

DEBAJIT DUTTA

B.A.L.L.B MBA

ADVOCATE, HIGHCOURT

110, Punit Chambers

Plot no-796 Sector- 18

Vashi Navi Mumbai-400703

TO WHOM SOEVER IT MAY CONCERN

TITLE CERTIFICATE

This is to certify that under instructions of our client, M/s Paradise Lifespaces LLP, we have conducted an investigation of title in respect of the following properties more particularly described in the schedule given below situate at Village Kolkhe, Taluka Panvel- District - Raigad based on the documents provided to us.

Schedule of the Properties

All those pieces or parcels of land situated, lying and being at village Kolkhe, Taluka Panvel, District Raigad admeasuring about 1,26,231 sq. metres or thereabouts bearing survey nos as listed below:

Sr. No	Survey / Hissa No	Area (SqM)	Name of the owner as on 7/12 Extract of the Land
1	95 / 1	1900	Dhariwala Development
2	95 / 2	3500	Mohsin Ebrahim Dhariwala
3	95 / 3/A	1800	Mohsin Ebrahim Dhariwala
4	98 / 1	2710	Aziz Esmail Dhariwala
5	98 / 2	3970	Esmail Ebrahim Dhariwala
6	98 / 3	6580	Esmail Ebrahim Dhariwala & ors
7	98/4/A	3780	Aziz Esmail Dhariwala
8	98/4/B/1	3640	Esmail Ebrahim Dhariwala
9	98/4/B/2	3770	Zakia Badaruddin Dhariwala & ors
10	98 / 5	4431	Aziz Esmail Dhariwala
11	98 / 7/K	800	Zakiya Badaruddin Dhariwala & ors
12	98 / 8	2600	Aziz Esmail Dhariwala
13	98 / 9	1720	Esmail Ebrahim Dhariwala
14	98/10/A	1460	Aziz Esmail Dhariwala
15	98/10/B	5080	Dhariwala Devalopment
16	99	4400	Dhariwala Development
17	101 / 3	2120	Esmail Ebrahim Dhariwala
18	101/4/A	2070	Dhariwala Development
19	101/4/B	1240	Esmail Ebrahim Dhariwala
20	101/4/C	1670	Dhariwala Development
21	101 / 5	7180	Dhariwala Development
22	101 / 6	3290	Dhariwala Development
23	101 / 7	4200	Dhariwala Development

24	101/8/A	4430	Yahyabhai Ebrahim Dhariwala
25	101/8/B	5900	Mohsin Ebrahim Dhariwala
26	101/9	5110	Dhariwala Development
27	101/10/A	4400	Dhariwala Development
28	101/10/B	4050	Zakiya Badaruddin Dhariwala
29	102	3920	Yahyabhai Ebrahim Dhariwala
30	103/1	730	Dhariwala Land Development
31	103/2	7210	Dhariwala Land Development
32	103/3	1240	Dhariwala Land Development
33	103/4	2960	Dhariwala Land Development
34	110/10	5740	Mohsin Ebrahim Dhariwala
35	110/11	6630	Dhariwala Development
	<b>TOTAL</b>	<b>1,26,231</b>	

*And bounded as under:*

*North: Kolkhe River ----- East: NH-17*

*South: NH-4B ----- West: Tributary of River*

*M/s Paradise Lifespaces have entered into the Development Agreement registered at serial no PVL-4/791/2013 on 24/01/2013 with Sub-Registrar of assurances at Panvel-4 with the Land owners M/s Dhariwala Development, Mr. Esmail Ebrahim Dhariwala, Mr. Mohsin Ebrahim Dhariwala, Mr. Yahyabhai Ebrahim Dhariwala, Mr. Kutub Badruddin Dhariwala, Mr. Aziz Esmail Dhariwala, Mrs. Zakia Badruddin Dhariwala and Mrs. Sarah Moiz Unwala for the development of land admeasuring 126231 Sq. Mtrs more particularly described in the schedule given below at Village Kolkhe Taluka Panvel District Raigad.*

*All the land owners have irrevocably appointed Mr. Esmail Ebrahim Dhariwala and Shri Aziz Esmail Dhariwala jointly and / or severally as their constituted Attorney to deal with the said land through Power of Attorney dated: 29<sup>th</sup> December 2012. The said Power of Attorney is registered with the sub-registrar of assurance at Panvel bearing serial no. PVL-4/792/2013 on 24<sup>th</sup> January 2013.*

*M/s Paradise Lifespaces LLP is developing a large scale housing scheme in phases, by constructing thereon residential and commercial units under Rental Housing Scheme of the Government of Maharashtra and amendments/notification issued from time to time. Accordingly, Mumbai Metropolitan Region Development Authority (the "MMRDA") has granted location clearance and approved layout plan vide its letter no MMRDA/RHD/RHS-63(II)/14/114 dated: 28<sup>th</sup> March 2014 as amended on 07<sup>th</sup> July 2015.*

City and Industrial Development Corporation of Maharashtra Limited (the "Corporation") has granted Commencement Certificate for the Phase-1 of the Rental Housing Scheme vide letter dated 29th August 2016 bearing no. CIDCO/NAINA/PANVEL/Kolkhe/BP-112/CC/2016/04388.

**FOR THE PURPOSE OF THIS CERTIFICATE:**

A. We have perused the documents specified herein and have relied upon the registered documents, relevant mutation entries and the 7/12 extracts of the respective properties.

B. We have relied upon information relation to:

- Lineage, on the basis of revenue records and information.
- Copies of the title documents; and
- Copies of mutation entries, 7/12 extracts and other revenue records.
- Mutation entries provided to us accurately reflects the transactions contained therein and the same have consummated in accordance with law:
- Mutation entries which are not available / provided do not have an adverse effect on the title of the properties.
- All documents submitted to us as photo copies or other copies of originals conform to the originals and all such originals are authentic and complete;
- All signature and Seals on any documents submitted to us are genuine;
- There have been no amendments of changes to the documents examined by us;
- The karta or representative of a joint family (or his heirs), as reflected in the land record has executed the purchase deed for and on behalf of the joint family;
- Wherever any minors' rights are involved the same have been dealt with by their natural guardian and the same have not been challenged by such minors upon their attaining majority; and
- The legal capacity of all natural persons is as they purport it to be.

X

*M/s Paradise Lifespaces LLP has entered in to a registered development agreement with the Land Owners who have granted exclusive development rights of the said land to the Developer. Further the competent Authority CIDCO has granted Commencement Certificate to the project named as SAI WORLD CITY.*

*On basis of aforesaid investigation we certify that the Title of the all lands mentioned in the Development Agreement and schedule herein is clean clear and marketable and free from all encumbrances.*

*This certificate is for the benefit of our clients M/s Paradise Lifespaces LLP and their Customers / Purchasers / Bankers etc.*

*Dated this 27<sup>th</sup> day of October, 2016.*

*Yours Truly,*



*Debajit Dutta*

*Advocate High Court*