

In the Year 2007.

Nature of Document : Agreement Deed.  
Execution Date : 20/02/2007.  
Indexed on Date : 20/02/2007.  
Agreement value : Rs. 0/-  
Market Value : Rs. 0/-  
Document Sr. No. : TNN-4/01584-2007 – Thane No. – 4.

Schedule

Lands Bearing **a)** Old S. No. 375, New S. No. 68, Hissa No. 8, Admeasuring 5130 sq.mtrs., **b)** Old S. No. 377, New S. No. 75, Hissa No. 2, Admeasuring 2050 sq.mtrs., **c)** An area **admeasuring 3700 sq.mtrs.**, forming the part portion of property bearing Old S. No. 376, New S. No. 77, Hissa No. 2, Admeasuring 9180 sq.mtrs., reserved for Public Purpose, situate, lying and being at revenue village Goddeo, Bhayander (E), Tal. & Dist. Thane.

Owners/Transferors : M/s. Tirupati Balaji Enterprises,  
For self and as Constituted Attorney of  
Mrs. Treeza Balduming Farro & Others.

To

Purchasers/Transferees : Mira Bhayander Municipal Corporation.

MIRA ROAD : Off. No. 1, Bldg. P/10, 1st Floor, Siddharth Nagar, Sheetal Nagar, Mira Road (East) - 401 107.  
VASAI : 101, Khokhani Bhavan, Navghar, Vasai Road (W), Dist. Thane - 401 202.

2. Nature of Document : Agreement Deed.  
Execution Date : 13/4/2010.  
Indexed on Date : 15/4/2010.  
Agreement value : Rs. 65,00,000 /-  
Market Value : Rs. 1,57,77,000 /-  
Document Sr. No. : TNN-4/03925-2010 – Thane No. – 4.

**Schedule**

**Wing No. 1, In A-Type Building, Totally Admeasuring 1561.05 sq. meters., of FSI,** to be constructed in the layout of the said properties bearing Old S. No. 375, New S. No. 68, Hissa No. 2, Admeasuring 810 sq.mtrs., **And** An area **admeasuring 5480 sq. meters,** forming the part portion of land bearing Old S. No. 376, New S. No. 77, Hissa No. 2, Admeasuring 9180 sq.mtrs., situate, lying and being at revenue village Goddeo, Bhayander (E), Tal. & Dist. Thane, is being shown for Residential Purpose, in the Development Plan of the Mira Bhayander Municipal Corporation.

Owner - Mr. Manoj Motaji Purohit.

**To**

Purchasers - M/s. Basera Construction, Represented by its Proprietor  
Mr. Niraj Lalit Mehta.

// TITLE CERTIFICATE //  
TO WHOMSOEVER IT MAY CONCERN

Date :- 16/9/2016.

Ref. :- All that **Bldg. No. C-1** consisting of part **Ground + Four Upper Floors**, Totally Admeasuring **447.53 sq. meters, of FSI**, And **Bldg. No. B-1**, consisting of part **Ground + Two Upper Floors**, Totally Admeasuring **165.55 sq. meters, of FSI**, to be constructed on the piece and parcel of property bearing Old S. No. 376, New S. No. 77, Hissa No. 2, Admeasuring 9180 sq.mtrs., situate, lying and being at revenue village Goddeo, Bhayander (E), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation. In the area of Registration District & Sub-District office of Bhayander/Thane.

Original Owners :- 1) Mrs. Treeza Balduming Farro,  
As per 7/12 Extract 2) Mr. Harold Balduming Farro,  
3) Mr. Joseph Balduming Farro,  
4) Mrs. Flory B. Pereira,  
5) Mr. Alvis Balduming Farro,  
6) Mrs. Monica Balduming Farro,  
7) Mr. Malcum M. Farro,  
8) Mr. Nerius M. Farro,  
9) Mrs. Orfio Gloria Basillio,  
10) Mrs. Penelope Fernandes,  
11) Mrs. Queena D. D'silva,  
12) Mr. Natty Kaitan Farro,  
13) Mr. Stephen Kaitan Farro,  
14) Mrs. Nancy M. Rodricks,  
15) Mrs. Maria Kaitan Farro,  
16) Mrs. Aana George Alfonso,  
17) Mrs. Jessy Florance Corria,  
18) Mr. Mark Kaitan Farro.  
Village Goddeo, Bhayander (E),  
Tal. & Dist. Thane.

