

ANNEXURE 'C-1'



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

MOBILE: 9221255596

Off: Shop No. 5, Ground Floor, City Mall, Link Road, Andheri (W), Mumbai-40053

Ref: TC/07/2018

Date: 05/07/2018

CERTIFICATE OF TITLE

Re: In respect of properties bearing (1) Old Survey No. 370 / New Survey No. 74, Hissa No. 6 admeasuring 280 sq. meters, (2) Old Survey No. 370 / New Survey No. 74, Hissa No. 7 admeasuring 1470 sq. meters, (3) Old Survey No. 377 / New Survey No. 75, Hissa No. 9 admeasuring 4000 sq. meters and (4) Old Survey No. 377 / New Survey No. 75, Hissa No. 13 admeasuring 560 sq. meters of Revenue Village Goddev, Taluka & District Thane, more particularly described in the schedule hereunder written

THIS IS TO CERTIFY THAT as per the papers and records produced before me by **MR. RAIS AHMAD, Director of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED**, having its office at 1401, 14th Floor, Morya Bluemoon, Near Monginis Factory, Link Road, Andheri (West), Mumbai - 400053 and undertaking construction business at Mira Road (East), Thane, I have carefully examined the title of **M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED** in respect of the properties, more particularly described in the schedule hereunder written and have to state as under: -

That originally, one Shri Ramu Marya Kini was seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land and ground situate, lying and being at Revenue Village Goddev, Taluka & District Thane bearing (1) Old Survey No. 370, New Survey No. 74, Hissa No. 6 admeasuring 280 sq. meters, (2) Old Survey No. 370, New Survey No. 74, Hissa No. 7 admeasuring 1470 sq. meters, (3) Old Survey No. 377, New Survey No. 75, Hissa No. 9 admeasuring 4000 sq. meters and (iv) Old Survey No. 377, New Survey No. 75, Hissa No. 13 admeasuring 560 sq. meters (hereinafter referred to as **'the said Properties'**), more particularly described in the schedule hereunder written.

That the said Ramu Marya Kini, who was bachelor, died on 11th February 1997 at Mira Road (East), District Thane; and after his death, the names of 1) SHRI JAYWANT GANAPAT BHANDARI, 2) SHRI VASUDEV GANAPAT BHANDARI, 3) SHRI BALRAM GANAPAT BHANDARI, 4) SMT. YASHODA GANPAT BHANDARI, 5) SMT. CHABIBHAI GANPAT BHANDARI,



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6) SMT. RUKMINI DATTARAM KOLI and 7) SMT. LATA GANPAT BHANDARI were recorded in the revenue records as owners of the said properties, vide Mutation Entry Nos. 556 and 677, being heirs, successors and legal representatives of the deceased Ramu Marya Kini and hence they were entitle to the estates of the deceased Ramu Marya Kini including the said properties, more particularly described in the schedule hereunder written.

That by Agreement for sale dated 24th June, 2010, the said Mr. Vasudev Ganpat Bhandari and others with the consent and confirmation of one M/s. Devyog Builders Pvt. Ltd. and one Mr. Prakash Khachedusingh Mathur, agreed to seli and transfer the said properties as also all their right, title, interest and shares therein to and in favour of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED, at or for the consideration and on the terms and conditions mentioned therein. The said Agreement is registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-4/06221 of 2010. Pursuant to the said registered Agreement for sale dated 24th June, 2010, the said Mr. Vasudev Ganpat Bhandari and others also executed Power of Attorney dated 24th June, 2010 in favour of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED authorizing to do various acts, deeds, matters and things on their behalf in respect of the said properties. The said Power of Attorney is registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-4/06222 of 2010.

That by and under the Deed of Conveyance dated 27th November, 2012, the said Mr. Vasudev Ganpat Bhandari and others with the consent and confirmation of the said M/s. Devyog Builders Pvt. Ltd., and the said Mr. Prakash Khachedusingh Mathur have conveyed the said properties, more particularly described in the schedule hereunder written, to and in favour of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED, at and for the consideration mentioned therein. The said Deed of Conveyance is registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-7/8363 of 2012.

That prior to execution of the above mentioned Agreement for Sale dated 24th June, 2010 and Deed of Conveyance dated 27th November, 2012; the said M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED also obtained the rights of the said Mr. Prakash Khachedusingh Mathur, who was claiming certain rights in the said properties, at or for the consideration and upon the terms and conditions mentioned therein by virtue of a Development Agreement dated 12th November, 2007 registered with the Sub-



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Registrar of Assurances at Thane under Serial No. TNN-2/08231 of 2007. The said Mr. Prakash Khachedusingh Mathur also executed Power of Attorney dated 24th November, 2007 in favour of one of the Director of the Promoter herein to do various acts, deeds, matters and things on his behalf in respect of the hereinbefore recited four plots of land. The said Power of Attorney is registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-2/1146 of 2007. The said Mr. Prakash Khachedusingh Mathur claiming himself to be the sole beneficiary of the last will of late RAMU MARYA KINI executed on dated 28th January 1997 registered with the Sub-Registrar of Assurances under serial No. TNN-4/368/1997 on 28th January 1997 in Book No. 3.

That prior to execution of the above mentioned Agreement for Sale dated 24th June, 2010 and Deed of Conveyance dated 27th November, 2012; the said M/s. Devyog Builders Pvt. Ltd. was also claiming to have purchased and acquired the rights of some of the members of the said co-owners family in respect of the said properties, by virtue of a Conveyance Deed dated 11th June 2008 duly registered with the Sub registrar of Assurances at Thane under Serial No. TNN-4/5057/2008, and in pursuance of the said Conveyance Deed, the name of M/s. Devyog Builders Pvt. Ltd. was recorded in the rights of records under Mutation Entry No. 936 dated However, in order to avoid litigation, the said M/s. Devyog Builders Pvt. Ltd. joined as one of the parties in the above mentioned Agreement for sale dated 24th June, 2010 and Deed of Conveyance dated 27th November, 2012 duly confirming the sale, transfer and conveyance of the said properties, more particularly described in the schedule hereunder written to and in favour of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED.

That in the VII and XII Extract in respect of the said properties, name of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED is appearing in the column of owner.

That the Estate Investment Co. Pvt. Ltd. through its director Mr. Nandkumar K Seksaria through his constitute attorney Mr Sitaram D Sutar have released their right title and interest in respect of the said properties, more particularly described in the schedule hereunder written, in favour M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED vide registered document No. TNN-4-7492/2012, dated 07/12/2012.



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That the revenue records in respect of the said property has been searched out by Shri Ramesh Dhalpe, Search Clerk who furnished the search report dated 04/07/2018, wherein M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED is shown as holder and/or owner of the said properties, more particularly described in the schedule hereunder written, which are free from all liens and encumbrances.

In view of what is stated hereinabove, I have opinion that the title of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED in respect of the properties, more particularly described in the schedule hereunder written, is clear, marketable and free from all liens and encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing (1) Old Survey No. 370 / New Survey No. 74, Hissa No. 6 admeasuring 280 sq. meters, (2) Old Survey No. 370 / New Survey No. 74, Hissa No. 7 admeasuring 1470 sq. meters, (3) Old Survey No. 377 / New Survey No. 75, Hissa No. 9 admeasuring 4000 sq. meters and (4) Old Survey No. 377 / New Survey No. 75, Hissa No. 13 admeasuring 560 sq. meters of Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation.



