

Fernandes & Co.

ADVOCATES

Offi : G/02, Ground Floor, Rupa Apt., Near Patil Hospital & Gavari Jewellers, S.T.Depot Road, Nallasopara (W), Tal. Vasai, Dist. Palghar (Old Thane), Pin - 401 203.

• Mob. : 9096028368 / 9552262941

CERTIFICATE OF TITLE

1. This is to certify that, we have, for the purpose of investigating the title of one DDPL GLOBAL INFRASTRUCTURE PVT. LTD, a private limited company, having its administrative office at Bunglow No.1, Shreeji Vihar, Opp. MTNL, S.V.Road, Kandivali (W), Mumbai-400067 , to the property bearing Old Survey No.234 Hissa No. 2A, corresponding to New Survey No. 45 Hissa No. 2A, area admeasuring about 0H-68R-9P equivalent to 6890 Sq. Mtrs. or thereabouts and Old Survey No. 234, Hissa No. 5, corresponding to New Survey No. 45, Hissa No. 5, area admeasuring about 0H-05R-3P equivalent to 530 Sq. Mtrs. or thereabouts being, lying and situated at Village Tivri, Taluka Vasai, District Palghar (erstwhile part of Thane District) in the Registration District of Thane and Registration Sub-District of Thane - Bassein and within the jurisdiction of Sub Registrar of Assurances, Vasai (hereinafter referred to as "THE SAID PROPERTY"). and for the purpose relied on the search taken by search clerk, Sanjay Patil in respect of the various properties including the said property for Sub-Registrar's Office at Bassein for the year 1952 to 2018. A copy of the Search Report is annexed hereto and marked as ANNEXURE "A".

2. We have perused the Revenue Records namely the 7/12 extract issued by the concerned authority with respect to the said property which shows that the said property stands in the name of DDPL GLOBAL INFRASTRUCTURE PVT. LTD through its Director Mr. Hemant Anant Patil as the Owner.
3. We have perused the Revenue Records including 7/12 extracts and relevant Mutation Entries issued by the concerned authority with respect to the said property which shows that the said property is in the name of M/s DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED through its Director Mr. Hemant Anant Patil as the Owner.
4. We have taken the year 1951 as the root of the title and proceeded on the basis that in 1951 Shri. Ramchandra Hari Bhoir was the absolute owner of the said property.
5. The facts as appear from the documents available with us including the Mutation Entries are as under:
 - (i) Originally in 1951 Shri. Ramchandra Hari Bhoir was the owner of various properties including the said property.
 - (ii) Mutation Entry No. 1756 dated 8-6-78 states that portion of the property bearing Survey No.234 Hissa 2 part admeasuring _____ is acquired for Diva Vasai Railway Line by Central Reilway, by an Order No. L.A.Q./L.A.R/W.S./36/294-77 of Special Property Acquisition Officer, Diva-Vasai Road Rail Link Project



No. 2 Thane along with Taluka Order No. R.S.V./W.S./12032/Vasai dated 6-5-78.

- (iii) Mutation Entry No. 2007 dated 29-12-1997 states that portion of the various properties including the said property is acquired for Diva Vasai Railway & it was noted as per mutation entry No. 1756. There is some discrepancy/difference found in area, which is rectified by an Letter No. DBRP/WKS/property/IX/164 dated 26-11-1987 of respected Executive Engineer, Dombivali along with Taluka Order No. Property/K.V./2756 dated 23-12-87, which is in respect of the said property as under:

Survey No.	Area	Rectified Area
234/2-part	0-54-0	0-33-4
Pot Kharaba		<u>0-00-6</u>
		0-34-0

- (iv) The said Shri. Ramchandra Hari Bhoir created a charge on various properties including the said property for the sum of Rs. 400/- by way of Tagai, The same is reflected in Mutation Entry No. 890 dated 18-1-62.

- (v) Mutation Entry No.1611 dt. 14-6-72 states that the entry taken as per Weight & Measures Act, 1958/Enforcement Act 1958 of Maharashtra Govt. and Indian Currency Act, 1955 and as per record of rights of village Tiwree, written by Special District Inspector of Property Records, (Decimal) Alibag and as converted by him in Decimal measurement/metric tons.

