

TITLE CERTIFICATE

TO WHOM IT MAY CONCERN

THIS IS TO CERTIFY that We have taken the search and investigated the title in respect of land bearing Old Survey No.663, New Survey No.237, admeasuring H-2, R-34, P-5 i.e.23450 Sq. Meters, assessed at Rs.4.69/- of Revenue Village BHAYANDER, Taluka and District Thane, situate, lying and being at Bhayander (W), within the limits of Mira Bhayander Municipal Corporation, in the Registration District and Sub-District of Thane, which as per Revenue Record belongs to THE ESTATE INVESTMENT CO. PVT. LTD. absolutely and free from all encumbrances, and accordingly the said property stands in their names in the Record of Rights including 7 x 12 extract (Form No. VII) Maintained by Talathi - Bhayander, Taluka & District Thane.

The said Estate Investment Co. Pvt. Ltd. has by an Agreement for Sale-Cum-Development dated 21/11/2003 agreed to sell, assign and transfer the said property to (1) SHRI ASHOK BALWANT PATIL and (2) SHRI SHYAMSUNDER R. AGARWAL.

Subsequently The Estate Investment Co. Pvt. Ltd. had executed a Special Power of Attorney dated 25/11/2003 in favour of (1) SHRI ASHOK BALWANT PATIL and (2) SHRI SHYAMSUNDER R. AGARWAL with powers and authorities in respect of the said property to carry out

the development as mentioned in the said Special Power of Attorney and execute conveyance.

After acquiring the said property for development the said SHRI ASHOK BALWANT PATIL and SHRI SHYAMSUNDER R. AGARWAL have obtained actual and physical possession in part performance of the said agreement.

In a further development, the said SHRI SHYAMSUNDER R. AGARWAL paid full consideration as mentioned in the said Development Agreement dated 21/11/2003 to The Estate Investment Co. Pvt. Ltd. and got executed a Conveyance dated 19/12/2006, duly registered under Sr. No. TNN-1/2789/2007 dated 17/05/2007 in his own name alone through the power of attorney of The Estate Investment Co. Pvt. Ltd. as referred above executed in his favour and accordingly the said property was mutated in the name of SHRI SHYAMSUNDER R. AGARWAL.

The said SHRI ASHOK BALWANT PATIL filed a Special Civil Suit No.433 of 2007 at Thane against Shri Shyamsunder R. Agarwal and The Estate Investment Co. Pvt. Ltd. and others.

M/s. SPAN VENTURE a registered partnership firm intervened in the disputes and agreed to purchase the said property and negotiated the deals when the parties i.e. Shri Shyamsunder R. Agarwal, Shri Ashok Balwant Patil and the said M/s. The Estate Investment Co. Pvt. Ltd agreed to sell the said property to the said M/s. Span Venture.

The parties i.e. Shri Shyamsunder R. Agarwal, Shri Ashok Balwant Patil and the said M/s. The Estate Investment Co. Pvt. Ltd filed the Consent Term on 18/4/2011 in the Special Civil Suit No. 433 of 2007 in Thane Civil Court declaring thereby that they have amicably settled the suit and they have sold the said property to M/s. Span Venture for valuable considerations and prayed for decree to be issued in the terms of Consent Term and the said suit was disposed off accordingly.

In the further development, the said Shri Shyamsunder R. Agarwal as Vendor, The Estate Investment Co. Pvt. Ltd as Confirming Party No.1 and Shri Ashok Balwant Patil as the Confirming Party No.2 executed the Conveyance in favour of M/s. Span Venture on 19/04/2011 duly registered vide Registration No. TNN7/02986/2011 and Irrevocable General Power of Attorney dated 19/04/2011 duly registered vide Registration No.TNN7/02987/2011 and handed over the peaceful and vacant possession of the said property unto them.

The said M/s. Span Venture by a Conveyance dated 01/11/2011 registered under Doc. No. TNN-4/08369/2011 dated 02/11/2011 sold, assigned, conveyed and transferred the land admeasuring 494 Sq. Meters out of the said entire property to SHRI SHARAD MURLIDHAR AGARWAL at the consideration price mentioned therein.

In the manner aforesaid the said firm M/s. Span Venture, having their address at 1st Floor, Span Duplex,

Opp. Maxus Mall, Bhayander (W), Taluka & District Thane-401101, is absolutely seized, possessed and/or well and sufficiently entitled for the lands properties bearing Old Survey No.663, New Survey No.237, admeasuring 22956 Sq. Meters Assessed at Rs.4.69/- of Revenue Village BHAYANDER, Taluka and District Thane, situate, lying and being at Bhayander (W), within the limits of Mira Bhayander Municipal Corporation, in the Registration District and Sub-District of Thane, free from all encumbrances, hereinafter referred to as "the said property". The said M/s. Span Venture after purchasing and acquiring the said property prepared layout plan through their Architect for the development of the said property and submitted the same to Mira Bhayander Municipal Corporation for its sanctions and approvals and accordingly Mira Bhayander Municipal Corporation has granted sanctions and approvals for development of the said property to M/s. Span Venture to develop and construct 3 towers namely "A", "B" & "C" on the said property as per the sanctioned plan.

THIS IS TO FUTRHER CERTIFY that the said M/s. SPAN VENTURE, after acquiring the said properties in the manner aforesaid and after acquiring the requisite permissions, sanctions and approvals from the authorities concerned, have assigned and transferred the development rights in respect of Tower "C" to and in favour of M/S. SUMIT STAR LAND DEVELOPERS LLP, duly registered under the provisions of Limited Liability Partnership Act, 2008, by a Development Agreement dated 10/04/2012,

registered under Sr. No. TNN7/02556/2012 alongwith an Irrevocable General Power of Attorney simultaneously.

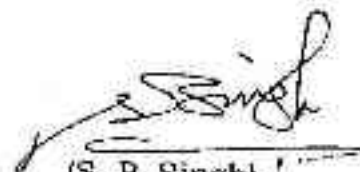
THIS IS TO CERTIFY THAT M/s. Span Venture retained with them the 2 Towers/Buildings being 'A' and 'B' as described above for their own development and constructions and have accordingly commenced the construction thereof as owners.

FROM the Revenue records, searches and documents placed before us and duly verified, examined and investigated by us, we hereby CERTIFY that the title of the Owners M/s. Span Venture as named hereinabove in respect of the said property is clear, marketable and free from all encumbrances.

Thus pursuant to the execution of conveyances as referred above in favour of M/s. Span Venture as within mentioned, the said M/s. SPAN VENTURE is the absolute owner of the said property.

Place: BHAYANDER

Date: 27/05/2017



(S. P. Singh)

Advocate, High Court