A.A. Mirza

ADVOCATE HIGH COURT

ANNEXURE 'C-2'



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

MOBILE: 9221255596

Off: Shop No. 5, Ground Floor, City Mall, Link Road, Andheri (W), Mumbai-40053

Ref.: TC/08/2018

Date: 05/07/2018

CERTIFICATE OF TITLE

Re: In respect of property admeasuring 371 sq. meters or thereabouts and forming part and portion of larger land bearing Old Survey No. 377 / New Survey No. 75, Hissa No. 4 of Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation, more particularly described in the schedule hereunder written

THIS IS TO CERTIFY THAT as per the papers and records produced before me by **MR. RAIS AHMAD**, Director of **M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED**, having its office at 1401, 14th Floor, Morya Bluemoon, Near Monginis Factory, Link Road, Andheri (West), Mumbai - 400053 and undertaking construction business at Mira Road (East), Thane, I have carefully examined the title of **M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED** in respect of the property, more particularly described in the schedule hereunder written and have to state as under: -

That (1) Anthony J. Soz, (2) Esprance M. Rodricks, (3) Etur Rodricks, (4) Mary Anthony Gomes, (5) Joseph J. Soz, (6) Jimmy J. Soz, (7) Cicil D'mello, (8) Anee D'mello and (9) Metilda Fonseca (hereinafter referred to as 'the First Owners') have been the owners of the larger land bearing Old Survey No. 377 / New Survey No. 75, Hissa No. 4 admeasuring total 3690 sq. meters or thereabouts of Revenue Village Goddeo, Taluka & District Thane (hereinafter referred to as '**the said Entire Property**').

That by Agreement for Development dated 30th December, 1993; made between the said First Owners and one M/s. Sweetland Developers, the said First Owners granted in favour of the said M/s. Sweetland Developers the rights of development and other rights including in respect of the said entire property, together with further rights as set out in detail in the said Agreement dated 30th December, 1993 and at or for the consideration and upon the terms and conditions mentioned therein.

That in pursuance of the said Agreement dated 30th December, 1993; the said First Owners also executed an Irrevocable General Power of Attorney dated 30th December, 1993 in favour of the partners of the said M/s. Sweetland Developers interalia conferring upon them several powers



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and authorities including power for development of several properties which includes the said entire property.

That a road is passing from and through the said entire property. On account of passing of the said road, the said entire property is sub-divided into three parts (i) Road area admeasuring 1843 sq. meters or thereabouts, (ii) area admeasuring 1476 sq. meters or thereabouts, falling towards North-East side of the said road and (iii) area total admeasuring 371 sq. meters or thereabouts, which is in two parts, falling towards South-West side of the said road.

That by Deed of Assignment dated 28th April, 2004; made between the said M/s. Sweetland Developers therein called the Assignors of the one part and M/s. Ram Fincap Pvt. Ltd. therein called the Assignees of the other part, the said M/s. Sweetland Developers granted the rights of development and various other rights, including the rights in respect of the said Road area admeasuring 1843 sq. meters or thereabouts as also in respect of the said area admeasuring 371 sq. meters or thereabouts total admeasuring 2214 (i.e. 1843 + 371) sq. meters or thereabouts out of the said entire property, in favour of the said M/s. Ram Fincap Pvt. Ltd., at or for the consideration and upon the terms and conditions mentioned therein;

That in pursuance of the said Agreement dated 28th April, 2004; the said M/s. Sweetland Developers also executed a Power of Attorney dated 28th April, 2004 in favour of the Director of the said M/s. Ram Fincap Pvt. Ltd. thereby conferring upon them various powers and authorities in respect of the said area of 2214 sq. meters or thereabouts out of the said entire property.

That by and under Development Agreement dated 29th May, 2008; the said M/s. Ram Fincap Pvt. Ltd., in turn, with the consent and confirmation of the said M/s. Sweetland Developers assigned its rights in respect of the said area admeasuring 371 sq. meters or thereabouts, which is in two parts, to and in favour of the M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED, together with right to develop the said area admeasuring 371 sq. meters out of the said entire property, at or for the consideration and upon the terms and conditions mentioned therein. The said Development Agreement is registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-2/04942 of 2008;

That in pursuance of the said Development Agreement dated 29th May, 2008, the said M/s. Ram Fincap Pvt. Ltd. also executed a Power of



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Attorney dated 29th May, 2008 in favour of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED interalia conferring upon M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED several powers and authorities including power for development in respect of the said 371 sq. meters area out of the said entire property, as mentioned in detail therein. The said Power of Attorney is registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-2/0948 of 2008;

That the Estate Investment Company Pvt. Ltd. has already given No Objection Certificate for the said entire property bearing Old Survey No. 377 / New Survey No. 75, Hissa No. 4 admeasuring total 3690 sq. meters or thereabouts of Revenue Village Goddeo, Taluka & District Thane vide their letter bearing No. RE/225DATED dated 01/02/2002 and confirmed it by their letter No. EI/615 dated 01/02/2013.

That the revenue records in respect of the said entire property has been searched out by Shri Ramesh Dhalpe, Search Clerk, who furnished the search report dated 04/07/2018, wherein M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED is shown as holder and/or owner of the said land admeasuring 371 sq. meters and forming part and portion of the said entire property, more particularly described in the schedule hereunder written, and which is free from all liens and encumbrances.

In view of what is stated hereinabove, I have opinion that the title of **M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED** in respect of the land admeasuring 371 sq. meters and forming part and portion of the said entire property, more particularly described in the schedule hereunder written, is clear, marketable and free from all liens and encumbrances..

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land admeasuring 371.00 sq. meters or thereabouts and forming part or portion of larger land bearing Old Survey No. 377 / New Survey No. 75, Hissa No. 4 of Revenue Village Goddeo, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation.



A.A. Mirza

ADVOCATE HIGH COURT

ANNEXURE 'C-3'



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

MOBILE: 9221255596

Off: Shop No. 5, Ground Floor, City Mall, Link Road, Andheri (W), Mumbai-40053

Ref.: TC/03/2018

Date: 05/07/2018

CERTIFICATE OF TITLE

Re: In respect of properties bearing (1) Old Survey No. 370 / New Survey No. 74, Hissa No. 2 admeasuring 1190 sq. meters and (2) Old Survey No. 371 / New Survey No. 73, Hissa No. 5 admeasuring 380 sq. meters of Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation, more particularly described in the schedule hereunder written

THIS IS TO CERTIFY THAT as per the papers and records produced before me by **MR. RAIS AHMAD, Director of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED**, having its office at 1401, 14th Floor, Morya Bluemoon, Near Monginis Factory, Link Road, Andheri (West), Mumbai - 400053 and undertaking construction business at Mira Road (East), Thane, I have carefully examined the title of **M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED** in respect of the properties, more particularly described in the schedule hereunder written and have to state as under: -

That 1) Mrs. Vithabai Pandurang Patil, 2) Mr. Vasudeo Pandurang Patil, 3) Mr. Ramchandra Pandurang Patil, 4) Mr. Madhukar Pandurang Patil, 5) Mrs. Saraswati Bhalchandra Patil, 6) Mrs. Hirubai Dugdu Patil, 7) Ms. Anubai Arjun Patil, 8) Mrs. Prema Bhalchandra Patil, 9) Mrs. Vaijyanti Rajaram Patil, 10) Mr. Devendra Rajaram Patil, 11) Mr. Pundlik Mahadev Mhatre and 12) Mrs. Jamuna Bai Atmaram Patil were the owners and absolutely seized and possessed or otherwise well and sufficiently entitled to all that piece and parcel of land or ground bearing (1) Old Survey No. 370 / New Survey No. 74, Hissa No. 2 admeasuring 1190 sq. meters and (2) Old Survey No. 371 / New Survey No. 73, Hissa No. 5 admeasuring 380 sq. meters of Revenue Village Goddev, Taluka & District Thane, more particularly described in the schedule hereunder written (hereinafter referred to as '**the said Properties**'), more particularly described in the schedule hereunder written, whose names were recorded as owners in 7/12, 6/12 & 8-A Extracts of the Land Revenue Records vide Mutation Entry No. 377 dated 02/01/1985;



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That being the co-owners as well as the successors and surviving legal heirs of the said Mrs. Vithabai Pandurang Patil who expired on 13/09/1999, the said 1) Mr. Vasudeo Pandurang Patil, 2) Mr. Ramchandra Pandurang Patil, 3) Mr. Madhukar Pandurang Patil, 4) Mrs. Saraswati Bhalchandra Patil, 5) Mrs. Hirubai Dugdu Patil, 6) Ms. Anubai Arjun Patil, 7) Mrs. Prema Bhalchandra Patil, 8) Mrs. Vaijyanti Rajaram Patil and 9) Mr. Devendra Rajaram Patil were sufficiently entitled to their 50% undivided share in the said properties, more particularly described under the schedule hereunder written.

