

(REGISTERED LETTERS AT RESIDENCE ONLY)

OM PRAKASH SHUKLA

B.A., LL.B.

O. S. Regn. No. 1348

S.E.O., ADVOCATE HIGH COURT

12-A, Matrukripa, 1st Flr., Jn. of PL Solicitor Road & Gaushala Lane, Malad (East), Mumbai - 400 097.

Tel. : 2883 6145, 2888 1038 • Fort : 2267 1746, 2267 1687

Resi. : Bungalow No. 6, Shivalik Tower, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivali (E), Mumbai - 400 101.

Tel. : 2870 1728

Ref. No. _____

Date : _____

By Regd. A.D. / U.C.P. / Hand Delivery

TITLE CERTIFICATE

Sub.: All that pieces and parcels of land bearing Survey No. 9, Hissa No. 8(p), Revenue Village Fene, Talati Saja Kaneri, admeasuring 4130 Sq. Mtrs. within the local limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi.

At the instance of my client M/s. Tele Build Construction Pvt. Ltd., Mumbai a Company registered under the provision of the Companies Act, 1956 and its Registered office at G-44, Gokul Nagari II, Nr. Dattani Park, W.E. Highway, Kandivali (E), Mumbai - 400 101 hereinafter called a Client no. One & also at the instance of the my other client M/s. Gayatri Infratech Proprietor Shri. Hiramani P. Pandey residing at 601, Gayatri Enclave CHS, Thakur Complex, Kandivali (E), Mumbai - 400 101 hereinafter referred to a Client no. Two, I have investigated the Title of the above mentioned property.

- i) Vide a Registered Deed of conveyance dated 25th July 1997 vide document No. B.V.D-1-3368/1997 executed by and between Original Owners viz (1) Abdul Aziz Nazimuddin Bobade, through his Power of Attorney holder 1a) Sayyed A. Aziz Bobade, and 1b) Sameer A. Aziz Bobade and (2) Mushtaq N. Bobade, (3) Bibi Ayesha Amirso Badruddin, all residing at Thana Road, Bhiwandi, the said (1) Abdul Aziz Nazimuddin Bobade, through his Power of Attorney holder 1a) Sayyed A. Aziz Bobade, 1b) Sameer A. Aziz Bobade and (2) Mushtaq N. Bobade, (3) Bibi Ayesha Amirso Badruddin sold, assigned & transferred

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all that pieces and parcels of land admeasuring 33 Guntha (3300 Sq. Mtrs approximately) bearing Survey No. 9, Hissa No. 8(Pt.) in favour of the Maheshkumar Ranchodlal Agarwal residing 306, Navinkaneri, Bhiwandi, Dist. Thane.

- ii) Similarly vide another Deed of conveyance dated 8th December 1997 vide document no. B.V.D-1-5444/1997 executed by and between the aforesaid original owners (1) Abdul Aziz Nazimuddin Bobade, through his Power of Attorney holder 1a) Sayyed A. Aziz Bobade, 1b) Sameer A. Aziz Bobade, and (2) Mushtaq N. Bobade, (3) Bibi Ayesha Amirso Badruddin, all residing at Thana Road, Bhiwandi, Dist. Thane, the said 1) Abdul Aziz Nazimuddin Bobade, through his Power of Attorney holder 1a) Sayyed A. Aziz Bobade, 1b) Sameer A. Aziz Bobade, and (2) Mushtaq N. Bobade, (3) Bibi Ayesha Amirso Badruddin also sold, assigned and transferred another piece of land bearing Survey No. 9, Hissa No. 8(Pt.) admeasuring 8.3 Guntha (830 Sq. Mtr.) in favour of the said Maheshkumar Ranchodlal Agarwal residing at 306, Navinkaneri, Bhiwandi, Dist. Thane.
- iii) In pursuance to that the aforesaid Maheshkumar Ranchodlal Agarwal became absolute owner of the above mentioned property bearing Survey

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No. 9, Hissa No. 8(Pt.) in all admeasuring 3300 Sq. Mtrs + 830 Sq. Mtrs.
= 4130 Sq. Mtrs. (hereinafter called as the "said Property").

