcel of land bearing S. No. 36, Hissa No. 30/D corresponding CTS No. 18 admeasuring 1017.70 sq. metres or thereabouts situate, lying and being at Village Charkop, Taluka Borivli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards the North	: by property bearing C.T.S. No. 17;
On or towards the East	: by property bearing C.T.S. Nos. 3A/2/231 & 3A;
On or towards the West	: by property bearing C.T.S. Nos. 19, 20 & 44;
On or towards the South	: by property bearing C.T.S. No. 45.

THE FIFTH SCHEDULE

95% share of 1/3rd undivided share in all that pieces and parcels of lands bearing Survey No. 36, Hissa No. 30 corresponding to C. T. S. Nos. 6, 7, 12, 13, 26, 27 and 134 of village Charkop, Taluka Borivali, Mumbai Suburban District admeasuring 6293. 62 sq. meters and bounded as follows:-

On or towards East : C.T.S. Nos. 5, 9, 11, 14, 25, 28, 29, 30, 33,
133, 136 & 137;
On or towards West : C. T. S. No. 4;
On or towards North : MHADA Layout BUDP I & II (Pt.);
On or towards South : C.T.S. Nos.28, 29, 30, 133, 135, 136, 137, & 142.

5% share of 1/3rd undivided share in all that pieces and parcels of lands bearing Survey No. 36, Hissa No. 30 corresponding to C. T. S. Nos. 6A, 6B, 6C, 7, 12A, 12B, 12C, 13A, 13B, 13C, 26, 27 & 134 of village Charkop, Taluka Borivali, Mumbai Suburban District admeasuring 6,293. 62 sq. meters and bounded as follows:-

On or towards East : C.T.S. Nos. 5, 9A, 11B, 14, 25, 33, 30, 29, 28, 133, 137 & 136;
On or towards West : C. T. S. No. 4;
On or towards North : MHADA Layout BUDP I & II (Pt.);
On or towards South : C.T.S. Nos.142, 135, 136, 137, 133, 28, 29 & 30.

AND

1/3rd undivided share in all that piece or parcel of land bearing Survey No. 36, Hissa No. 30, corresponding C.T.S. Nos. 6, 7, 12, 13, 26, 27 & 134 admeasuring 1 Acre and 22 Gunthas i.e. 7,502 sq. yards equivalent to 6,272.58 sq. metres or thereabouts situate, lying and being at Village Charkop, Taluka Borivli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows i.e. to say:-

On or towards East : C.T.S. Nos. 5, 9, 11, 14, 25, 28, 29, 30, 33, 133, 136 & 137;
On or towards West : C.T.S. No. 4;
On or towards North : MHADA Layout BUDP I & II (pt);
On or towards South : C.T.S. Nos. 28, 29, 30, 133, 135, 136, 137 & 142.

AND

1/3rd undivided share, right, title and interest in respect of all that piece or parcel of land bearing Survey No. 36, Hissa No. 30, corresponding C.T.S. Nos. 6, 7, 12, 13, 26, 27 & 134 admeasuring 1 Acre and 22 Gunthas i.e. 7502 sq. yards equivalent to 6272.58 sq. metres or thereabouts, situate, lying, and being at Village Charkop, Taluka Borivli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows i.e. to say:-

On or towards East : C.T.S. Nos. 5, 9, 11, 14, 25, 28, 29, 30, 33, 133, 136 & 137;
 On or towards West : C.T.S. Nos. 4;
 On or towards North : MHADA Layout BUDP I & II (pt);
 On or towards South : C.T.S. Nos. 28, 29, 30, 133, 135, 136, 137 & 142.

THE SIXTH SCHEDULE

ALL THAT piece or parcel of land bearing S. No. 36, Hissa No. 32 corresponding CTS No. 9, 10 and 11 admeasuring 9 Gunthas as per 7/12 and admeasuring 913.60 sq. mtrs. or thereabouts (as per 7/12 Extract) situate, lying and being at Village Charkop, Taluka Borivli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows:-

On or towards the North : by property bearing C.T.S. No. 7;
 On or towards the East : by property bearing C.T.S. Nos. 3 & 4;
 On or towards the West : by property bearing C.T.S. Nos. 12 & 13;
 On or towards the South : by property bearing C.T.S. No. 10.

Yours faithfully

For MDP & Partners

Manthan Unadkat

Manthan Unadkat
 Partner