

Ref. No. _____

Date: _____

TITLE CLEARANCE CERTIFICATE**TO WHOMSOEVER IT MAY CONCERN**

Re: All that pieces and parcels of land bearing

1. Old Survey No. 69/13 New Survey No. 88/13
2. Old Survey No. 51/26 New Survey No. 102/26
3. Old Survey No. 76/1 New Survey No. 11/1
4. Old Survey No. 76/2 New Survey No. 11/2

Situate at Village Mahajanwadi at Mire Taluka: Thane in the registration Sub-District and District Thane.

Under the instructions from Sanghvi Premises Pvt. Ltd. having their registered office at Ground Floor, Vardhaman Chambers, Cawasji Patel Street, Fort, Mumbai – 400 001. I have investigated the title of the above property and the rights of Sanghvi Premises Pvt. Ltd. to develop the captioned property and construct building/s thereon and sell the premises therein.

I have examined the two Agreements both dated 30/08/2006 and registered in the office of the Sub-Registrar of Assurances at Thane. The Agreement executed by Shri. Ashish Chandrasen Zaveri registered under registration no. TNN7/06969. The Agreement executed by Ms. Shalini Chandrasen Alias Shalini Subahu Zaveri and three others was registered under Registration TNN7/06968.

WHEREAS one Shri. Chandrasen Chimanlal Zaveri was the original owner of the above land property which totally admeasures 51,495.81 sq. mtrs. The said original owner died intestate on 27/07/1966 leaving behind him surviving his wife Smt. Nitina Chandrasen Zaveri, his son Shri. Ashish Chandrasen Zaveri and his four daughters 1. Shalini Subahu Zaveri 2. Mrs. Ameeta Bharat Bhatia 3. Mrs. Yamini Ramnik Kapadia and 4. Mrs. Nandita Pravin Desai as his legal heirs. According to Hindu Succession Act, 1956 each having 1/6th undivided share. Whereas Smt. Nitina Chandrasen Zaveri died on 17/01/1995 leaving



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behind a Will dated 13/07/1990 whereunder she bequeathed her undivided 1/6th share in the said property unto her son Mr. Ashish Chandrasen Zaveri. The said will is not probated.

AND WHEREAS Shri. Ashish Chandrasen Zaveri under a registered Agreement dated 30/08/2006 sold and transferred all his right, title and interest including development rights in respect of his 2/6th undivided share in the said property to M/s. Sanghvi Premises Pvt. Ltd., a company incorporated and registered under the Companies Act, 1956. Likewise, the above said four daughters of Late Shri. Chandrasen Chimanlal Zaveri by another registered Agreement dated 30/08/2006 sold and transferred all their right, title and interest including development rights in respect of their each 1/6th undivided share in the said property to said M/s. Sanghvi Premises Pvt. Ltd.; the Builders and Developers herein on the terms and conditions and for consideration as stated therein. The Builders/ Developers herein have been made aware that portions of the said property have been reserved for primary school, playground, garden and D. P. Road and there are hutments on portions of the said property.

I have also perused the revenue records and the 7/12 extract. As per the 7/12 extract the name of Smt. Nitina Chandrasen Zaveri the widow of the original owner of the said property the late Shri. Chandrasen Chimanlal Zaveri and their son Shri. Ashish Chandrasen Zaveri and said four daughters were mentioned as the owners of the said property.

I have also perused the Search Report dated 28/05/2006 submitted by the Search Clerk Shri. N.D. Rane and found there is nothing against the clear and marketable title of the above said joint owners who sold, transferred and


Adv.

K. S. V. Rao

M.A., LL.B.

ADVOCATE - HIGH COURT

Windsor Plaza,
Flat No.101, A-wing,
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Dombivli (E)-421 201.
Dist. Thane

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assigned the development rights to the Developers i.e., Sanghvi Premises Pvt. Ltd.

