

Date :08/06/2019

TITLE CERTIFICATE

Ref: ALL THAT pieces and parcels of plots of land bearing Survey/ Gut No.59/A /2/A area adms. 4156 Sq. Mtrs. and Survey/Gut No. 59A Hissa No. 16A/1/1 area adms. 1611 Sq. Mtrs., totally admeasuring about 5767 sq.mtrs, lying being and situate at Village Chitalsar Manpada, Taluka and District Thane, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District, Thane. (Hereinafter referred to as "SAID PROPERTY").

THIS IS TO CERTIFY THAT I have investigated the title of the said property by perusing the following Documents;

- 1) 7/12 Extract in respect of the said Property.
- 2) Copy of ULC Order bearing No. ULC/TA/T-1 N4/ C- Manpada/SR-12 dated 19/69/2000.
- 3) Mutation Entries in respect of said Property.
- 4) Public Notice dated 24/05/2019 published in daily - News Paper The Free Press Journal, Navshakti and Thane Vaibhav.
- 5) Search Report dated 19/12/2010 and 15/05/2019 issued by Adv.S.D.Kulkarni .
- 6) Development Agreement dated 14/03/2002 registered under Serial No.Sr.NO.TNN-5, 1132/2002,

on 14/03/2002 executed by Mr.Harendra Dahyabhai Jani and Ambrish Velji Bauva and others.

- 7) Declaration dated 12/11/2003 registered under Serial No.Sr.NO.TNN-5, 7221/2003, on 12/11/2003 executed by Mr. Milind Korde and others POA of Mr.Harendra Dahyabhai Jani.
- 8) Agreement For Sale of TDR dated 30/04/2004 registered under Serial No.Sr.NO.TNN-5-3554/2004, 12/05/2004 executed by Ambrish Velji Bauva and others the partners of M/s. Ravechi Construction and Shreedhar Gopal partner of Ravi Relators .
- 9) Deed of Conveyance dated 04/11/2010 registered under Serial No.Sr.NO.TNN-5, 11513/2010, on 04/11/2010 executed between Mr.Harendra Dahyabhai Jani through his Constituted Milind Anand Korde as the Vendors and Ambrish Velji Bauva and others the partners of M/s. Ravechi Construction as the Confirming Party and M/S. SQUARE FEET Builder as the Purchasers.
- 10) N.A. Order bearing No. Revenue /K1/T1/NAP/SR-129/2003 Dated 28/10/2003.

Under the instructions of Thane Squarefeet Lifestyles LLP previously known as M/S. SQUARE FEET BUILDERS a partnership firm now having address at 2nd floor, Satyam Building, Opp MTNL, Near Malhar Cinema, M.G.Road, Naupada, Thane(W), I have investigated the title of the

above mentioned property. During the course of investigation I have perused the above said documents:-

After perusal of the abovementioned documents and after considering the representations made in the concerned documents by the concerned persons, I express my opinion about the title of the said property as under :-

- 1) That, from the records and the representations made in various documents it revealed that at the material time Mr.Harendra Dahyabhai Jani was the owner of the plots of land bearing Survey /Gut No.59 Hissa No. 2(P) area adms. 0Hectares and 70 Ares i.e. 7000sq.mtrs. and Survey/ Gut No. 59 Hissa No. 16(P) area adms. 0Hectares and 24 Ares i.e. 2400 sq.mtrs., lying being and situate at Village Chitalsar Manpada, Taluka and District Thane, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District, Thane. (Hereinafter referred to as "SAID LARGER PROPERTY").
- 2) That, by Order dated 19th September 2000 passed by the Additional Collector Competent AUTHORITY, Thane Urban Agglomeration under the provisions of Section 8(4) of the Urban Land (Ceiling and regulation) Act 1976 (since repealed) , after recording that the larger property was agricultur land and was falling in G-Zone it was held that Urban Land (Ceiling and regulation) Act 1976 was not applicable to the said

larger property and accordingly the proceeding in the matter were being closed.