That by Deed of Conveyance dated 20th Sept 2011 registered with the Joint Sub-registrar under Serial No. TNN-4/7636/2011 dated 30-09-2011 the said Vasudev Pandurang Patil and others sold, transferred and conveyed their entire 50% undivided share in the said properties, more particularly described under the schedule hereunder written to and in favour of M/S RASSAZ INFRASTRUCTURE PRIVATE LIMITED.

That the said Mr. Pundlik Mahadev Mhatre and Mrs. Jamuna Bai Atmaram Patil were sufficiently entitled to balance 50% undivided share in the said properties, more particularly described under the schedule hereunder written, and the said Mrs. Jamuna Bai Atmaram Patil died intestate on 17/06/2004 leaving behind 1) Mr. Bhaskar Atmaram Patil, 2) Mr. Mangesh Atmaram Patil, 3) Mrs. Parvati Balawant Patil, 4) Mrs. Usha Balkrishna Patil and 5) Mrs. Prema Kashinath Patil as her only legal heirs and successors entitled to 50% undivided share in the said properties of the deceased Mrs. Jamuna Bai Atmaram Patil, as per Hindu Succession Act, by which they are governed.

That by Deed of Conveyance dated 22nd July 2013 registered with the Joint Sub-registrar under Serial No. TNN-7/5500/2013 dated 22/07/2013, the said 1) Mr. Pundlik Mahadev Mhatre 2) Mr. Bhaskar Atmaram Patil, 3) Mr. Mangesh Atmaram Patil, 4) Mrs. Parvati Balawant Patil, 5) Mrs. Usha Balkrishna Patil and 6) Mrs. Prema Kashinath Patil sold, transferred and conveyed their entire 50% undivided share in the land bearing Old Survey No. 370 / New Survey No. 74, Hissa No. 2 admeasuring 1190 sq. meters to and in favour of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED.

That by a Sale Agreement dated 10th November 2016 registered by a Deed of Confirmation dated 26/04/2018 with the Joint Sub-registrar under Serial No. TNN-5/6118/2018 on 26/04/2018, the said 1) Mr. Pundlik



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Mahadev Mhatre 2) Mr. Bhaskar Atmaram Patil, 3) Mr. Mangesh Atmaram Patil, 4) Mrs. Parvati Balawant Patil, 5) Mrs. Usha Balkrishna Patil and 6) Mrs. Prema Kashinath Patil sold and transferred their entire 50% undivided share in the land bearing Old Survey No. 371 / New Survey No. 73, Hissa No. 5 admeasuring 380 sq. meters to and in favour of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED.

That being successors of late Ramu Marya Kini, whose name appears in the other column of revenue records as KUL in respect of the land bearing Old Survey No. 371 / New survey No. 73, Hissa No. 5, (1) Shri Ramesh Balram Bhandari, (2) Smt. Chabibhai Ganpat Bhandari alias Chabibai Anant Bhandari, (3) Smt. Rukmini Ganpat Bhandari alias Rukmini Dattaram Koli, (4) Smt. Lata Ganpat Bhandari alias Lata Deepak Katkar, (5) Smt. Pramila Devram Koli, (6) Mr. Vasudeo Ganpat Bhandari, (7) Smt. Lalita Vasudev Bhandari, (8) Mr. Kalpesh Vasudev Bhandari, (9) Mr. Vipul Vasudev Bhandari, (10) Mr. Sanjay Balram Bhandari, (11) Smt. Nayna Sanjay Bhandari, (12) Smt. Yashoda Ganpat Bhandari @ Yashoda Gajanan Vaity, (13) Mr. Sachin Gajanan Vaity, (14) Mr. Sagar Gajanan Vaity, (15) Mr. Harshal Gajanan Vaity, (16) Mrs. Bhanini Jayawant Bhandari, (17) Neeta Kundan Keni D/O Jaywant Ganapat Bhandari, (18) Suchita Sudhakar Ghagre D/O Jaywant Ganapat Bhandari and (19) Harshala Vikas Walkar D/O Jaywant Ganapat Bhandari released, relinquished, waived and given up their KUL rights by executing necessary documents to or in favour of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED as they were not in possession of the said land.

That the Estate Investment Company Pvt. Ltd. has already given No Objection Certificate for the said properties, more particularly described in the schedule hereunder written, vide their letters bearing No. EI/NOC/877/2013 dated 23/08/2013 and EI/NOC/789/2012 dated 19/11/2012 respectively.

That the revenue records in respect of the said properties has been searched out by Shri Ramesh Dhalpe, Search Clerk, who furnished the search report dated 04/07/2018, wherein M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED is shown as holder and/or owner of the said properties, more particularly described in the schedule hereunder written, and which are free from all liens and encumbrances.

In view of what is stated hereinabove, I have opinion that the title of



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M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED in respect of the said properties, more particularly described in the schedule hereunder written, is clear, marketable and free from all liens and encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel land bearing (1) Old Survey No. 370 / New Survey No. 74, Hissa No. 2 admeasuring 1190 sq. meters and (2) Old Survey No. 371 / New Survey No. 73, Hissa No. 5 admeasuring 380 sq. meters of Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation.

A.A. Mirza

ADVOCATE HIGH COURT



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ADVOCATE HIGH COURT & NOTARY

MOBILE: 9221255596

Off: Shop No. 5, Ground Floor, City Mall, Link Road, Andheri (W), Mumbai-40053

Ref.: TC/01/2018

Date: 05/07/2018

CERTIFICATE OF TITLE

Re: In respect of property admeasuring 98 sq. meters or thereabouts and forming part and portion of larger land bearing Old Survey No. 369 / New Survey No. 69, Hissa No. 1 of Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation, more particularly described in the schedule hereunder written

THIS IS TO CERTIFY THAT as per the papers and records produced before me by **MR. RAIS AHMAD, Director of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED**, having its office at 1401, 14th Floor, Morya Bluemoon, Near Monginis Factory, Link Road, Andheri (West), Mumbai - 400053 and undertaking construction business at Mira Road (East), Thane, I have carefully examined the title of **M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED** in respect of the property, more particularly described in the schedule hereunder written and have to state as under: -

That originally, Mr. Jaffu P. Gomes was the owner of the property bearing Old Survey No. 369 / New Survey No. 69, Hissa No. 1 admeasuring 730 sq. meters or thereabouts of Revenue Village Goddeo, Taluka & District Thane (hereinafter referred to as '**the said Entire Property**'), more particularly described in the schedule hereunder written.

That the said Mr. Jaffu P. Gomes died leaving behind his three sons, namely, 1) Mr. Poscai J. Gomes, 2) Mr. Nicolau J. Gomes and 3) Mr. Pedru @ Duming J. Gomes who became the owners and holders of all the pieces of land or ground including the said entire property.