I have also perused the public notice dated 16/03/2006 in the Free Press Journal and Nav-Shakti issued by M/s. Kirit Damania, Advocates and Solicitors of the joint owners and successors to the said property who sold and transferred the development rights to the Developers. Three objections / claims have been received in response to the said Public Notice. The Developers however have settled their claims amicably.

After careful examination of the above documents I am of the opinion that Sanghvi Premises Pvt. Ltd. had validly and legally purchased the development rights over the said property and their title over the said property is clear and marketable. They are thus entitled to develop the said property by constructing both residential and commercial buildings thereon and authorized to sell the flats / premises therein on ownership basis after complying with the applicable laws, rules and regulations.

Dated this 2nd September, 2006



K.S.V. RAO
(Advocate)

K. S. V. Rao

M.A., L.L.B.

ADVOCATE - HIGH COURT

Windsor Plaza,
Flat No., 101, A-wing,
Off. Rajaji Path, Ayare Village,
Dombivli (E) - 421 201.
Dist. Thane
Tel.No. 2454581

Ref. No. _____

Date : 6-6-2016

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: All that pieces and parcels of land bearing
1. Old Survey No. 69/13 New Survey No. 88/13
2. Old Survey No. 51/26 New Survey No. 102/26
3. Old Survey No. 76/1 New Survey No. 11/1
4. Old Survey No. 76/2 New Survey No. 11/2
Situate at Village Mahajanwadi at Mire Taluka: Thane in the registration Sub-District and District Thane.

Under the instructions from Sanghvi Premises Pvt. Ltd. having their registered office at Ground Floor, Vardhaman Chambers, Cawasji Patel Street, Fort, Mumbai – 400 001, I have investigated their title to the captioned property and the rights of Sanghvi Premises Pvt. Ltd. to develop the captioned property and construct building/s thereon and sell the premises therein and I have issued Title Clearance Certificate dated 2nd September, 2006.

M/s. Sanghvi Premises Pvt. Ltd. have now requested me to issue a further Title Clearance Certificate duly investigating the title as on 6th June, 2016 as to their title as “Owners & Developers” of the captioned property and accordingly I have perused all the documents made available to me including the Search Report dated 2nd June, 2016 submitted by Search Clerk Shri. Chandrakant More.

As per my investigation of the title of Sanghvi Premises Pvt. Ltd. in respect of the captioned property, I have found that, by virtue of a Deed of Conveyance dated 20th July, 2012 registered with the Sub-Registrar of Assurances at Thane-7 under serial no.TNN7-00439-2012; the Original Owners namely, 1) Mr. Ashish Chandrasen Zaveri, 2) Ms. Shalini Chandrasen alias Mrs. Shalini Subahu Zaveri, 3) Ms. Ameeta Chandreasen alias Mrs. Ameeta Bharat Bhate, 4) Mrs. Yamini Ramnik Kapadia and 5) Ms. Nandita Chandrasen alias Nandita Pravin Desai; have conveyed and transferred the captioned

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property to M/s. Sanghvi Premises Pvt. Ltd. Now M/s. Sanghvi Premises Pvt. Ltd. have become the sole and absolute owners of the captioned property.

By a Deed of Mortgage dated 7th September, 2015 registered with the Sub-Registrar of Assurances at Thane-7 under serial no.TNN7-6549-2015; M/s. Sanghvi Premises Pvt. Ltd. have mortgaged the captioned property to ICICI Bank Limited to avail project construction loan.

On perusal of all the relevant documents I thus state that, I have found nothing adverse to the rights and title of M/s. Sanghvi Premises Pvt. Ltd. over the captioned property. After careful examination of all the relevant documents I am thus of the opinion that, M/s. Sanghvi Premises Pvt. Ltd. have validly and legally purchased the captioned property including the development rights in respect thereof and thus their title as the "Owners & Developers" over the said property is clear and marketable and that they are thus entitled to develop the said property by constructing both residential / commercial buildings thereon and further entitled to sell the flats / premises / shops therein on ownership basis after complying with the applicable laws, rules & regulations.

Dated this 6th June, 2016

K.S.V. RAO
(Advocate)