- 3) That, by Development Agreement dated 14/03/2002 registered under Serial No.Sr.NO.TNN-5, 1132/2002, on 14/03/2002 executed by Mr.Harendra Dahyabhai Jani as the Owners and Ambrish Velji Bauva and others as the Developers, the said Mr.Harendra Dahyabhai Jani granted and assigned the development rights of said larger property to Ambrish Velji Bauva and others for the Consideration and upon the terms and conditions contained therein. Pursuant to the said agreement the said Mr.Harendra Dahyabhai Jani also executed power of attorney registered under Serial No.TNN-5, 52/2002 in favour of Ambrish Velji Bauva and others in order to enable them to carry out all acts, deeds, matters and things in respect of the development of the said larger property.
- 4) That the Government of Maharashtra sanctioned Development plan of Thane City vide Notification No. TPS 1297/1319/CR-148/97/UD-12 dated 4/10/1999 certain part in the regard to which modification were of substantial nature were excluded from the sanction development plan of Thane city. As per the said Development plan dated 4/10/1999 portion of the said larger property was shown as reserved for 40 mtr. vide D.P. road.

- 5) That, by N.A. Order bearing No. Revenue /K1/T1/NAP/SR-129/2003 Dated 28/10/2003, the Collector Thane granted permission for Non-agriculture use in respect of the said larger Property :
- 6) That, as per the development plans, prepared and sanctioned in force under the provisions of Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the Said Development Plans) for Thane Municipal Corporation (hereinafter referred to as TMC) , the portion of said larger property some portion was shown as reserved for the purpose of 40 Mtrs. Wide DP Road. As per the said Development plans the Mr. Milind Korde POA of Harendra Jani by declaration dated 12/11/2003 registered under Serial No..TNN-5, 7221/2003, on 12/11/2003 surrendered the portion of said larger property reserved for 40 meters DO Road. to Thane Municipal Corporation .
- 7) Simultaneously the Development Rights acquired by said Amrish Velji Bauva and others, by the said Development Agreement, introduced by therein the Partnership firm M/s. Ravechi Construction.
- 8) That, as per the said development plan and the D.C Regulations 1994 of T.M.C. on surrender of the portion of said larger property to T.M.C.. The TMC granted Transferable Development Rights to M/s.

Ravechi Construction as provide under D.C. Regulation 1994.

9) That vide Agreement For Sale of TDR dated 30/04/2004 registered under Serial No.Sr.NO.TNN-5-3554/2004, 12/05/2004 executed by Ambrish Velji Bauva and others the partners of M/s. Ravechi Construction and Shreedhar Gopal partner of Ravi Relators agreed to sell the TDR recived from the Thane Municipal Corporation..

10) That, the remaining portion of the Said larger property (excluding the portion reserved for 40 meters vide DP Road after handing over of the D.P. Reservation,) the T.I.L.R. Thane, Sub-Divided the Gut No.59 Hissa No. 2(P) and Gut No. 59 Hissa No. 16(P) and prepared the Hissa Form No.12 in respect thereof and effect to Hissa Form No.12 came to be given in record of rights of the Property vide Mutation Entry No.743 as under :-

New Survey/Gut No.	Area in Sq.Mtrs.
59/ A/2/A	4156
59 A/16A/1/1	1611

(hereinafter referred to as "said property")

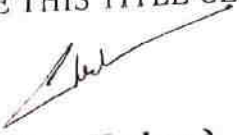
11) That, by Deed of Conveyance dated 04/11/2010 registered under Serial No.Sr.NO.TNN-5, 11513/2010, on 04/11/2010 executed between Mr.Harendra Dahyabhai Jani through his Constituted Attorney

Milind Anand Korde and others (therein referred to as "Vendor") and Ambrish Velji Bauva and others the partners of M/s. Ravechi Construction (therein referred to as "Confirming Party") and M/S. SQUARE FEET BUILDER (therein referred to as "Purchaser") M/S. SQUARE FEET BUILDER has purchased the said property from Mr. Harendra Dahyabhai Jani through his Constituted Milind Anand Korde and Ambrish Velji Bauva and others the partners of M/s. Ravechi Construction. Thereafter the said property has incorporated its name in the records of right in the name of M/S. SQUARE FEET BUILDER, vide mutation Entry No. 873.

- 12) I have also released public notice in local newspaper The Free Press Journal, Navshakti and Thane Vaibhav dated 24/05/2019 in respect of said property, inviting objection if any, but I have not received any objection till date.
- 13) That, on scrutiny of above referred documents submitted before me and on taking search of the said property in the office of concern sub-registrar office by Adv.S.D.Kulkarni vide Search Report dated 19/12/2010 and 15/05/2019, I am in the opinion that, Thane Square Feet Lifestyles LLP previously known as M/S. SQUARE FEET BUILDER is the absolute and lawful owners of the said property and said property is free from all

encumbrances and title of the said property, is clear and marketable.

HENCE THIS TITLE CERTIFICATE.


(Gaurish R. Kadam)

Advocate