

J Nishar & Co

Advocates & Solicitors

212, Thacker Tower, Plot No.86, Sector 17, Vashi, Navi Mumbai 400 703

Email : admin@jnc.tel Tel : 2788 8320

TITLE CERTIFICATE

June 24, 2019

Vir Enterprises

1705, Bianca, 17th floor

Gundavali Gaon, Azad Road

Andheri (E), Mumbai 400 069

Sub: Title Certificate of land bearing Plot No.105/1, Sector 21, situated at Ghansoli, Navi Mumbai 400 701, Taluka and District Thane.

Dear Sir,

We have investigated the title of **Vir Enterprises ("Vir")**, represented by its partners, Jinesh Bipin Patel ("**Jinesh**") and Bipin Rasiklal Patel ("**Bipin**") to the property described as below:

Land parcel admeasuring 549.33 sq. mtrs

bearing Plot No.105/1, Sector 21

Node: Ghansoli

Taluka and District: Thane

Pincode: 400 701, File No.124

(This property is hereinafter referred to as the "**Plot**")

ORIGINAL DOCUMENTS REVIEWED

1. Allotment letter dated 05/09/2010 issued by City and Industrial Development Corporation of Maharashtra Limited ("**CIDCO**") to (1) Ragunath Atmaram Koli, (2) Anjali Vijay Patil, (3) Dattatray Narayan Koli, (4) Bhaskar Narayan Koli, (5) Janardhan Narayan Koli, (6) Venubai Krishna Koli, (7) Parshuram Krishna Koli, (8) Dnyandev Krishna Koli, (9) Pravin Krishna Koli and (10) Mandakini Ramesh Koli, hereinafter, thereby allotting the said Plot. All these allottees are hereinafter collectively referred to as the "**Original Allottees**;"
2. Agreement to Lease dated 05/11/2018, bearing registration number TNN8/12728/2018, between CIDCO and the Original Allottees, in respect of the Plot;



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3. Deed of Partnership dated 12/01/2015 between (1) Jinesh, (2) Ramesh Mengar ("**Ramesh**"), (3) Bipin, and (4) Hiren Sanghvi ("**Hiren**") in the name and style of Vir Enterprises;
4. Deed of Reconstitution dated 15/01/2018, between Jinesh, Ramesh, Bipin, and Hiren, wherein, Ramesh and Hiren have retired, and Jinesh and Bipin continue as the partners of Vir;
5. Tripartite Agreement dated 20/02/2019, bearing registration number TNN6/2162/2019, between the CIDCO, the Original Allottees & Vir, thereby assigning the leasehold rights in the said Plot unto Vir;
5. Final Order dated 26/02/2019 issued by CIDCO confirming transfer and assignment of the leasehold rights of the said Plot in favour of Vir;
6. Development Permission and Commencement Certificate dated 14/06/2019 bearing reference number NMMC/TPO/BP Online No.20191CNMMC15099/2382/2019 issued by the Navi Mumbai Municipal Corporation ("**NMMC**") together with sanctioned building plans for constructing residential building of stilt +7 upper floors (26 residential units) on the said Plot.

SUB -REGISTRAR SEARCH

Land Search was taken by our Search Clerk, Kishan Bhide, in respect of the Land, for 30 years, i.e., from the years 1989 until 2019. Our Search Clerk took the searches in the Offices of the Sub-Registrar of Assurances, at Thane bearing offices nos.3, 6, 8, 9, 11, i.e., various offices located in Navi Mumbai at Vashi, Nerul, Kopar Khairane, Airoli-Kalwa, and Belapur as also did the online searches to the extent of data available. He submitted his report dated 27/02/2019.

We have examined the search report and have not found any adverse entries in the search report. The search report and the search receipt are annexed to this title report.

PUBLIC NOTICE

The undersigned had issued a public notice dated 18/11/2019 in Marathi language in Marathi daily Naveshahar, inviting claims and objections in respect of the said Plot. Until date, the undersigned has not received any claims and objections to the publication of the said notice.



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TITLE SUMMARY & TRACING OF TITLE

1. On or about 05/09/2018, CIDCO allotted the Plot to the Original Allottees by way of the Allotment Letter. The said allotment summarizes the eligibility of the Original Allottees, their entitlement to the said Plot, etc.
2. On or about 05/11/2018, CIDCO agreed to lease the said Plot to the Original Allottees and also handed over the physical possession of the said Plot to the Original Allottees under 12.5 % scheme [Gaothan Expansion Scheme (GES)].
3. On or about 12/01/2015, (1) Jinesh, (2) Ramesh, (3) Bipin and (4) Hiren entered into Partnership to carry on the business of construction and development of plots and such other activities as mentioned therein, in the name and style of Vir Enterprises. On or about 15/01/2018, Deed of Reconstitution was entered between these four persons, wherein Ramesh and Hiren retired from the partnership and Jinesh and Bipin continued as the partners of Vir Enterprises.
4. On or about 20/02/2019, Tripartite Agreement was executed between the Original Allottees, Vir, and the Original Allottees, wherein the Original Allottees *inter alia* assigned and transferred all their rights in the said Plot in favour of and unto Vir.
5. CIDCO granted final order dated 26/02/2019 to Vir, confirming the transfer of the leasehold rights in the said Plot unto them. Accordingly, the said rights in the said Plot stood transferred and assigned in the name of Vir.
6. On or about 14/06/2019, NMMC issued Development Permission and Commencement Certificate (the "CC") to Vir for constructing 26 residential flats (stilt + seven upper floors) based on the sanctioned plans, on the said Plot.
7. The Land Search Report does not have any adverse entries nor has there been any claims and objections to the public notice published by the undersigned.
8. Vir has informed the undersigned that the name of the building to be constructed on the said Plot will be known as "*Asha Harmony*."



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Based on the searches conducted at the jurisdictional office of the Sub-Registrar of Assurances, Thane, publication of the public notice and based on the original documents reviewed as listed above, we are of the view that Vir Enterprises has clear and marketable title over the Schedule Property, i.e., the said Plot No.105/1, Sector 21, Ghansoli, Navi Mumbai 400 701, Taluka and District Thane.

GENERAL

- a) For the purpose of this report we have assumed:
- (i) the legal capacity of all natural persons, genuineness of all signatures and authenticity of all documents submitted to us as photocopies.
 - (ii) that there have been no amendments or changes to the documents examined by us.
 - (iii) the accuracy and completeness of all the factual representations made in the documents.
 - (iv) the correctness of the references, dates and facts of the documents referred to in the documents reviewed by us.
- b) The report has been prepared based on the documents perused by us and given at the request of the clients to whom it is addressed.
- c) This report may not be relied upon by any other person or for any other person. This report may not be quoted or referred to in any public document or disclosed without our prior written consent.

Yours truly,



(J Nishar & Co)

Advocates & Solicitors



Encl: as above