1. Originally Mrs. Santaya Kaitan Farro was the owner of several properties inter-alia properties bearing a) Old Survey No. 375, New Survey No. 68, Hissa No. 2, Admeasuring 810 sq. meters, b) Old Survey No. 375, New Survey No. 68, Hissa No. 8, Admeasuring 5130 sq. meters, c) Old Survey No. 376, New Survey No. 77, Hissa No. 2, Admeasuring 9180 sq. meters, d) Old Survey No. 377, New Survey No. 75, Hissa No. 2, Admeasuring 2050 sq. meters, situate, lying and being at Village Goddeo, Bhayandar (E), Taluka and District Thane and in the Registration District and Sub District Thane (hereinafter referred to as "the Said Entire Properties").

2. Whereas the said Mrs. Santaya Kaitan Farro, died intestate on or about 1970, leaving behind surviving legal heirs 1) Mrs. Treeza Balduming Farro, 2) Mr. Harold Balduming Farro, 3) Mr. Joseph Balduming Farro, 4) Mrs. Flory B. Pereira, 5) Mr. Alvis Balduming Farro, 6) Mrs. Monica Balduming Farro, 7) Mr. Malcolm M. Farro, 8) Mr. Nerius M. Farro, 9) Mrs. Orfio Gloria Basillio, 10) Mrs. Penelope Fernandes, 11) Mrs. Queena D. D'silva, 12) Mr. Natty Kaitan Farro, 13) Mr. Stephen Kaitan Farro, 14) Mrs. Nancy M. Rodricks, 15) Mrs. Maria Kaitan Farro, 16) Mrs. Aana George Alfonso, 17) Mrs. Jessy Florance Corria, 18) Mr. Mark Kaitan Farro, as her heirs and legal representatives entitled to all that estates and properties of the said deceased including the said entire properties.

title, interest and share in the said entire property to the said Shri Kuldeep Umraosingh Ostwal and Shri Gyanchand Sancheti alias K. Jain at the price and on the terms and conditions stipulated therein.

6. And Whereas in part performance of the said Agreement dated 1<sup>st</sup> February, 2006, the said Mr. Malcolm M. Farro, Mr. Nerius M. Farro, Mrs. Orfio Gloria Basillio, Mrs. Penelope Fernandes, Mrs. Queena D. D'silva had also allowed the said Shri Kuldeep Umraosingh Ostwal and Shri Gyanchand Sancheti alias K. Jain to use, occupy and possess the said entire property along with the said Mrs. Treeza Balduming Farro, Mr. Harold Balduming Farro, Mr. Joseph Balduming Farro, Mrs. Flory B. Pereira, Mr. Alvise Balduming Farro, Mrs. Monica Balduming Farro, Mr. Natty Kaitan Farro, Mr. Stephen Kaitan Farro, Mrs. Nancy M. Rodricks, Mrs. Maria Kaitan Farro, Mrs. Aana George Alfanso and Mrs. Jessy Florance Corria by signing a Possession Letter to that effect.

7. And Whereas by an Agreement dated 26<sup>th</sup> June, 2006, the said Shri Kuldeep Umraosingh Ostwal and Shri Gyanchand Sancheti alias K. Jain, in their turn, assigned all their right, title and interest in the said entire property including the benefit of an Agreement dated 20<sup>th</sup> April, 2006, executed by the said Mrs. Treeza Balduming Farro, Mr. Harold Balduming Farro, Mr. Joseph Balduming Farro, Mrs. Flory B. Pereira, Mr. Alvise Balduming Farro,

10. And Whereas by an Agreement dated 21st July, 2006, And Subsequent Power of Attorney dated 21<sup>st</sup> July, 2006, the said Mr. Natty Kaitan Farro, Mr. Stephen Kaitan Farro, Mrs. Nancy M. Rodricks, Mrs. Maria Kaitan Farro, Mrs. Aana George Alfanso and Mrs. Jessy Florance Corria had agreed to sell their undivided right, title, interest and share in the said entire property to the said M/s. Tirupati Balaji Enterprises at the price and on the terms and conditions stipulated therein.

11. And Whereas in part performance of the said Agreement dated 21<sup>st</sup> July 2006, the said Mr. Natty Kaitan Farro, Mr. Stephen Kaitan Farro, Mrs. Nancy M. Rodricks, Mrs. Maria Kaitan Farro, Mrs. Aana George Alfanso and Mrs. Jessy Florance Corria had also delivered the possession of their undivided right, title, interest and share in the said entire property to the said M/s. Tirupati Balaji Enterprises.