That by mutual partition among the sons of the said Mr. Jaffu P. Gomes, the said entire property came to the share of Mr. Nicolau J. Gomes, who continued to remain in occupation and possession the said entire property.

That the said Mr. Nicolau J. Gomes died intestate on 29/12/1960 leaving behind his two sons, namely, 1) Mr. Brigit Nicolau Gomes and 2) Mr. Jacin Nicolau Gomes and daughter Ms. Phitomina Nicolau Gomes, as his



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heirs and legal representatives entitled to the estate of the deceased including the said entire property.

That Mr. Brigit Nicolau Gomes died intestate bachelor leaving behind his brother Mr. Jacin Nicolau Gomes and his sister Ms. Philomina Nicolau Gomes, as his heirs and legal representatives entitled to his/her respective undivided share in all his estates including the said entire property.

That the said Mr. Jacin Nicolau Gomes died intestate on 13/04/1963 leaving behind a son Mr. Charlie Jacin Gomes and a daughter Mrs. Clara Francis D'souza, as his heirs and legal representatives entitled to the estate of the deceased including the said entire property.

That in the circumstances mentioned herein above the said 1) Ms. Philomina Nicolau Gomes, 2) Mr. Charlie Jacin Gomes and 3) Mrs. Clara Francis D'souza became the owners of the said entire property, more particularly described in the schedule hereunder written.

That under the development plan of Mira Bhayandar Municipal Corporation vide Reservation No. 244 an area admeasuring 11.03 sq. meters is designated for market and vide Reservation No. 245 an area admeasuring 620.47 sq. meters is designated for parking, aggregating total designated area of 631.5 sq. meters for market & parking propose out of the said entire property.

That by an instrument of Declaration dated 15th September 2008 registered with the Joint Sub-registrar under Serial No. TNN-7/06312/2008 dated 18/09/2008 the holders had surrendered the said designated area to the Mira Bhayandar Municipal Corporation.

That under Mutation Entry No. 997 dated 10/02/2011, the said designated area admeasuring 632 sq. meters is mutated in the name of Mira Bhayandar Municipal Corporation, which is certified by the Revenue Officer, and the said original owners were holding the balance area admeasuring 98.00 sq. meters area out of the said entire property.

That by Conveyance Deed dated 3rd April 2011 registered with the Sub Registrar of Assurance at Thane under Serial No. TNN-4/3194/2011 on 15 April 2011, the said original owners through their constituted attorneys conveyed the said balance area of 98.00 sq. meters or thereabouts and forming part and portion of the said entire property, more particularly



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described under the schedule hereunder written, to and in favour of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED and since then M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED is in exclusive possession of the said 98.00 sq. meters area of the said entire property.

That the Estate Investment Company Pvt. Ltd. has already given No Objection Certificate for the said 98 sq. meters area under Residential Zone of the said entire property, more particularly described in the schedule hereunder written, vide their letter bearing No. EI/NOC/353/2011 dated 12/01/2011.

That the revenue records in respect of the said land admeasuring 98.00 sq. meters and forming part and portion of the said entire property has been searched out by Shri Ramesh Dhalpe, Search Clerk who furnished the search report dated 04/07/2018, wherein M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED is shown as holder and/or owner of the said land admeasuring 98 sq. meters and forming part and portion of the said entire property, more particularly described in the schedule hereunder written, and which is free from all liens and encumbrances.

In view of what is stated hereinabove, I have opinion that the title of **M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED** in respect of the land admeasuring 98 sq. meters or thereabouts and forming part and portion of the said entire property, more particularly described in the schedule hereunder written, is clear, marketable and free from all liens and encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land admeasuring 98 sq. meters or thereabouts and forming part and portion of larger land bearing Old Survey No. 369 / New Survey No. 69, Hissa No. 1 of Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation.


ADVOCATE HIGH COURT



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

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Ref.: TC/06/2018

Date: 05/04/2018

CERTIFICATE OF TITLE

Re: In respect of property bearing Old Survey No. 370 / New Survey No. 74, Hissa No. 5 admeasuring 350 sq. meters of Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation, more particularly described in the schedule hereunder written

THIS IS TO CERTIFY THAT as per the papers and records produced before me by **MR. RAIS AHMAD, Director of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED**, having its office at 1401, 14th Floor, Morya Eluemoon, Near Monginis Factory, Link Road, Andheri (West), Mumbai - 400053 and undertaking construction business at Mira Road (East), Thane, I have carefully examined the title of **M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED** in respect of the property, more particularly described in the schedule hereunder written, and have to state as under: -

That originally, one LADRU MARIAN GOMES was seized and possessed of otherwise well and sufficiently entitled to all that piece and parcel of land bearing Old Survey No. 370 / New Survey No. 74, Hissa No. 5 admeasuring 350 sq. meters of Revenue Village Goddev, Taluka & District Thane (hereinafter referred to as '**the said Property**'), more particularly described in the schedule hereunder written.

That the said LADRU MARIAN GOMES died intestate in 1966 at Bhayander leaving behind his wife MRS. JULIE LADRU GOMES and two sons, namely MR. FRANKY LADRU GOMES and MR. MAURICE LADRU GOMES, as his successors and survivors to claim all his estates and properties including the said property, and thereafter, by Mutation Entry No. 4130 dated 08th November, 1979, the names of the said MRS. JULIE LADRU GOMES, MR. FRANKY LADRU GOMES and MR. MAURICE LADRU GOMES were recorded as owners in the revenue records of the said property.

That the said MR. FRANKY LADRU GOMES also died on 10th November 1995 at Bhayander leaving behind his wife MRS. DOMNICA FRANKY GOMES and his 1) MRS. ROSITA VISHAL PAREKH (daughter), 2) MR. LENY FRANKY GOMES (son), 3) MRS. MILDRED AMITH SAINI



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(daughter) and 4) MRS. AVERIL FRANKY GOMES (daughter), as his successors and survivors to claim all his estates and properties including the said property and thereafter, by Mutation Entry No. 436 dated 19th June, 1997, the names of the said MRS. DOMNICA FRANKY GOMES, MRS. ROSITA VISHAL PAREKH, MR. LENY FRANKY GOMES, MRS. MILDRED AMITH SAINI and MRS. AVERIL FRANKY GOMES were recorded as heirs of the deceased MR. FRANKY LADRU GOMES in respect of the said property.

That in the circumstances, 1) MS. JULIE LADRU GOMES, 2) MR. MAURICE LADRU GOMES, 3) MRS. DOMNICA FRANKY GOMES, 4) MRS. ROSITA VISHAL PAREKH, 5) MR. LENY FRANKY GOMES, 6) MRS. MILDRED AMITH SAINI and 7) MRS. AVERIL FRANKY GOMES became the owners (hereinafter called 'the said Owners') of the said property, more particularly described in the schedule hereunder written.

That by Agreement dated 16th July 2009 registered with the Joint Sub-registrar of Assurance at Thane under Serial No. TNN-2/6162/2009 dated 16-07-2009, the said Owners transferred assigned and given complete rights in respect of the said property, more particularly described in the schedule hereunder written, to or in favour of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED free from lien, charges, encumbrances and having marketable title and since then M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED is in exclusive possession of aforesaid land

That the said Property was in personal cultivation of one Shri Yeshwant Sower Patil as a tenant of the said Shri Ladru Marian Gomes and as such, the name of the said Shri Yeshwant Sower Patil was recorded in the other rights column of the 7/12 Extract of the said property vide a Mutation Entry No. 4035, dated 29th February, 1979.

