

**Office :**

3<sup>rd</sup> Floor, Basilius,  
Rodas Enclave, Hiranandani Estate,  
Near Commissioner Bungalow,  
Ghod Bunder Road, Patlipada,  
Thane (W) – 400 607.

① 2530 8032

**S.M. KARNIK**

B. A. LL.B

**ADVOCATE**

(Enrollment No. MAH/1569/1985)

**AJAY S. YADAV**

B.Com. LL.B.

**ADVOCATE**

(Enrollment No. MAH/4008/2011)

**TO WHOMSOEVER IT MAY CONCERN**

**Property/Land Ref.:** That piece or parcel of non-agricultural land or ground situate, lying and being at Revenue Village - **Kolshet** Taluka and District Thane, within the limits of Thane Municipal Corporation and in the Registration District and Sub-District of Thane and bearing Survey/Hissa No. **163/2**.

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The search of the Index II of the above referred land has been taken by us in the office of Sub-Registrar of Assurances at Thane from 1951 upto 29.05.2017. It is found in the said search that the transactions have taken place in respect of above referred land as mentioned in the Search Reports, found the entries recorded therein.

That by and under Sale Deed dated 16.02.1966 one Smt. Mathurabai Gana Tare and others sold and transferred interalia land referred above to Shri. Pukhraj Rupchand Jain, who during his life-time on 05.02.1988 executed Will in favor of his wife Smt. Gulabbai Pukhraj Jain.

The said Pukhraj Rupchand Jain died on 28.06.1988, leaving behind him heirs wife- Smt. Gulabbai Pukhraj Jain, Sons 1) Dilip Pukhraj Jain, 2) Bharat Pukhraj Jain and married daughters 3) Leela Dilip Mehta 4) Vimla Indrvadhan Mutha, and 5) Usha Vinod Rajawat (M.E.No.1777). The Children of the said Pukhraj had given written Jabab before the concern



revenue authority, and above referred to as per Will of their father interalia the land the name of Smt. Gulabbai Pukhraj Jain was recorded alone (M.E.No. 1821).

Thus the land referred as above has been recorded on 7/12 extract in the kabjedar column in the name of **Smt. Gulabbai Pukhraj Jain** (hereinafter referred to as “the said **Owner**”).

That by and under Development Agreement dated 05.12.2001 registered with the Sub-Registrar of Assurances Thane -1 under serial no. 10626/2001 on 05.12.2001 executed by the said **Owner** for self and being the constituted attorney of her children Shri. Dilip Pukhraj Jain and 4 others interalia in respect of above referred land, have granted the development rights to Roma Builders Pvt. Ltd., a company incorporated under the Companies Act, 1956, having its office at : 514, Dalamal Towers, Nariman Point, Mumbai – 400 021 (the Developers). In pursuance of the said Development Agreement dated 05.12.2001, the said **Owner** executed Power of Attorney dated 05.12.2001, interalia, allowing, authorizing the nominees of the Developers to do, perform and carry out various acts, deeds, matters, things, privileges, rights and authorities which are in details contained therein.

By an under Development Agreement dated 16.04.1998 duly registered with the Sub-Registrar of Assurances, Thane - 1 under Sr. No. 2227/1998 executed by Smt. Mathurabai Gana Tare and others have granted Development Rights interalia in respect of land referred above to, for consideration and on terms and conditions recorded therein in favor of the Developers. In pursuance to the Development Agreement dated 16.04.1998, the said Smt. Mathurabai Gana Tare and others have executed in favor of the nominees of the Developers registered Power of Attorney dated 24.04.1998.

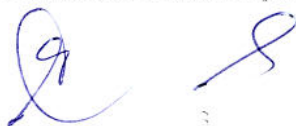


By an under Development Agreement dated 05.05.2003 duly registered with the Sub-Registrar of Assurances, Thane - 5 under Sr. No. 2763/2003 executed by Babulal Dalichand Jain and others and have granted Development Rights interalia in respect of land referred above to, for consideration and on terms and conditions recorded therein in favor of the Developers. In pursuance to the Development Agreement dated 05.05.2003, the said Babulal Dalichand Jain and others have executed in favor of the nominees of the Developers registered Power of Attorney dated 07.05.2003.

In view thereof, we record that the Developers are fully, freely authorized and entitled to deal with and dispose of the Development on the above referred land (constructed and/or otherwise) in the manner and for the consideration and upon the terms and conditions as the Developers may think fit, proper and to receive, recover and appropriate the consideration and all other benefits on the terms of such sale and transfer.

It is observed and the information being made available to us that, Thane Municipal Corporation, Thane vide it's Commencement Certificate bearing V.P.No.91140/2D/TMC/TDD/268 dated 31.03.2016 for the lay-out including the land above referred to comprising various buildings including the building being **No. 59** popularly known as "**FLAMINGO**" being constructed on the portion of piece and parcel of land referred above to. Ms. Sharmistha Mukerjee-Shinde, Architect has issued a certificate to that effect on 19.07.2017, and the copy of the Architect Certificate attached herewith for ready reference.

On investigating the copies of documents made available to us for inspection including relevant orders under Urban Land (Ceiling and Regulation) Act 1976, N.A. Permission bearing No. Rev/D-1/T-1/NAP/SR-107/2003 dated 17.09.2003 issued by the Collector, Thane and revenue records and search reports and further I/we have gone through



'Public Notice' dated 29.05.2006 in daily 'Thane Vaibhav' published by Sub-Divisional Officer, Thane, Division - Thane wherein given property description interalia, village - Kolshet/Kavesar, wherein mentioned about acquisition of the land by the Govt. under Indian Forest Act 1927, and Maharashtra Private Forest Act 1975 for acquisition of the lands and letter dated 11.12.2012 issued by Range Forest Officer, Thane Forest Division, Thane, referred the lands mentioned therein excluding the lands above referred to, listed Survey Nos. of the Kolshet/Kavesar villages are deemed to be "Reserved Forests" as per the provisions of the Maharashtra Private Forest (Acq) Act, 1975, we find that the title of the said Owner to the above referred land is free from encumbrances, clear and marketable, subject to, found an entry in search of Index II of the year 1963 that Smt. Mathurabai Gana Tare and others have/had entered into an Agreement for Sale dated 22.03.1963 in favor of one Shri. Misarimal Bakshiram Shet and another and same was registered in the office of the Sub-Registrar of Assurances, Thane below Sr. No. 569B-724-125, and further subject to creation of mortgage in respect of interalia the land above referred to (**Skylark Sector - Flamingo building**), created by the Developers in favour of the I.C.I.C.I . Bank Ltd. found in search an entry of Index II of the year 2016. Deed of Mortgage is registered below Sr. No.TNN-2-14463/2016 Regd. on 29.12.2016 and Sr. No. TNN - 2 - 14551 / 2016 Regd. on 31.12.2016 respectively in the office of Sub-Registrar of Assurances Thane-2, further subject to the provisions of the Urban Land (Ceiling and Regulations) Act, 1976 (since repealed) and any notices sent or orders passed thereunder.

Thane.

Date: 20.07.2017

  
S. M. KARNIK  
ADVOCATE

  
AJAY S. YADAV  
ADVOCATE