12. And Whereas the said M/s. Tirupati Balaji Enterprises had acquired all the right, title and interest in the said entire properties from the said Shri Kuldeep Umraosingh Ostwal and Shri Gyanchand Sancheti alias K. Jain as well as the said Mrs. Treeza Balduming Farro, Mr. Harold Balduming Farro, Mr. Joseph Balduming Farro, Mrs. Flory B. Pereira, Mr. Alvise Balduming Farro, Mrs. Monica Balduming Farro, Mr. Malcum M. Farro, Mr. Nerius M. Farro, Mrs. Orfio Gloria Basillio, Mrs. Penelope Fernandes,

15. And Whereas by an Agreement, dated 20<sup>th</sup> February, 2007, registered in the office of Sub Registrar, Thane under Sr. No.TNN4/01584/2007, dated 20th February, 2007, the said M/s.Tirupati Balaji Enterprises, in the capacity of the Constituted Attorney of the original owners, had surrendered the lands bearing Old Survey No.375, New Survey No.68, Hissa No.8, admeasuring 5130 sq. meters, Old Survey No.377, New Survey No.75, Hissa No.2, admeasuring 2050 sq. meters and an area admeasuring 3700 sq. meters forming the part portion of land bearing Old Survey No.376, New Survey No.77, Hissa No.2, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub District Thane, to the Mira Bhayandar Municipal Corporation and as per the terms of the said Agreement dated 20th February, 2007, the Mira Bhayandar Municipal Corporation had agreed to grant the benefit of TDR/DRC in lieu of the said land bearing Old Survey No.375, New Survey No.68, Hissa No.8, admeasuring 5130 sq. meters, Old Survey No.377, New Survey No.75, Hissa No.2, admeasuring 2050 sq. meters and an area admeasuring 3700 sq. meters forming the portion of land bearing Old Survey No.376, New Survey No.77, Hissa No.2, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub District Thane, being the area reserved in the Development Plan of the Mira Bhayandar Municipal Corporation.

Mrs. Maria Kaitan Farro, Mrs. Aana George Alfanso, Mrs. Jessy Florance Corria and Mr. Mark Kaitan Farro and the said Shri Kuldeep Umraosingh Ostwal, Shri Gyanchand Sancheti alias K. Jain and the said M/s. Tirupati Balaji Enterprises, by an Agreement, dated 28<sup>th</sup> February, 2008, agreed to sell, transfer and assign the benefit of TDR/DRC to be granted by the Mira Bhayandar Municipal Corporation in respect of the land bearing Old Survey No.375, New Survey No.68, Hissa No.8, admeasuring 5130 sq. meters, Old Survey No.377, New Survey No.75, Hissa No.2, admeasuring 2050 sq. meters and an area admeasuring 3700 sq. meters forming the portion of land bearing Old Survey No.376, New Survey No.77, Hissa No.2, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub District Thane, being the area reserved in the Development Plan of the Mira Bhayandar Municipal Corporation, to Shri Manoj Motaji Purohit at the price and on the terms and conditions stipulated therein.

18. And Whereas by an Agreement, dated 11<sup>th</sup> February, 2008, And Subsequent Power of Attorney dated 11<sup>th</sup> February, 2008, the original owners viz. Mrs. Treeza Balduming Farro, Mr. Harold Balduming Farro, Mr. Joseph Balduming Farro, Mrs. Flory B. Pereira, Mr. Alvis Balduming Farro, Mrs. Monica Balduming Farro, Mr. Malcolm M. Farro, Mr. Nerius M. Farro, Mrs. Orfio Gloria Basillio, Mrs. Penelope Fernandes, Mrs. Queena D. D'silva, Mr. Natty Kaitan Farro, Mr. Stephen Kaitan Farro, Mrs. Nancy M. Rodricks, Mrs. Maria Kaitan Farro, Mrs. Aana George Alfanso, Mrs. Jessy Florance Corria

22. And Whereas the Mira Bhayandar Municipal Corporation has granted Commencement Certificate to commence with the work of construction of the buildings on the said property vide a Letter No.MB/MNP/NR/1124/2008-09, dated 25<sup>th</sup> June, 2008 and same has been revised by the Mira Bhayandar Municipal Corporation vide its Letter No.MB/MNP/NR/2586/2008-09, dated 20<sup>th</sup> September, 2008 and same has been subsequently got revised from the Mira Bhayandar Municipal Corporation vide Commencement Certificate No. MB/MNP/NR/2812/2009-10, dated 17<sup>th</sup> November, 2009.