That after the demise of the said Shri Yeshwant Sower Patil, the heirs of the deceased, namely (1) Shri Chintaman Yeshwant Patil, (2) Shri Subhash Chintaman Patil, (3) Shri Dashrath Chintaman Patil, (4) Smt. Vandana Hemant Patil, (5) Smt. Bhavana Balkrishna Patil, (6) Smt Vasant Arvind Karbhari, (7) Shri Dharmaji Yeshwant Patil, (8) Shri Nandkumar Dharmaji Patil, (9) Shri Mahesh Dharmaji Patil, (10) Shri Mohan Dharamji Patil, (11) Shri Anant Yeshwant Patil, (12) Shri Nagesh Anant Patil, (13) Shri Nilesh Anant Patil, (14) Smt. Devyani Arun Bhoir, (15) Smt. Babibai Kishan Patil, (16) Smt. Ehanumati Baliram Mhatre and (17) Smt. Manjula



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

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Ramakant Mhatre assigned all their right, title and interest in respect of the said property to and in favour of Shri Kamlesh R Ambani, Proprietor of Shree Sairaj Enterprises. Thereafter, the said Shri Kamlesh R Ambani Proprietor of Shree Sairaj Enterprises confirmed the above referred Agreement dated 16th July 2009, executed by the said Owners, by joining as confirming party in the Agreement dated 16th July 2009.

That the Estate Investment Co Pvt. Ltd. through its director Mr. Nandkumar K Seksaria through his constitute attorney Mr Sitaram D Sutar have released their right title and interest in respect of the said property, more particularly described in the schedule hereunder written, in favour M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED vide registered document No. TNN-7-951/2013 dated 06/02/2013.

That the revenue records in respect of the said property has been searched out by Shri Ramesh Dhalpe, Search Clerk, who furnished the search report dated 04/07/2018, wherein M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED is shown as holder of the said property and having full and absolute rights of the said property, more particularly described in the schedule hereunder written, and which is free from all liens and encumbrances.

In view of what is stated hereinabove, I have opinion that the title of **M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED** in respect of the said property, more particularly described in the schedule hereunder written, is clear, marketable and free from all liens and encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Old Survey No. 370 / New Survey No. 74, Hissa No. 5, admeasuring 350 sq. meters of Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation.

ADVOCATE HIGH COURT

ANNEXURE 'C-6'



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

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Off: Shop No. 8, Ground Floor, City Mall, Link Road, Andheri (W), Mumbai-40053

Ref.: TC/05/2018

Date: 05/07/2018

CERTIFICATE OF TITLE

Re: In respect of properties bearing (1) Old Survey No. 377 / New Survey No. 75, Hissa No. 11 admeasuring 560 sq. meters, (2) Old Survey No. 370 / New Survey No. 74, Hissa No. 4 admeasuring 1340 sq. meters, (3) Old Survey No. 384 / New Survey No. 62, Hissa No. 1B admeasuring 2550 sq. meters, (4) Old Survey No. 384 / New Survey No. 62, Hissa No. 2B admeasuring 1310 sq. meters and (5) Old Survey No. 384 / New Survey No. 62, Hissa No. 3 admeasuring 430 sq. meters of Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation, more particularly described in the schedule hereunder written

THIS IS TO CERTIFY THAT as per the papers and records produced before me by **MR. RAIS AHMAD, Director of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED**, having its office at 1401, 14th Floor, Morya Bluemoon, Near Monginis Factory, Link Road, Andheri (West), Mumbai - 400053 and undertaking construction business at Mira Road (East), Thane, I have carefully examined the title of **M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED** in respect of the properties, more particularly described in the schedule hereunder written, and have to state as under: -

That originally, **OUR LADY OF NAZARETH CHURCH**, a trust registered under the provisions of Maharashtra Public Trusts Act, 1950 bearing Trust No. D-32, having its office at Our Lady Nazareth Church, Bhayander (West), Thane - 401101, was the owner of the properties bearing (1) Old Survey No. 377 / New Survey No. 75, Hissa No. 11 admeasuring 560 sq. meters, (2) Old Survey No. 370 / New Survey No. 74, Hissa No. 4 admeasuring 1340 sq. meters, (3) Old Survey No. 384 / New Survey No. 62, Hissa No. 1B admeasuring 2550 sq. meters, (4) Old Survey No. 384 / New Survey No. 62, Hissa No. 2B admeasuring 1310 sq. meters and (5) Old Survey No. 384 / New Survey No. 62, Hissa No. 3 admeasuring 430 sq. meters of Revenue Village Goddev, Taluka & District Thane (hereinafter referred to as '**the said Properties**'), more particularly described in the schedule hereunder written.



A. A. MIRZA & ASSOCIATES

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That the said OUR LADY OF NAZARETH CHURCH through Fr. Barthol Machado, sole trustee of the said Trust, have executed the Conveyance Deed dated 08th January, 2018 in respect of the said properties, more particularly described in the schedule hereunder written to or in favour of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED and the said Conveyance Deed is registered with the Sub Registrar of Assurance at Thane under Serial No. TNN-5-319-2018 dated 08/01/2018, and whereby the said M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED became sole and absolute owner of the scheduled properties which are free from lien, charges, encumbrances and having marketable title.

That the revenue records in respect of the said properties has been searched out by Shri Ramesh Dhalpe, Search Clerk, who furnished the search report dated 04/07/2018, wherein M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED is shown as holder and/or owner of the said properties, more particularly described in the schedule hereunder written, and which are free from all liens and encumbrances.

In view of what is stated hereinabove, I have opinion that the title of **M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED** in respect of the said properties, more particularly described in the schedule hereunder written, is clear, marketable and free from all liens and encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing (1) Old Survey No. 377 / New Survey No. 75, Hissa No. 11 admeasuring 560 sq. meters, (2) Old Survey No. 370 / New Survey No. 74, Hissa No. 4 admeasuring 1340 sq. meters, (3) Old Survey No. 384 / New Survey No. 62, Hissa No. 1B admeasuring 2550 sq. meters, (4) Old Survey No. 384 / New Survey No. 62, Hissa No. 2B admeasuring 1310 sq. meters and (5) Old Survey No. 384 / New Survey No. 62, Hissa No. 3 admeasuring 430 sq. meters of Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation.

ADVOCATE HIGH COURT

ANNEXURE 'C-7'



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

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Off: Shop No. 5, Ground Floor, City Mall, Link Road, Andheri (W), Mumbai-40053

Ref.: TC/04/2018

Date: 05/07/2018

CERTIFICATE OF TITLE

Re: In respect of property bearing Old Survey No. 370 / New Survey No. 74, Hissa No. 3 admeasuring 1110 sq. meters or thereabouts of Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation, more particularly described in the schedule hereunder written

THIS IS TO CERTIFY THAT as per the papers and records produced before me by **MR. RAIS AHMAD, Director of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED**, having its office at 1401, 14th Floor, Morya Bluemoon, Near Monginis Factory, Link Road, Andheri (West), Mumbai - 400053 and undertaking construction business at Mira Road (East), Thane, I have carefully examined the title of **M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED** in respect of the property, more particularly described in the schedule hereunder written, and have to state as under: -

That originally, one **MR. ELISE JUJYA LUDRICK** alias **RODRIGUES** was the owner of several properties including the land bearing Old Survey No. 370 / New Survey No. 74, Hissa No. 3 admeasuring 1110 sq. meters or thereabouts of Village Goddeo, Taluka and District Thane (hereinafter referred to as '**the said Property**'), more particularly described in the schedule hereunder written.

That the said **MR. ELISE JUJYA LUDRICK** alias **RODRIGUES** died intestate in or about 1959, leaving behind his widow Mrs. Anjelini, (since deceased) his three sons, namely (1) Jokim Elise Ludrick alias Rodrigues, (since deceased) (2) Domic Elise Ludrick alias Rodrigues (since deceased) and (3) Joseph Elise Ludrick alias Rodrigues and two married daughters, namely (1) Jebal Peter Gomes and (2) Emi Jima, as his only heirs and legal representatives according to law by which he was governed at the time of his death. The said facts are duly recorded in Mutation Entry No. 1738 dated 7th December 1964 of Village Bhayandar.