- iv) Vide a duly registered Deed of Conveyance dated 13/03/2008 bearing registration no. B.V.D.-1-02427/2008 said Shri. Maheshkumar R. Agarwal therein referred to as the Vendor with the confirmation of 1) Mehul H. Patil, 2) Suresh B. Patil, 3) Deepak K. Patil and 4) Mahesh R. Tare the Confirming parties therein sold assigned and transferred the said property to and in favor of my client no. One.
- v) By virtue of the same in 7/12 extract vide mutation entry No. 329 the name of my client no. One is entered as the holder of the said property.
- vi) As per the application of my client no. One in respect of the said property Bhiwandi Nizampur City Municipal Corporation granted Development / Construction Permission dated 09/02/2009 bearing No. Ja.Kra.N.R.V./3595/2009 to my client no. One.
- vii) Vide a Transfer Deed Dt. 06/02/2009 registered under the Registration No. B.V.D.2-00644/2009 my client no. One purchased the TDR to the extent of 2599.00 sq.mtrs. out of total area 5151 sq.mtrs. which rights were issued by Bhiwandi Nizampur City Municipal Corporation vide Certificate of Transfer of Development Right Dt.17/01/2009 bearing Certificate No.35, from Mr. Baliram Tukaram Bhoir, Suresh Dattu Bhoir, Walkubai Battu Bhoir, Natha Dattu Bhoir, Jaywant Dattu Bhoir, Sanjay

9/e

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Dattu Bhoir, NamdevAmbo Bhoir, Janabai Tukaram Bhoir, Ananta Tukaram Bhoir, Sobha sainath Bhoir, Sangeeta Vishwanath Patil, Kunda Gurunath Patil and Heera Tukaram Bhoir the Vendors therein with the confirmation of the Confirming Party namely M/S Landmark Developers through proprietor Nadeem Hafiz Siddique.

viii) In furtherance to that as per the application of my client no. One in respect of the said property Bhiwandi Nizampur City Municipal Corporation granted Revised Development / Construction Permission Dated 8th July 2011, consisting in respect of One Building each consisting of Stilt + 10 stories called as Gayatri Classic Wing A & Wing B to and in favor of my client no. One as on today require Commencement Certificate under MRTP Act have also been issued to the extent of Stilt + 7 Floor to each of the said Building known as Gayatri Classic Wing A & Wing B bearing No. Aa. Kra.N.R.V./Prapra/970/2011 to my client no. One .

ix) Vide another Transfer Deed Dt. 11/3/2013 registered under the Registration No. B.V.D.3-D.K.-1690/2013 my client no. One purchased the Development Rights totally admeasuring 611.34 Sq.mtr. which rights were issued by Bhiwandi Nizampur City Municipal Corporation vide letter no. Ja.Kra.N.R.V./S.R./1676 dated 06/10/2012 Certificate of Development Rights bearing No. 118 of Transfer of Development Right

o.k.

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bearing outward No. TP/DRC/287 Dt.17/05/2012 from the S.S. Enterprises the Vendor therein.

- x) My client no. One vide a duly Registered Development Agreement dated 31st December 2012 registered under the Registration No. B.V.D - 3-97/2013 executed a Development Agreement with my client no. Two M/s. Gayatri Infra Tech proprietary concern through its Proprietor Mr. Hiramani P. Pandey the Commencement Certificate with respect to the said Building known as Gayatri Classic consisting of wing A & Wing B has been also issued to the extent of Stilt + 10 floor towards construction of aforesaid building known as "Gayatri Classic" Wing A & Wing B to be constructed on the said property on the terms & condition as mentioned therein. Thereafter there has also been a Supplementary Agreement dated 08/08/2013 by and between the same parties which has also been duly register. Accordingly my client no. Two are entitled to construct the aforesaid Building.
- xi) I also got issued Public Notice in daily English News Paper, known as Free Press Journal in its edition dated 16//07/2013 inviting objections from the members of the public to the issuance of the Title Certificate by



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me in favour of my clients with respect to the said Properties. However I have not received any objection from any members of the public.

In view of the above I hereby certify that title of my clients in respect of the above referred property which is more particularly described in the schedule hereunder is clear, marketable and free from all encumbrances.

SCHEDULE OF THE ABOVE REFERRED PROPERTY

All that pieces and parcels of land bearing Survey No. 9, Hissa No. 8(p), Revenue Village Fene, Talati Saja Kaneri, admeasuring 4130 Sq. Mtrs. within the local limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi.

Bounded on: -

East By	:	Mansarovar
West By	:	Road
South By	:	Land bearing Survey No. 10
North By	:	Land of Shri Bobade

Dated this 10th August, 2013



Advocate, High Court.
Omprakash Shukla