

ADVOCATE, HIGH COURT

MIRA ROAD : Off. No. 1, Bldg. P/10, 1st Floor, Siddharth Nagar, Sheetal Nagar, Mira Road (East) - 401 107.

VASAI : 101, Khokhani Bhavan, Navghar, Vasai Road (W), Dist. Thane - 401 202.

// TITLE CERTIFICATE //
TO WHOMSOEVER IT MAY CONCERN

Date :- 8/2/2019.

Ref. :- An area admeasuring 1090 square meters, forming part portion of property bearing Old S. No. 479, New S. No. 151, Hissa No. 2, Admeasuring 1820 sq. meters., situate lying and being at revenue village Navghar, Bhayander (E), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation. In the area of Registration District & Sub-District office of Bhayander/Mira/Thane.

Present Owners :- M/s. Unique Shanti Developers LLP.
Harsh Plaza, 1st Floor,
100 Feet Road, Opp. Sector No. 2
Mira Road (E), Tal. & Dist. Thane - 401 107.

This is to certify that I have investigated the title in respect of an area admeasuring 1090 square meters, forming part portion of property bearing Old S. No. 479, New S. No. 151, Hissa No. 2, Admeasuring 1820 square meters., situate lying and being at revenue village Navghar, Bhayander (E), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, In the area of Registration District & Sub-District Office of Bhayander/Mira/Thane, owned by M/s. Unique Shanti Developers LLP, and have found the same to be clear and marketable and free from all encumbrances, and have to state as hereunder.

Whereas originally 1) Mr. Kaitan Peter Ferreira, 2) Mrs. Beatrice Kaitan Ferreira, were the owners of several properties inter-alia property bearing Old Survey No. 479, New Survey No. 151, Hissa No. 2, Admeasuring 1820 sq.mtrs., situate lying and being at revenue village Navghar, Bhayander (E), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation. In the area of Registration District & Sub-District office of Bhayander/Mira/Thane.

And Whereas the said 1) Mr. Kaitan Peter Pereira Alias Kaitan Ferreira, expired as on dated 5/11/2002, And 2) Mrs. Beatrice Kaitan Ferreira, expired as on dated 26/4/2005, leaving behind surviving legal heirs 1) Mr. Denis Kaitan Ferreira (Son), 2) Mr. Stephen Kaitan Ferreira (Son), 3) Mr. Donat Kaitan Ferreira (Son), 4) Sister Priscilla Kaitan Ferreira (Daughter), entitled to all that estates & properties of the deceased and as such by virtue of Mutation Entry No. 1196, Dated 2/6/2011, their names appears in the 7/12, 6/12 & 8-A Extract, of Land Revenue Records as absolute owners.

And Whereas the said Sister Priscilla Kaitan Ferreira, by Deed of Release dated 31/1/2014, duly executed & registered, Under Document Sr. No. TNN-7-1170/2014, Dated 11/2/2014, at the office of Sub-Registrar Thane No. - 7, have released all her 1/4th undivided rights, titles, interests & shares in respect of the said property bearing Old Survey No. 479, New Survey No. 151, Hissa No. 2, Admeasuring 1820 sq.mtrs., situate lying

and being at revenue village Navghar, Bhayander (E), Tal. & Dist. Thane, without any monetary consideration in favour of her brothers i.e. 1) Mr. Denis Kaitan Ferreira, 2) Mr. Stephen Kaitan Ferreira.

And Whereas on perusal of Mutation Entry No. 2079, Dated 4/8/2014, it appears that the said 1) Mr. Denis Kaitan Ferreira, 2) Mrs. Anita Denis Ferreira, 3) Mr. Melbourn Denis Ferreira, 4) Mrs. Griffin Rohan D'silva, 5) Mr. Snowvail Denis Ferreira, 6) Mr. Stephen Kaitan Ferreira, 7) Mr. Sataral Stephen Ferreira, 8) Ms. Sandrit Stephen Ferreira, 9) Ms. Sneffie Stephen Ferreira (Sr. No. 7 to 9 legal heirs of Late. Mrs. Shirley Stephen Ferreira), 10) Mr. Donat Kaitan Ferreira, as Vendors, And Sister Priscilla Kaitan Ferreira, as Confirming Party, vide Deed of Conveyance dated 31/1/2014, duly executed & registered, Under Document Sr. No. TNN-7/1171-2014, Receipt No. 1448, Dated 11/2/2014, at the office of Sub-Registrar Thane No. - 7, have assigned, transferred & sold all their rights, titles, interests & shares in respect of the said property to Mrs. Madhu Harshad Doshi, Through her Constituted Attorney Mr. Dilesh C. Shah, at the price and on the terms & conditions therein contained, and as such her name vide Mutation Entry No. 2079, appear in the 7/12, 6/12 & 8-A Extract, of Land Revenue Records, as absolute owner.