That the said **MR. JOKIM ELISE LUDRICK** alias **RODRIGUES** died intestate at Bhayandar in or about 1978, leaving behind his widow by name



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

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Mrs. Monica Jokim Rodrigues (since deceased) and his seven sons, namely (1) Peter, (2) Wallace, (3) Rasell (4) Melvin, (5) Denel, (6) Runnel, (7) Elise, and three daughter (8) Olga Shilvan Gonsalves, (9) Mrs. Freda Jokim Ludricks and (10) Bela Dornic Gonsalves, as his only heirs and legal representatives accordingly to law by which he was governed at the time of his death, The said facts are recorded in Mutation Entry No. 4037 dated 29th February 1979 of Village Bhayandar.

That in the meantime, the said DOMINIC ELISE LUDRICK alias RODRIGUES, who was a bachelor, died in or about 1973 as recorded in Mutation Entry No. 4069 dated 4th April, 1979 of Village Bhayandar, the names of his brother Joseph Elise Ludrick and two sisters namely Ms. Jebal Peter Gomes and Ms. Emi Jima and the above mentioned 10 heirs of his deceased brother Mr. Jokim Elise Ludrick alias Rodrigues were recorded, as his heirs and legal representatives therein.

That the said MRS. ANJELINBAI widow of ELISE JUJYA LUDRICK alias RODRICKS died intestate at Bhayandar on or about 2-10-1979 leaving behind her son Joseph Elise Ludrick, two daughters Mrs. Jebal Peter Gomes and Mrs. Emi Jima and the above mentioned 10 heirs of her predeceased son Jokim Elise Ludrick alias Rodrigues, as her only heirs and legal representatives according to law by which she was governed at the time of her death.

That, as recorded in and under Deed of Family Settlement dated 20/12/1993 and as mentioned in Deed of Release dated 18th December 1993, the said Mrs. Jebal Peter Gomes and Mrs. Emi Jima Miranda have released their rights in the said property in favour of the said Joseph Elise Ludrick and the above mentioned 10 heirs of the said Jokim Elise Ludrick. It has been further recorded in the said Deed of Family Settlement that the 10 heirs of the said Jokim Elise Ludrick, namely (1) Peter, (2) Wallace, (3) Rasell, (4) Melvin, (5) Denel, (6) Runnel, (7) Elise, (8) Olga Shilvan Gonsalves, (9) Mrs. Freda Jokim Ludricks and (10) Bela Dornic Gonsalves are entitled to 65% share and Joseph Elise Ludrick is entitled to 35% share in the said property.

That by an Agreement for Sale cum Development dated 11th April, 2005, the said Joseph Elise Ludrick and the above mentioned 10 heirs of the said Jokim Elise Ludrick have agreed to grant the rights of development and other rights in respect of the said property, more particularly described



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

MOBILE: 9221255596

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in the schedule hereunder written, to and in favour of (1) SMT. ANITA GHANASHYAM RANDEK and (2) SHRI GHANASHYAM H. RANDEK (H.U.F.), at the price and on the terms and conditions therein contained. In pursuance of the said Agreement dated 11th April, 2005, the said Joseph Elise Ludrick and the above mentioned 10 heirs of the said Jokim Elise Ludrick executed Power of Attorney dated 11th April, 2005 in favour of the said (1) SMT. ANITA GHANASHYAM RANDEK and (2) SHRI GHANASHYAM H. RANDEK (H.U.F.).

That by an Agreement dated 31st December 2007 registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-4/18 of 2008, the said SMT. ANITA GHANASHYAM RANDEK and (2) SHRI GHANASHYAM H. RANDEK (H.U.F.) have further granted development rights in respect of the said property, more particularly described in the schedule hereunder written, to and in favour of (1) MR. SUBHASH SAGARMAL VARMA, (2) MR. DINESH N. PATEL (H.U.F.), (3) MR. TULSIDAS LAKHANSI VASANI and (4) MR. MAHENDRA LALAJI PATEL. In pursuant to the said Agreement dated 31st December 2007, a Power of Attorney dated 31st December 2007 has also been executed in favour of (1) MR. SUBHASH SAGARMAL VARMA, (2) MR. DINESH N. PATEL (H.U.F.), (3) MR. TULSIDAS LAKHANSI VASANI and (4) MR. MAHENDRA LALAJI PATEL thereby allowing them to do, execute and perform various acts, deeds, matters and things relating to the said property. The said Power of Attorney is registered with the Sub-Registrar of Assurances at Thane under Serial No. TNN-4/19 of 2008.

That by Development Agreement dated 29th may 2008 registered with the Sub Registrar of Assurance at Thane under Serial No. TNN-2/4943 of 2008, the said Joseph Elise Ludrick and the above mentioned 10 heirs of the said Jokim Elise Ludrick together with (1) SMT. ANITA GHANASHYAM RANDEK and (2) SHRI GHANASHYAM H. RANDEK (H.U.F.), (3) MR. SUBHASH SAGARMAL VARMA, (4) MR. DINESH N. PATEL (H.U.F.), (5) MR. TULSIDAS LAKHANSI VASANI and (6) MR. MAHENDRA LALAJI PATEL granted development rights in respect of the said property, more particularly described in the schedule hereunder written, to and in favour of M/S. RASSAZ INFRASTRUCTURE PVT. LTD. and since than M/s. Rassaz Infrastructure Pvt. Ltd is in exclusive possession of the said property.

That the Estate Investment Company Pvt. Ltd. has already given No Objection Certificate for the said property, more particularly described in the



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

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schedule hereunder written, vide their letter bearing No. EI/NOC/787/2012 dated 19/11/2012.

That the revenue records in respect of the said property has been searched out by Shri Ramesh Dhalpe, Search Clerk, who furnished the search report dated 04/07/2018, wherein M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED is shown as holder and/or owner of the said property, more particularly described in the schedule hereunder written, and which is free from all liens and encumbrances.

In view of what is stated hereinabove, I have opinion that the title of **M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED** in respect of the said property, more particularly described in the schedule hereunder written, is clear, marketable and free from all liens and encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Old Survey No. 370 / New Survey No. 74, Hissa No. 3 admeasuring 1190 sq. meters of Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation.



A.A. Mirza

ADVOCATE HIGH COURT

ANNEXURE 'C-8'



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

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Off: Shop No. 5, Ground Floor, City Mall, Link Road, Andheri (W), Mumbai-40053

Ref.: TC/09/2018

Date: 05/07/2018

CERTIFICATE OF TITLE

Re: In respect of property admeasuring 175.26 sq. meters and forming part and portion of larger land bearing Old Survey No. 377 / New Survey No. 75, Hissa No. 12 of Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation, more particularly described in the schedule hereunder written

THIS IS TO CERTIFY THAT as per the papers and records produced before me by **MR. RAIS AHMAD, Director of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED**, having its office at 1401, 14th Floor, Morya Bluemoon, Near Monginis Factory, Link Road, Andheri (West), Mumbai - 400053 and undertaking construction business at Mira Road (East), Thane, I have carefully examined the title of **M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED** in respect of the property, more particularly described in the schedule hereunder written and have to state as under: -

That originally Shri Ramachandra Damul Kini was the owner of the land bearing Old Survey No. 377, New Survey No. 75, Hissa No. 12, admeasuring 1540 sq. meters situate, lying and being at Revenue Village Goddev, Taluka & District Thane and within the limit of Mira Bhayandar Municipal Corporation (hereinafter referred to as '**the said Entire Property**').

