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TITLE CERTIFICATE WITH SEARCH REPORT

This is to certify that under instructions of the client M/s Paradise Lifespaces LLP, we have taken search for last 30 years and conducted an investigation of title in respect of the properties more particularly described in the schedule given below situate at Village Kolkhe, Taluka Panvel- District - Raigad based on the documents provided to us.

M/s Paradise Lifespaces have entered into the Development Agreement registered at serial no PVL-4/791/2013 on 24/01/2013 with Sub-Registrar of assurances at Panvel-4 with the Land owners M/s Dhariwala Development, Mr. Esmail Ebrahim Dhariwala, Mr. Mohsin Ebrahim Dhariwala, Mr. Yahyabhai Ebrahim Dhariwala, Mr. Kutub Badruddin Dhariwala, Mr. Aziz Esmail Dhariwala, Mrs. Zakia Badruddin Dhariwala and Mrs. Sarah Moiz Unwala for the development of land admeasuring 126231 Sq. Mtrs more particularly described in the schedule given below at Village Kolkhe Taluka Panvel District Raigad.

All the land owners have irrevocably appointed Mr. Esmail Ebrahim Dhariwala and Shri Aziz Esmail Dhariwala jointly and / or severally as their constituted Attorney to deal with the said land through Power of Attorney dated: 29th December 2012. The said Power of Attorney is registered with the sub-registrar of assurance at Panvel bearing serial no. PVL-4/792/2013 on 24th January 2013.

M/s Paradise Lifespaces LLP is developing a large scale housing scheme in phases, by constructing thereon residential and commercial units under Rental Housing Scheme of the Government of Maharashtra and amendments/notification issued from time to time. Accordingly, Mumbai Metropolitan Region Development Authority (the "MMRDA") has granted location clearance and approved layout plan vide its letter no MMRDA/RHD/RHS-63(II)/14/114 dated: 28th March 2014 as amended on 07th July 2015.

City and Industrial Development Corporation of Maharashtra Limited (the "Corporation") has granted Commencement Certificate for the said Rental Housing Scheme vide letter dated 29th August 2016 bearing no. CIDCO/NAINA/PANVEL/Kolkhe/BP-112/CC/2016/04388 for the **Phase -1** of the Project SAI WORLD CITY consisting of Sale Building No 1 wing (A,B & C) and Building no 2 along with the 3 buildings of the Rental Component.

City and Industrial Development Corporation of Maharashtra Limited (the "Corporation") has granted Commencement Certificate for the said Rental Housing Scheme vide letter dated 1st October 2019 bearing no. CIDCO/NAINA/PANVEL/Kolkhe/BP-112/CC/2019//1079/SAP/1308 for the **Phase -2** of the SAI WORLD CITY PROJECT consisting of Sale Building no 3 Wing (A, B & C).



The said Corporation has stipulated a condition in the Commencement Certificate dated 29th August 2016 that, “ NA measurement map from land records incorporating the layout Roads, Amenity plots and open spaces shall be submitted while approaching this office for first Plinth Completion Certificate”.

In compliance of the above said condition the land owner applied in the office of the Dy. Superintendent of Land records at Panvel and obtained the required map. In effect of the NA measurement the Dy. SLR has changed the nomenclature of the Land by closing the 7/12 extracts of the earlier survey numbers (mentioned in Table –A) and issuing new Survey numbers (mentioned in Table-B) and accordingly the Tahsildar Panvel has carried out changes in the revenue records.

I have taken search of revenue records as well as records available at Sub- registrar office at Panvel and found as below,

1. The properties under old survey numbers (now closed) are as shown in the table given below,

TABLE - A

Sr. No	Survey / Hissa No	Area (SqM)	Name of the owner as on 7/12 Extract of the Land
1	95 / 1	1900	Dhariwala Development
2	95 / 2	3500	Mohsin Ebrahim Dhariwala
3	95 / 3/A	1800	Mohsin Ebrahim Dhariwala
4	98 / 1	2710	Aziz Esmail Dhariwala
5	98 / 2	3970	Esmail Ebrahim Dhariwala
6	98 / 3	6580	Esmail Ebrahim Dhariwala & ors
7	98/4/A	3780	Aziz Esmail Dhariwala
8	98/4/B/1	3640	Esmail Ebrahim Dhariwala
9	98/4/B/2	3770	Zakia Badaruddin Dhariwala & ors
10	98 / 5	4431	Aziz Esmail Dhariwala
11	98 /7/K	800	Zakiya Badaruddin Dhariwala & ors
12	98 / 8	2600	Aziz Esmail Dhariwala
13	98 / 9	1720	Esmail Ebrahim Dhariwala
14	98/10/A	1460	Aziz Esmail Dhariwala
15	98/10/B	5080	Dhariwala Devalopment
16	99	4400	Dhariwala Development
17	101 / 3	2120	Esmail Ebrahim Dhariwala
18	101/4/A	2070	Dhariwala Development
19	101/4/B	1240	Esmail Ebrahim Dhariwala
20	101/4/C	1670	Dhariwala Development
21	101 / 5	7180	Dhariwala Development
22	101 / 6	3290	Dhariwala Development
23	101 / 7	4200	Dhariwala Development