23. And Whereas by an Agreement, dated 29<sup>th</sup> March, 2010, registered in the office of Sub-Registrar of Assurance at Thane, Under Sr. No. TNN-4/03733-2010, Dated 9<sup>th</sup> April 2010, the said Shri Manoj Motaji Purohit, had granted the development rights of a) Wing No. 2, In A-Type Building, consisting of part Ground + Nine Upper Floors, Totally Admeasuring 1180.05 sq. meters, of FSI, b) Wing No. 3, In A-Type Building, consisting of part Ground + Nine Upper Floors, Totally Admeasuring 1180.05 sq. meters, of FSI, In all admeasuring 2360.10 sq. meters, to be constructed in the layout of the said properties bearing Old S. No. 375, New S. No. 68, Hissa No. 2, Admeasuring 810 sq.mtrs., And An area admeasuring 5480 sq. meters, forming the part portion of land bearing Old S. No. 376, New S. No. 77, Hissa No. 2, Admeasuring 9180 sq.mtrs., situate, lying and being at revenue village Goddeo, Bhayander (E), Tal. & Dist. Thane, (Hereinafter referred to as the 'Said Building') to Mr. Ritesh Rameshchand Jain, at the price and on the terms & conditions stipulated therein.

26. And Whereas Shri Manoj Motaji Purohit, had entered into a partnership business Vide Deed of Partnership dated 16<sup>th</sup> May 2016, with Shri Bhavesh Lalit Mehta and Shri Pranay Dilip Mehta, in the name and style of "M/s. Ramdev Villa", to construct **Building No. C-1**, consisting of part Ground + Four Upper Floors, Totally Admeasuring 447.53 sq. meters, of FSI, in the layout of the land bearing Old Survey No. 376, New Surrey No. 77, Hissa No.2, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane, in the area of Registration District and Sub District Office of Thane and now within the limits of Mira Bhayandar Municipal Corporation, (Hereinafter referred to as "the Said Building")

27. And Whereas the Mira Bhayandar Municipal Corporation has also issued the Plinth Certificate of the Bldg. No. C-1 & B-1, to be constructed in the layout of the said property vide its Letter Ref. No. MB/MNP/NR/2307/2016-17, Dated 11<sup>th</sup> August, 2016.

And Whereas for the purpose of this report on title, I have relied upon the following:

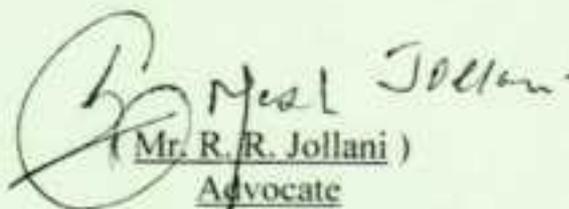
- i) Information relating to lineage on the basis of revenue records as well as copies of title documents provided to me by the said Owners / Builders/Promoters.
- ii) Copy of 7/12, 6/12 & 8-A Extract in respect of the said property.

And Whereas I am not certifying the boundaries of the said property and/or physical condition of the said property since I have not visited the said property.

And Whereas I also certify that M/s. Ramdev Villa, Represented by its partners 1) Mr. Manoj M. Purohit, 2) Mr. Bhavesh L. Mehta, 3) Mr. Pranay D. Mehta, are entitled to develop the said property after obtaining all requisite permissions and sanctions from local bodies, competent authorities concerned.

On the whole from the search taken out by Builders/Promoters Search Clerk at the office of Sub-Registrar Thane No. - 1, 2, 4, 5, 7 & 10, Talathi Office, Bhayander (E), and on the basis and inspection of documents produced before me and the information provided by the Owners / Builders/Promoters that the said property is not subject matter of any suit/litigation in any Court of Law in India, Revenue Department and/or the competent authorities and there have been no amendments or changes to the documents examined by me, considering the above facts that the said documents are genuine and not fabricated and/or forged and not cancelled. Subject to what is stated above without prejudice in my opinion the title of the Owners / Builders/Promoters in respect of the said property is absolutely clear & marketable, free from all encumbrances and reasonable doubts.

Yours Faithfully,

  
(Mr. R. R. Jollani )  
Advocate