That the said Shri Ramachandra Damul Kini died intestate in or about 1970 leaving behind his three sons, namely 1) Shri Bhaurao Ramchandra Kini, 2) Shri Janardhan Ramchandra Kini and 3) Shri Jaidev Ramchandra Kini, as his only heirs and legal representatives entitled to the estate of the deceased including the said entire property.

That the said Shri Bhaurao Ramchandra Kini died intestate on 12/11/2000 leaving behind his three sons and three married daughters, namely 1) Shri Dinesh Bhaurao Kini, 2) Shri Anant Bhaurao Kini, 3) Shri Ajit Bhaurao Kini, 4) Smt. Ahilya Naresh Kini, 5) Smt. Marya @ Manorama Buraki Fariya and 6) Smt. Sanjivani Arvind Kini as his only heirs and legal



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

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representatives entitled to the estate of the deceased including the undivided share of the deceased in the said entire property.

That the said Shri Janardhan Ramchandra Kini died leaving behind his wife and three sons namely 1) Shrmati Lila Janadhan Kini, 2) Mr. Devendra Janardhan Kini, 3) Mr. Hemant Janardhan Kini, 4) Mr. Jitendra Janardhan Kini as his only heirs and legal representatives entitled to the estate of the deceased including the undivided share of the deceased in the said entire property.

That the said Shri Jaidev Ramchandra Kini died intestate on 22/05/2006 leaving behind his wife, three sons and two married daughters, namely 1) Smt. Revabai Jaidev Kini, 2) Mr. Rameshwar Jaidev Kini, 3) Mr. Devidas Jaidev Kini, 4) Mr. Devanand Jaidev Kini, 5) Smt. Rajshree Manohar Vaity and 6) Smt. Manda Rajesh Kini as his only heirs and legal representatives entitled to the estate of the deceased including the undivided share of the deceased in the said entire property.

That under the circumstances mentioned hereinabove; the said 1) Shri Dinesh Bhaurao Kini, 2) Shri Anand Bhaurao Kini, 3) Shri Ajit Bhaurao Kini @ Babu Bhaurao Kini, 4) Smt. Ahilya Naresh Keni D/O. Bhaurao Kini, 5) Smt. Manya @ Manorama Buraky Faria, 6) Smt. Sanjivani Arvind Kini, 7) Smt. Revabai Jaydev Kini, 8) Shri Rameshwar Jaydev Kini, 9) Shri Devidas Jaydev Kini, 10) Shri Devanand Jaydev Kini, 11) Smt. Rajshree Manohar Vaity, 12) Smt. Manda Rajesh Kini, 13) Smt. Leela Janardan Kini, 14) Shri Devendra Janardan Kini, 15) Shri Hemant Janardan Kini and 16) Shri Jitendra Janardan Kini have become the co-owners of their respective undivided share in the said entire property.

That by Agreement for Development dated 27/12/2006 registered with the Sub-Registrar of Assurance at Thane under Serial No. TNN-4/10839/2006 on 27/12/2006, the said co-owners granted development rights and other rights including in respect of the said entire property to and in favour of Shri Rajakumar Omprakash Sharma for the consideration and upon terms and conditions mentioned therein and also executed Irrevocable General Power of Attorneys in favour of Shri Rajkumar Omprakash Sharma, conferring upon him several powers in respect of the said entire property. Thereafter, by Mutation Entry No. 776 dated 07/02/2007, the name of the said Shri Rajkumar Omprakash Sharma has been added in other right column of 7/12 Extract of the said entire property.



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ADVOCATE HIGH COURT & NOTARY

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That due to passing of a road, the said entire property is sub-divided into three parts (i) Road Area (ii) Area towards North side of the said road and (iii) Area admeasuring 175.26 sq. meters which is in two parts towards South side of the said road.

That by a Deed of Conveyance dated 15/05/2013 registered with the Sub-Registrar of Assurance at Thane under Serial No. TNN-7/4065/2013 on 29/05/2013, the said co-owners of the said entire property with the confirmation of Mr. Rajkumar Omprakash Sharma sold, transferred and conveyed the part of land admeasuring 175.26 sq. meters or thereabout towards South side of the said road and forming part and portion of the said entire property, more particularly described in the schedule hereunder written, to and in favour of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED.

That the Estate Investment Company Pvt. Ltd. has already given No Objection Certificate for the said entire property bearing Old Survey No. 377 / New Survey No. 75, Hissa No. 12 admeasuring 1540.00 sq. meters of Revenue Village Goddev, Taluka & District Thane vide their letter bearing No. RE/848 dated 3rd January 2007 and confirmed it by their letter No. EI/861 dated 9th September 2015.

That the revenue records in respect of the said land admeasuring 175.26 sq. meters or thereabout towards South side of the said road has been searched out by Shri Ramesh Dhalpe, Search Clerk who furnished the search report dated 04/07/2018, wherein M/s. RASSAZ INFRASTRUCTURE PRIVATE LIMITED is shown as holder and/or owner of the said land admeasuring 175.26 sq. meters forming part and portion of the said entire property, more particularly described in the schedule hereunder written, and which is free from all liens and encumbrances.

In view of what is stated hereinabove, I have opinion that the title of **M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED** in respect of the said Property i.e. admeasuring 175.26 sq. meters forming part and portion of the said entire property, more particularly described in the schedule hereunder written, is clear, marketable and free from all liens and encumbrances.



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

MOBILE: 9221255596

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THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land admeasuring 175.26 sq. meters forming part and portion of larger land bearing Old Survey No. 377 / New Survey No. 75, Hissa No. 12 of Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation.

A.A. Mirza

ADVOCATE HIGH COURT



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

MOBILE: 9221255596

Off: Shop No. 5, Ground Floor, City Mall, Link Road, Andheri (W), Mumbai-40053

Ref.: TC/12/2018

Date: 05/07/2018

CERTIFICATE OF TITLE

Re: In respect of property admeasuring 61 sq. meters and forming part and portion of larger land bearing Old Survey No. 377/ New Survey No. 75. Hissa No. 7 of Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation, more particularly described in the schedule hereunder written

THIS IS TO CERTIFY THAT as per the papers and records produced before me by **MR. RAIS AHMAD, Director of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED**, having its office at 1401, 14th Floor, Morya Bluemoon, Near Monginis Factory, Link Road, Andheri (West), Mumbai - 400053 and undertaking construction business at Mira Road (East), Thane, I have carefully examined the title of **M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED** in respect of the property, more particularly described in the schedule hereunder written, and have to state as under: -

That originally Shri Ramachandra Damul Kini was the owner of the land bearing Old Survey No. 377, New Survey No. 75, Hissa No. 7, admeasuring 1590 sq. meters of Revenue Village Goddev, Taluka & District Thane and within the limit of Mira Bhayandar Municipal Corporation (hereinafter referred to as '**the said Entire Property**').

That the said Shri Ramachandra Damul Kini died intestate in or about 1970 leaving behind his three sons, namely 1) Shri Bhaurao Ramchandra Kini, 2) Shri Janardhan Ramchandra Kini and 3) Shri Jaidev Ramchandra Kini, as his only heirs and legal representatives entitled to the estate of the deceased including the said entire property.

That the said Shri Bhaurao Ramchandra Kini died intestate on 12/11/2000 leaving behind his three sons and three married daughters, namely 1) Shri Dinesh Bhaurao Kini, 2) Shri Anant Bhaurao Kini, 3) Shri Ajit Bhaurao Kini, 4) Smt. Ahilya Naresh Kini, 5) Smt. Marya @ Manorama Buraki Fariya and 6) Smt. Sanjivani Arvind Kini as his only heirs and legal representatives entitled to the estate of the deceased including the undivided share of the deceased in the said entire property.