- (vi) Mutation Entry No. 1 dated 5/1/1996 By order of Supplementary Property Records, Thane bearing No. Survey.No./ New Village/ Aakar Band/ S.R.- 281/1994 date 30/8/1994 Village Rajavli of Taluka Vasai was divided into two new revenue villages namely Village Rajavli and Village Tiwree. Accordingly all Survey Nos. of old village Rajavli got new Survey No and the said property bearing Old Survey No. 234 of Village Rajavali was allotted New Survey No. 45 of Village Tiwree.
- (vii) By an Agreement for Sale dated 30/1/2009 duly registered with the Sub Registrar of Assurances under No. BSE-3/818/2009 made and executed by and between Shri. Ramchandra Hari Bhoir (therein referred to as the Vendor) of the one part and DDPL GLOBAL INFRASTRUCTURE PVT. LTD (therein referred to as the Purchasers) of the other part, the vendor did thereby agree to sell the said property to DDPL GLOBAL INFRASTRUCTURE PVT. LTD for the consideration and on terms and conditions as set out therein.
- (viii) By a Power of Attorney dated 30/1 /2009 duly registered with the Sub Registrar of Assurances under No. BSE-3/819/ 2009 Shri. Ramchandra Hari Bhoir did thereby nominate, constitute and appoint DDPL GLOBAL INFRASTRUCTURE PVT. LTD through its Director Hemant Anant Patil as his true and lawful attorney, to do either the acts, deeds and things for him, in his name and on his behalf with respect to the said property in furtherance of Agreement for Sale dated 30/1/2009.

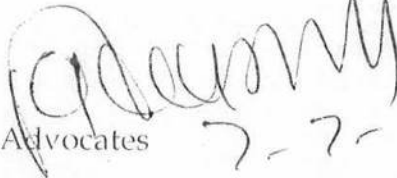
- (ix) Mutation Entry No. 294 dated 25th March, 2010 states that that N.A. Permission has been granted to various owners including Hemant Anant Patil through their Constituted Attorney M/s. D.D.P.L. Global Infrastructure Pvt. Ltd. though its director Shri Hemant Anant Patil, in respect of various properties including the said property all admeasuring area 71210 Sq. meters vide Order dated 12-8-2009 of Respected Collector Saheb, Thane along with Order No. T-9/N.A.P./S.R.-101/2009 dated 7-10-2009.
- (x) By a Deed of Conveyance dated 23/2/2010 duly registered with the Sub Registrar of Assurances under No. BSE-3/2855/2010 made by and between one DDPL Global Infrastructures Pvt. Ltd. Through its director Hemant Anant Patil (therein referred to as the Purchasers) of the one part and Shri Ramchandra Hari Bhoir (therein referred to as the Vendor) of the other part, the purchasers therein did thereby purchased various properties including the said property bearing Old Survey No. 234, admeasuring area 0H -68R - 2P plus pot kharaba 0H -00R -7P aggregating to 0H - 68R- 9P for the sum of Rs. 1,00,00,000/- (Rupees One Crore) on or about 23-2-2010 for the terms and conditions as set out therein. The same is reflected from Mutation Entry No.299 dated 7-4-2010.
- (xi) Under the circumstances DDPL Global Infrastructure Pvt. Ltd., became the absolute owner of and otherwise well and sufficiently entitled to the said property.

7. As far as the search report is concerned the same shows that no documents have been registered for the period of search.
8. We have perused the photocopy of the following documents.
 - a. Agreement for Sale dated 30/1/2009 duly registered with the Sub Registrar of Assurances under No. BSE-3/818/2009 made and executed by and between Shri. Ramchandra Hari Bhoir of the one part and DDPL GLOBAL INFRASTRUCTURE PVT. LTD of the other part..
 - b. Power of Attorney dated 30/1 /2009 duly registered with the Sub Registrar of Assurances under No. BSE-3/819/ 2009 Shri. Ramchandra Hari Bhoir did thereby nominate, constitute and appoint DDPL GLOBAL INFRASTRUCTURE PVT. LTD through its Director Hemant Anant Patil as his true and lawful attorney, to do either the acts, deeds and things for him, in his name and on his behalf with respect to the said property in furtherance of Agreement for Sale dated 30/1/2009.
 - c. Deed of Conveyance dated 23/2/2010 duly registered with the Sub Registrar of Assurances under No. BSE-3/2855/2010 made by and between one DDPL Global Infrastructures Pvt. Ltd. Through its director Hemant Anant Patil of the one part and Shri Ramchandra Hari Bhoir of the other part.
9. The Collector of Thane has by his Order dated 7th October, 2009 bearing Revenue Division of 1/Table-9/NAP/SR-101/09 has interalia granted permission for Non-agricultural use of various properties including the said property subject to the terms and conditions as set out therein.



10. The City and Industrial Development Corporation Maharashtra Ltd. (CIDCO) being the Special Planning Authority in respect of properties at Vasai Virar Sub-Region has issued commencement certificate dated 2nd July, 2010 bearing No.VVSR/CC/DP/4622/E/730 in respect of the entire layout.
11. After perusal of all the above said records and documents we came to conclusion that said company has absolute rights, title and interest in the said property and thereby we hereby certify that, in our opinion, the title of M/s. DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED as Owners to the said property appears to be free from encumbrances, reasonable doubts. And they have a clear, valid marketable title to the said property.

Dated this __ day of _____, 2018.


Advocates 7-7-18

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