

Dt: 14/07/2017

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: Report on title in respect of all that pieces and parcels of land admeasuring -

- (A) H-R-P 2-76-10 equivalent to 6.82 acres bearing Old Survey/ Hissa No. 62 (part) of Village Borpada and New Survey/Hissa No. 22/1 to 7 (all part) of Village Borpada,
- (B) H-R-P 0-20-8 equivalent to 0.514 acres bearing Old Survey/ Hissa No. 63/1 of Village Borpada and New Survey/Hissa No. 15/1 of Village Borpada,
- (C) H-R-P 0-46-1 equivalent to 1.139 acres bearing Old Survey/ Hissa No. 146/1 of Village Borpada and New Survey/Hissa No. 19/1 of Village Borpada,
- (D) H-R-P 0-1-58 equivalent to 0.039 acres bearing Old Survey/ Hissa No. 146/1 of Village Borpada and New Survey/Hissa No. 19/2 of Village Borpada,
- (E) H-R-P 0-1-7 equivalent to 0.042 acres bearing Old Survey/ Hissa No. 75(part) of Village Borpada and New Survey/Hissa No. 24/2 (part) of Village Borpada, and
- (F) H-R-P 0-72-63 equivalent to 1.79 acres bearing Old Survey/ Hissa No. 75(part) of Village Borpada and New Survey/Hissa No. 24/1/7 of Village Borpada,

Admeasuring in the aggregate H-R-P 4-18-94 equivalent to 10.344 acres equivalent to 41,894.54 sq. mtrs.

All in District Thane within the territorial limits of Talathi Saja Khoni and within the jurisdiction of Collector of Thane and owned by **Mr. Anup Shyam Karnani**.

1) By virtue of a Joint Development Agreement dated 10.7.2017 executed between Mr. Anup Shyam Karnani (therein referred to as the "Owner") and one M/S. **AMBIKA BRICKWELL LLP**, a Limited Liability Partnership firm duly registered pursuant to Section 58 (1) of the Limited Liability Partnership Act, 2008 [on conversion of Ambika Brickwell Private Limited to LLP] (therein referred to as the "Developers") hereinafter referred to as "the said Joint Development Agreement" whereby the Owner has granted unto the said Developers and the said Developers have received from the said Owner Development rights in respect of **all that pieces and parcels of land admeasuring:-**

- (A) H-R-P 2-76-10 equivalent to 6.82 acres bearing Old Survey/Hissa No. 62 (part) of Village Borpada and New Survey/Hissa No. 22/1 to 7 (all part) of Village Borpada,
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- (F) H-R-P 0-72-63 equivalent to 1.79 acres bearing Old Survey/Hissa No. 75(part) of Village Borpada and New Survey/Hissa No. 24/1/7 of Village Borpada,

and more particularly described in the Schedule hereunder written. (For brevity's sake, the said property described hereinabove, is hereinafter referred to as "**the said Property**").

2. The said Joint Development Agreement is in the process of being registered with the Sub-Registrar of Assurances.
3. As requested, I have conducted the legal investigation of the title and caused search for a period of 30 years in the records of the Office of the Sub-Registrar at Bhiwandi 1 to 3 as required in the matter.
4. I have verified, tallied and compared the title documents being the Original Conveyance dated 12th February, 2013 executed between M/s. Coastal Realty Limited as Vendor and Mr. Anup Shyam Karnani as the Purchaser, registered with the Joint Sub-Registrar of Assurances, Bhiwandi-1 under registration serial number BVD-1/1336/2013 on 14.02.2013 in respect of above mentioned properties produced to me and also from the record of the office of Sub-Registrar/Registrar of Assurances and from the records of other appropriate authorities.
5. I have scrutinized the original title deeds and certified true copies of the relevant documents when I visited the office of the Developers M/s. Ambika Brickwell LLP.
6. The Search Report for the period from 1987 to 2016 does not disclose any encumbrance as stated therein. No defect is found in the title of the owner, of the above property.
7. Based on the above documents and all that is stated hereinabove in my opinion, the title in respect of the said property described in the Schedule hereunder written belongs to Mr. Anup Shyam Karnani and is free from all encumbrances, clear and marketable and said Developers **M/S. AMBIKA BRICKWELL LLP.** are well and sufficiently entitled to develop the said Property as per terms and

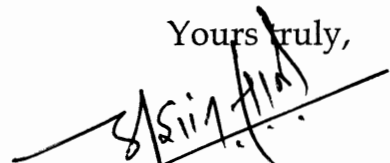
conditions of the said Joint Development Agreement and the said Developers are also well and sufficiently entitled to sell, transfer, assign, alienate, allot, dispose off or otherwise deal with the flats/shops/ commercial premises, parking spaces and other premises in the proposed buildings/structures to be constructed on the said property to prospective purchasers/ assignees/alienees subject to the terms and conditions of the said Joint Development Agreement.

THE SCHEDULE ABOVE REFERRED TO:

All that pieces and parcels of land admeasuring -

- (A) H-R-P 2-76-10 equivalent to 6.82 acres bearing Old Survey/ Hissa No. 62 (part) of Village Borpada and New Survey/Hissa No. 22/1 to 7 (all part) of Village Borpada,
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- (F) H-R-P 0-72-63 equivalent to 1.79 acres bearing Old Survey/ Hissa No. 75(part) of Village Borpada and New Survey/Hissa No. 24/1/7 of Village Borpada.

Yours truly,


(PRASHANT SANE)
Advocate

Mumbai, dated 14th July 2017