And Whereas the said Mr. Denis Kaitan Ferreira & Others, as Vendors, And Sister Priscilla Kaitan Ferreira, as Confirming Party, have also executed Irrevocable Power of Attorney dated 31/1/2014, duly executed & registered,

Under Document Sr. No. TNN-7/1172-2014, Receipt No. 1449, Dated 11/2/2014, at the office of Sub-Registrar Thane No. - 7, in favour of Mrs. Madhu Harshad Doshi, Through her Constituted Attorney Mr. Dilesh C. Shah, to do all other acts, deeds, matters & things in respect of the said property, on their behalf, which shall be binding on them and their legal heirs, which is still valid legal & subsisting.

And Whereas On perusal of Mutation Entry No. 2074, Dated 31/7/2014, it appears that the said M/s. Estate Investment Company Pvt. Ltd., Through its Director Mr. Nandkumar K. Seksaria, Through their Power of Attorney Holder Mr. Jayant R. Khot, by Deed of Release dated 29/5/2014, duly executed & registered, Under Document Sr. No. TNN-10/6372-2014, Receipt No. 8354, Dated 29/5/2014, at the office of Sub-Registrar Thane No. - 10, have released, relinquished all their rights, titles, interests & shares in respect of the said property bearing Old Survey No. 479, New Survey No. 151, Hissa No. 2, Admeasuring 1820 sq.mtrs., situate lying and being at revenue village Navghar, Bhayander (E), Tal. & Dist. Thane, in favour of 1) Mr. Denis Kaitan Ferreira, 2) Mr. Stephen Kaitan Ferreira, 3) Mr. Donat Kaitan Ferreira, 4) Sister Priscilla Kaitan Ferreira, Through their Constituted Attorney Mrs. Madhu Harshad Doshi, Through her Constituted Attorney Mr. Dilesh C. Shah, at the price and on the terms and conditions therein contained, which is still valid legal and subsisting.

And Whereas the said Mrs. Madhu Harshad Doshi, Through her Constituted Attorney Mr. Dilesh Chandrakant Shah, have handed over the said part portion of area admeasuring 704.68 sq.mtrs., which is under Telephone Exchange Reservation, And area admeasuring 25.81 sq.mtrs., which is under 18 mtrs., Wide D. P. Road Reservation, In all admeasuring 730.49 sq.mtrs., forming part portion of property bearing Old S. No. 479, New S. No. 151, Hissa No. 2, Admeasuring 1820 sq. meters., situate lying and being at revenue village Navghar, Bhayander (E), Tal. & Dist. Thane, to Mira Bhayander Municipal Corporation, for obtaining TDR/FSI., Vide Agreement Deed dated 26/7/2016, duly executed & registered, Under Document Sr. No. TNN-7/10096-2016, Receipt No. 11678, Dated 26/7/2016, at the office of Sub-Registrar Thane No. - 7, in order to obtain Development Rights Certificate of the said area.

And whereas accordingly by virtue of Mutation Entry No. 2262, Dated 05/12/2016, the names of Mira Bhayander Municipal Corporation, appears in the 7/12, 6/12 & 8-A Extract, of Land Revenue Records, as absolute owners of the said part portion of area admeasuring 704.68 sq.mtrs., which is under Telephone Exchange Reservation, And area admeasuring 25.81 sq.mtrs., which is under 18 mtrs., Wide D. P. Road Reservation, In all admeasuring 730.49 sq.mtrs., forming part portion of property bearing Old S. No. 479, New S. No. 151, Hissa No. 2, Admeasuring 1820 sq. meters., situate lying and being at revenue village Navghar, Bhayander (E), Tal. & Dist. Thane.