24	101/8/A	4430	Yahyabhai Ebrahim Dhariwala
25	101/8/B	5900	Mohsin Ebrahim Dhariwala
26	101 / 9	5110	Dhariwala Development
27	101/10/A	4400	Dhariwala Development
28	101/10/B	4050	Zakiya Badaruddin Dhariwala
29	102	3920	Yahyabhai Ebrahim Dhariwala
30	103 / 1	730	Dhariwala Land Development
31	103 / 2	7210	Dhariwala Land Development
32	103 / 3	1240	Dhariwala Land Development
33	103 / 4	2960	Dhariwala Land Development
34	110/10	5740	Mohsin Ebrahim Dhariwala
35	110/11	6630	Dhariwala Development
	TOTAL	1,26,231	

2. The areas of above said old Survey no. have been merged into new Survey nos described below

TABLE - B

Sr. No	Survey /Hissa no	Area (Sq. M)	Description
1	98/8/1/1	28402	Rental component Plot
2	98/8/1/2	3156	Rental Amenity Plot
3	98/8/1/3	85206	Free Sale Component Plot
4	98/8/1/4	9467	Sale Amenity Plot
	TOTAL	1,26,231	

A. Search of Revenue Records

The Revenue Authorities have recorded new mutation entries as follows,

1. Mutation Entry No. 2839 dated 04.10.2018 records the effect of the order passed by Tahsildar declaring the areas of survey numbers 95/1, 95/2, 95/3A, 98/1, 98/1B, 98/2, 98/3, 98/4, 98/4(2A), 98/4(2B), 98/5, 98/7(3), 98/8, 98/9, 98/10A, 98/10B, 99/0, 101/3, 101/4A, 101/4B, 101/4C, 101/5, 101/6, 101/7, 101/8A, 101/8B, 101/9, 101/10A, 101/10B, 102/0, 103/1, 103/2, 103/3, 103/4, 110/10, 110/11, 110/1A, 110/4, 110/5A, 110/6A in to one Non agricultural Plot no. 98/8/1.
2. Mutation Entry no 2841 records that the above said Non Agricultural Plot is subdivided in new Survey no., 98/8/1/1, 98/8/1/2, 98/8/1/3, 98/8/1/4, of village Kolkhe.

3. Mutation Entry no 2843 records that the 7/12 Extracts of old survey numbers 95/1, 95/2, 95/3A, 98/1, 98/1B, 98/2, 98/3, 98/4, 98/4(2A), 98/4(2B), 98/5, 98/7(3), 98/8, 98/9, 98/10A, 98/10B, 99/0, 101/3, 101/4A, 101/4B, 101/4C, 101/5, 101/6, 101/7, 101/8A, 101/8B, 101/9, 101/10A, 101/10B, 102/0, 103/1, 103/2, 103/3, 103/4, 110/10, 110/11, 110/1A, 110/4, 110/5A, 110/6A are closed and the land area is merged in to new Survey no 98/8/1 of village Kolkhe.
4. Mutation Entry no 2846 records that the name of Shrinivas Narayan Padhye has been recorded by mistake in the 7/12 Extract of new survey no 98/8/1/3, therefore his name is deleted and the name of Aziz Esmail Dhariwala who is rightfull owner has been recorded in the said 7/12 Extract.

In Pursuance of the above said mutation Entries the Non-Agricultural Plot area admeasuring 126231 Sq. Meters has been subdivided and recorded in the new 7/12 extracts which is more particularly described in the table given below.

Sr. No	Survey / Hissa no	Area in Sq. M	Uses of Plot area	Name of Owners
1	98/8/1/1	28402	Rental Plot	Aziz Esmail Dhariwala, Esmail Ebrahim Dhariwala, Yahyabhai Ebrahim Dhariwala, Dhariwala Developments, Mohsin Ebrahim Dhariwala, Zakiya Dhariwala, Kutub Badaruddin Dhariwala, Sara Moiz Unwala
2	98/8/1/2	3156	Rental Amenities	Dhariwala Developments Zakiya Badaruddin Dhariwala Kutub Badaruddin Dhariwala Sara Moiz Unwala
3	98/8/1/3	85206	Free Sale Plot	Aziz Esmail Dhariwala Esmail Ebrahim Dhariwala Yahyabhai Ebrahim Dhariwala, Dhariwala Developments Mohsin Ebrahim Dhariwala Zakiya Badruddin Dhariwala, Kutub Badaruddin Dhariwala Sara Moiz Unwala
4	98/8/1/4	9467	Sale Amenities	Yahyabhai Ebrahim Dhariwala, Dhariwala Developments Zakiya Badruddin Dhariwala, Kutub Badaruddin Dhariwala Sara Moiz Unwala
	Total	126231		

In view of the aforesaid, we have to state as follows:

FOR THE PURPOSE OF THIS TITLE CERTIFICATE:

We have taken search of land records of last 30 Years and perused the registered documents relevant mutation entries and the 7/12 extracts of the respective properties. We have conducted independent searches/ investigation till date.

We have found that there is no mortgage, charge and lien or any other form of encumbrance created in respect of the above mentioned properties.

TITLE:

On basis of aforesaid investigation we certify that the Title of the all lands forming part of the Non agricultural Plot given new survey numbers being 98/8/1/1, 98/8/1/2, 98/8/1/3 & 98/8/1/4 total admeasuring 126231 Sq. meters belonging to the owners (i) M/s Dhariwala Developments (ii) Esmail Ebrahim Dhariwala (iii) Aziz Ebrahim Dhariwala (iv) Yahyabhai Ebrahim Dhariwala and (v) Mohsin Ebrahim Dhariwala (vi) Kutub Badruddin Dhariwala (vii) Zakia Badaruddin Dhariwala (viii) Sara Moiz Unwala is clean, clear, marketable and free from all encumbrances.

Dated this 3rd day of October, 2019.

Yours Truly



Advocate Debajit Dutta