



Ref.No.DV4320/17-18

**Joyville Shapoorji Housing Private Limited,**  
41/44 Minoo Desai Marg  
Colaba, Mumbai- 400005

**Kind Attn: Mr. Venkatesh Gopalkrishnan**

**Re:** All that piece or parcel of land bearing Survey Nos. 297, 298, 303, 324, 390B, 296, 299 and 304, admeasuring in the aggregate 93,760 square metres or thereabouts (as per the revenue records), situate, lying and being in the village of Bolinj, Taluka Vasai, District Thane.

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1. By and under our Title Report dated 9<sup>th</sup> September 2015 and Title Report dated 17<sup>th</sup> January 2017 (collectively referred to as “**the said Reports**”), we have mentioned that, subject to what is stated and the issues raised therein;
    - (a) Mehul Deepak Thakur, Siddharth Deepak Thakur, Rohan Jayendra Thakur and Priyanka Jayendra Thakur (“**the Owners**”) are well and sufficiently entitled to the property bearing Survey Nos. 297, 298, 303, 324 and 390B admeasuring in the aggregate 81,470 square metres and property bearing Survey Nos. 296, 299 and 304 admeasuring in the aggregate 12,290 square meters or thereabouts (all together aggregating to 93,760 square metres or thereabouts and collectively referred to as “**the said Property**”), respectively, as owners thereof;
    - (b) The Owners along with Mr. Deepak Harishchandra Thakur formed a partnership firm by the name of M/s. Viva Holdings under a Deed of Partnership dated 15<sup>th</sup> September, 2003;
    - (c) By and under Development Agreement dated 31<sup>st</sup> December, 2011 made between Mehul Deepak Thakur, Siddharth Deepak Thakur, Rohan Jayendra Thakur, Priyanka Jayendra Thakur, Deepak Harishchandra Thakur and M/s. Viva Holdings therein referred to as Owners of One Part and Viva Winner Venture Realtors LLP therein referred to as Developer of Other Part and registered with the office of Sub-Registrar of Assurances under Serial No. 2034 of 2012, the Owners therein granted development rights in respect of the a portion of the said Property bearing Survey Nos. 297, 298, 303, 324, 390B, 299 and 304 in favour of Viva Winner Venture Realtors LLP.
  2. Post the issuance of our said Reports, by and under an Agreement for Sale and Development dated 1<sup>st</sup> July 2016 entered into between Mehul Deepak Thakur, Siddharth Deepak Thakur, Rohan Jayendra Thakur, Priyanka Jayendra Thakur Owners and Deepak

For

**DHAVAL VUSSONJI & ASSOCIATES**  
ADVOCATES & SOLICITORS

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Thakur, all carrying on business in the name and style of Messrs. Viva Holdings hereinafter collectively referred to as the "Vendors" of the First Part and Viva Winner Venture Realtors LLP hereinafter referred to as the "Existing Developer" of the Second Part and Joyville Shapoorji Housing Private hereinafter referred to as the "Purchaser" of the Third Part and registered with the Office of the Sub-Registrar of Assurances under Serial No. VASAI/2/6841/2016, the Vendors have agreed to sell the portion of the said Property more particularly described in the schedule hereunder and granted development rights by consuming FSI + DR/TDR of around 68,437 (Sixty Eight Thousand Four Hundred and Thirty Seven) square meters and Viva Winner Venture Realtors LLP therein released and relinquished in favour of the Purchaser the aforesaid development rights at or for consideration and on the terms and conditions more particularly contained therein.

3. We have not conducted any searches in the office of the sub-registrar of assurances and with the registrar of companies in respect of the said Property and/or Joyville Shapoorji Housing Private Limited, respectively, post the issuance of our said Reports.

**THE SCHEDULE HEREINABOVE REFERRED TO**

*(Description of the portion of the said Property agreed to be sold to Joyville Shapoorji Housing Private and as recorded in paragraph 2 hereinabove)*

All that piece or parcel of land admeasuring 30,800 (Thirty Thousand Eight Hundred) square meters or thereabouts and bearing S.No. 297, 298(Pt), and 390B(Pt) situate lying and being at Village Bolinj, Taluka Vasai, in the registration sub-district of Palghar.

Yours Faithfully,



**Dhaval Vussonji & Associates  
Advocates & Solicitors**