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Ref No

Date 2/2/2015

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref:- All that pieces and parcels of land bearing Survey No.158, Hissa No.9[P] admeasuring 2H-75R-0P equivalent to 27500 Sq. mtrs., lying, being and situate at Revenue Village Kamatghar, Tal. Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation and within the limits of Registration district Thane and Sub-Registration District Bhiwandi.

I have perused the following documents in respect of the captioned property.

1. 7 / 12 extracts.
2. Relevant Mutation entries.
3. Development Agreement dated 23rd January, 2006, made and entered between Shri Namdev Ramchandra Patil and others as owners and Shri Suresh Lakhomal Wadhwa as Developer, lodged for registration vide Confirmation Deed dated 9th January, 2012, in the Office of Sub-Registrar of Assurance, Bhiwandi-1, at Serial no.00271 on even date.
4. Irrevocable Power of Attorney dated 23rd January, 2006, lodged for registration vide Confirmation Deed dated 9th January, 2012, in the Office of Sub-Registrar of Assurance, Bhiwandi-1, at Serial no.00272 on even date favour of Shri Suresh Lakhomal Wadhwa.
5. Development Right Certificate dated 23th April, 2013, issued by Bhiwandi Nizampur City Municipal Corporation.
6. Commencement certificate bearing outward no. BP/140/2012-13/NRV/320 dated 30TH April, 2013 issued by Bhiwandi Nizampur Municipal Corporation.
7. N.A. permission dated 13th January 2014 issued by Collector Thane.
8. Sale Of Business Agreement dated 1st February 2015, made and entered between M/s Wadhwa Rhodesia, through its prop. Shri Suresh lakhomal Wadhwa and M/s Wadhwa Buildcon LLP.
9. Search Report dated 3/2/2014 issued by Adv. Shri G.B. Divate.

INVESTIGATION OF TITLE

From the perusal of the aforesaid documents, it appears that Shri Namdev Ramchandra Patil and others were seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of plot of land bearing Survey No.158, Hissa No.9[P] admeasuring 2 H-75 R-0P equivalent to 27500 Sq. mtrs., lying, being and situate at Revenue Village Kamatghar, Tal. Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation and within the limits of Registration district Thane and Sub-Registration District Bhiwandi (hereinafter for the sake of brevity called and referred as the "Entire Property")

It appears that by and under Development Agreement dated 23rd January, 2006, lodged for registration vide Confirmation Deed dated 9th January, 2012, in the Office of Sub-Registrar of Assurance, Bhiwandi-1, at Serial no.00271 on even date, Shri Namdev Ramchandra Patil and others had granted development rights in respect of the entire property unto Shri Suresh Lakhomal Wadhwa on the terms, conditions & consideration mention therein.

It further appears that in pursuance of the aforesaid development agreement, Shri Namdev Ramchandra Patil and others had also executed an Irrevocable Power of Attorney dated 23rd January, 2006, lodged for registration vide Confirmation Deed dated 9th January, 2012, in the office of Sub-Registrar of Assurance, Bhiwandi-1, at Serial no.00272 on even date in favour of Shri Suresh Lakhomal Wadhwa to do all acts deeds and things set out therein.

It further appears that out of the entire property, an area adm. 6603.4 sq. mtrs is affected by reservation of Primary School and garden as reservation site no. 274.

It appears that an area adm. 6603.40 Sq. Mtrs. affected by the aforesaid reservations has been handed over to the Bhiwandi Nizampur City Municipal Corporation vide Indemnity Bond registered at serial no. 1332/13 Dated 5th March, 2013.

It appears that vide Mutation entry no. 5926, the name of Bhiwandi Nizampur City Municipal Corporation has been mutation in the 7/12 Extract in respect of area adm. 6603.4 Sq. Mtrs.

It appears that Bhiwandi Nizampur City Municipal Corporation has issued Development Right Certificate dated 23th April, 2013 in respect of FSI admeasuring 6603.40 subject to D.C Rules and regulation of Bhiwandi Nizampur City Municipal Corporation.



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It appears that an area adm. 6331.05 sq. mtrs. out of the ^{Date}entire property is affected by D.P as per sanctioned development plan of Bhiwandi Nizampur City Municipal Corporation.

It appears that the Bhiwandi Nizampur City Municipal Corporation has granted building permission and approved plans vide Commencement certificate bearing outward no. BP/140/2012-13/NRV/320 dated 30th April, 2013 for carrying out construction on multi storied buildings on area adm. 14565.55 Sq. Mtrs. of the property bearing Survey No.158, Hissa No.9 [P], lying, being and situate at Revenue Village Kamatghar, Tal. Bhiwandi, Dist. Thane, within the limits of Bhiwandi Nizampur City Municipal Corporation.

It appears that the Collector Thane vide his order dated 13th January, 2014, has granted permission to change the use of the said property for Non-agriculture for carrying out construction of building on the said property for commercial and residential use in accordance with the permission granted by Bhiwandi Nizampur City Municipal Corporation.

It appears that by and under Sale Of Business Agreement dated 1st February 2015, M/s Wadhwa Rhodesia, through its prop. Shri Suresh Lakhomal Wadhwa has transferred the said business unto M/s Wadhwa Buildcon LLP, on the terms, conditions and consideration mentioned therein.

I am of the opinion that title of the owners in respect of the captioned property is clear, marketable and free reasonable doubts and encumbrances and by virtue of the aforesaid Agreement, M/s Wadhwa Buildcon LLP have right to carry out development of the said property as per the sanctioned plans & permissions and sell and dispose of the flats/ shops and units in the said project and appropriate the sales proceeds thereof.

On the perusal of the Search Report I have not come across any registered encumbrances on the captioned property.

Adv. Sadanand C. Damodar

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