And Whereas Vide Deed of Conveyance dated 29/1/2019, duly executed & registered, Under Document Sr. No. TNN-1/1633-2019, Receipt No. 2111, Dated 29/1/2019, at the office of Sub-Registrar Thane No. – 1, the said Owner Mrs. Madhu Harshad Doshi, Through her Constituted Attorney Mr. Dilesh C. Shah, have assigned, transferred & sold all her rights, titles, interests & shares in respect of the said balance area admeasuring 1090 square meters, forming part portion of property bearing Old S. No. 479, New S. No. 151, Hissa No. 2, Admeasuring 1820 sq. meters., situate lying and being at revenue village Navghar, Bhayander (E), Tal. & Dist. Thane, to M/s. Unique Shanti Developers LLP, Represented by one of its Partner Mr. Dilesh C. Shah, at the price and on the terms & conditions therein contained, which is still valid legal & subsisting.

And Whereas in pursuance to the said Deed of Conveyance dated 29/1/2019, the said Owner Mrs. Madhu Harshad Doshi, Through her Constituted Attorney Mr. Dilesh C. Shah, have also executed Irrevocable Power of Attorney dated 29/1/2019, duly executed & registered, Under Document Sr. No. TNN-1/1634-2019, Receipt No. 2112, Dated 29/1/2019, at the office of Sub-Registrar Thane No. – 1, in favour of Mr. Dilesh C. Shah, one of the Partner of M/s. Unique Shanti Developers LLP, to do all other acts, deeds, matters & things in respect of the said balance area admeasuring 1090 square meters, forming part portion of property bearing Old S. No. 479, New S. No. 151, Hissa No. 2, Admeasuring 1820 square meters, situate

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lying and being at revenue village Navghar, Bhayander (E), Tal. & Dist. Thane, on her behalf, which shall be binding on her and her legal heirs, which is still valid legal & subsisting.

And Whereas for the purpose of this report on title, I have relied upon the following:

- i) Information relating to lineage on the basis of revenue records as well as copies of title documents provided to me by the said Owners.
- ii) Copy of 7/12, 6/12 & 8-A Extract in respect of the said property,
- iii) Information by the Owners that the said property is not subject matter of any suit/litigation in any Court of Law in India, Revenue Department, and/or the competent authorities.
- iv) Search taken out by the Owners Search Clerk Mr. Sanjay Gomane.

And Whereas even though this document is titled as Title Certificate it is in fact an opinion based on copies of the title documents perused by me and same is based on the assumption that :

- i) of the legal capacity of all natural persons, genuineness of all signatures, authenticity of 7/12, 6/12 & 8-A Extract copies of the property, documents submitted to me,

- ii) there have been no amendments or changes in the 7/12, 6/12 & 8-A Extract copies of the property, documents examined by me.
- iii) the accuracy and completeness of all the factual representations made in the documents.
- iv) the above referred Deed of Conveyance, Release Deed, And Subsequent Power of Attorney, MBMC Agreement Deed, Deed of Conveyance, Subsequent Power of Attorney, are still valid legal & subsisting and not cancelled.

And Whereas I am not certifying the boundaries of the said property and/or physical condition of the said property since I have not visited the said property.

And Whereas I also certify that the said M/s. Unique Shanti Developers LLP, Represented by one of its Partner Mr. Dilesh Chandrakant Shah, are entitled to develop the said part portion of property after obtaining all requisite permissions and sanctions from local bodies, competent authorities concerned.

On the whole from the search taken out by Search Clerk Mr. Sanjay Gomane, at the office of Sub-Registrar Bhayander/Mira/Thane, Talathi Office, Bhayander (E), and on the basis and inspection of documents

R. R. Jollani

Mob.: 9323941696

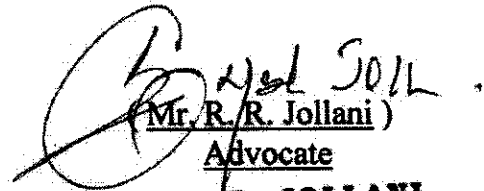
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produced before me and the information provided by the Owners that the said part portion of property is not subject matter of any suit/litigation in any Court of Law in India, Revenue Department and/or the competent authorities and there have been no amendments or changes to the documents examined by me, considering the above facts that the said documents are genuine and not fabricated and/or forged and not cancelled. Subject to what is stated above without prejudice in my opinion the title of the Owners in respect of said part portion of property is absolutely clear & marketable free from all encumbrances and reasonable doubts.

Yours Faithfully,


(Mr. R. R. Jollani)
Advocate

R. R. JOLLANI
ADVOCATE, HIGH COURT
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1st Floor, Siddharth Nagar,
Sheetal Nagar, Mira Road (E) - 401 107.