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

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That the said Shri Janardhan Ramchandra Kini died leaving behind his wife and three sons namely 1) Smt. Lila Janadhan Kini, 2) Mr. Devendra Janardhan Kini, 3) Mr. Hemant Janardhan Kini and 4) Mr. Jitendra Janardhan Kini as his only heirs and legal representatives entitled to the estate of the deceased including the undivided share of the deceased in the said entire property.

That the said Shri Jaidev Ramchandra Kini died intestate on leaving behind his wife, three sons and two married daughters, namely 1) Smt. Revabai Jaidev Kini, 2) Mr. Rameshwar Jaidev Kini, 3) Mr. Devidas Jaidev Kini, 4) Mr. Devanand Jaidev Kini, 5) Smt. Rajshree Manohar Vaity and 6) Smt. Manda Rajesh Kini as his only heirs and legal representatives entitled to the estate of the deceased including the undivided share of the deceased in the said entire property.

That under the circumstances mentioned hereinabove; the respective heirs of the said 1) Shri Bhaurao Ramchandra Kini, 2) Shri Janardhan Ramchandra Kini and 3) Shri Jaidev Ramchandra Kini, have become the owners of their respective undivided share in the said entire property.

That by an Agreement for sale dated 08/04/2004, the said Late Jaidev Ramchandra Kini along with his legal heirs, i.e. Smt. Revabai Jaidev Kini and others have agreed to sell their 1/3rd undivided right, title, interest and share in several properties including in the said entire property to Mr. Rajkumar Omprakash Sharma on terms and conditions mentioned therein.

That by an Agreement for sale dated 22/05/2004, the said Late Janardhan Ramchandra Kini & others have agreed to sell their 1/3rd undivided right, title, interest and share in several properties including the said entire property to Mr. Rajkumar Omprakash Sharma on terms and conditions mentioned therein.

That by an Agreement for sale dated 10/06/2004, the said Shri Dinesh Bhaurao Kini and others have agreed to sell their 1/3rd undivided right, title, interest and share in several properties including the said entire property to Mr. Rajkumar Omprakash Sharma on terms and conditions mentioned therein.

That by an Agreement for sale cum Development dated 27/07/2005, Mr. Rajkumar Omprakash Sharma has agreed to sell the right, title, interest and share of the said entire property to Mr. Sohanlal M Jain, proprietor of



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S.V. DEVELOPERS at the price and on terms and conditions mentioned therein.

That by an Agreement for sale cum Development dated 13/05/2006, the Sohanlal M Jain proprietor of M/S. S.V. DEVELOPERS has agreed to sell the right, title, interest and share of the said entire property to the M/S. SONAM BUILDERS at the price and on terms and conditions mentioned therein.

That under the development plan of Mira Bhayandar Municipal Corporation, a part of the said entire property admeasuring 1168.50 sq. meters is reserved for Swimming Pool and the remaining area admeasuring 421.50 sq. meters is under Residential Zone. Having known to this fact, M/S. SONAM BUILDERS, in turn, agreed to sell the right, title, interest and share of the said 421.50 sq. meters area under Residential Zone and forming part of the said entire property back to M/S. S.V. DEVELOPERS by way of another Agreement for sale cum Development dated 18/10/2006 at the price and on terms and conditioned mentioned therein.

That by an Agreement for sale cum Development dated 12/07/2007, registered with the Joint Sub-Registrar of Assurance at Thane under Serial No. TNN-4/8619/2007; the said Sohanlal M Jain, proprietor of S.V. DEVELOPERS has agreed to sell, transfer and assign all development rights, title and interest of the said 421.50 sq. meters area under Residential Zone and forming part and portion of the said entire property to the SHRI VISHAL DILIP SHAH at the price and on terms and conditions mentioned therein.

That in the meantime, by a Deed of Conveyance dated 16/03/2012, registered with the Joint Sub-Registrar of Assurance at Thane under Serial No. TNN-7/2018/2012, the owners with the confirmation of Rajkumar Omprakash Sharma, Sohanlal M Jain and M/S. Sonam Builders sold, transferred and conveyed the said Swimming Pool Reservation area of 1168.50 sq. meters forming portion of the said entire property to M/S. SEVEN-ELEVEN CONSTRUCTIONS PRIVATE LIMITED.

That out of the said 421.50 sq. meters area under Residential Zone of the said entire property, an area admeasuring 61 sq. meters has become Non-Buildable Area as per the plan approved by the Mira-Bhayandar Municipal Corporation vide C.C.No.MiBha/MANPA/NR/2283/2013-14 dated 24/09/2013.



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That by Conveyance Deed dated 11th January, 2016 registered with the Sub Registrar of Assurance at Thane under Serial No. TNN-10/ 637 of 2016, the owners Shri Dinesh Bhaurao Kini & others with the confirmation of confirming parties therein have conveyed the rights in respect of the land admeasuring 61 sq. meters and forming part and portion of the said entire property, more particularly described in the schedule hereunder written, to and in favour of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED and since then M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED is in exclusive possession of the same.

That the Estate Investment Company Pvt. Ltd. has already given No Objection Certificate for the said 422 sq. meters area under Residential Zone of the said entire property bearing Old Survey No. 377, New Survey No. 75, Hissa No. 7 of Revenue Village Goddev, Taluka & District Thane vide its letter bearing No. EI/NOC/880/2013 dated 17/09/2013.

That the revenue records in respect of the said property has been searched out by Shri Ramesh Dhalpe, Search Clerk who furnished the search report dated 04/07/2018, wherein M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED is shown as holder and/or owner of the land admeasuring 61 sq. meters and forming part and portion of the said entire property, more particularly described in the schedule hereunder written, and which is free from all liens and encumbrances.

In view of what is stated hereinabove, I have opinion that the title of M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED in respect of the land admeasuring 61 sq. meters and forming part and portion of the said entire property, more particularly described in the schedule hereunder written, is clear, marketable and free from all liens and encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land admeasuring 61 sq. meters and forming part and portion of larger land bearing Old Survey No. 377 / New Survey No. 75, Hissa No. 7 of Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation.

A.A. Mirza

ADVOCATE HIGH COURT



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

Mobile: 9221255596

Off: Shop No. 5, Ground Floor, City Mall, Link Road, Andheri (W), Mumbai-40053

Ref.: TC/10/2018

Date: 05/07/2018

CERTIFICATE OF TITLE

Re: In respect of property admeasuring 333 sq. meters and forming part and portion of larger land bearing Old Survey No. 377 / New Survey No. 75, Hissa No. 8 of Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation, more particularly described in the first schedule hereunder written

THIS IS TO CERTIFY THAT as per the papers and records produced before me by **MR. RAJNIKANT KAILASH SINGH, Director of M/S. SEVEN ELEVEN CONSTRUCTION PRIVATE LIMITED**, having its office at 7, Shyam Bhavan, B.P. Road, Bhayandar (East), Thane-401105, I have carefully examined the title of **M/S. SEVEN ELEVEN CONSTRUCTION PRIVATE LIMITED** in respect of the property, more particularly described in the schedule hereunder written and have to state as under: -

That originally one Mr. Jecin Anthonne Gomes was the owner of the land bearing Old Survey No. 377 / New Survey No. 75, Hissa No. 8 admeasuring 960 sq. meters of Revenue Village Goddev, Taluka & District Thane and within the limit of Mira Bhayander Municipal Corporation (hereinafter referred to as '**the said Entire Property**')

That the said Mr. Jecin Anthonne Gomes died intestate in or about 1958 leaving behind his widow by name Mrs. Anmary Jecin Gomes alias Soz, two sons namely Mr. Anthonne Jecin Gomes and Mr. Francis Jecin Gomes (since deceased) and four daughters namely Ms. Isprance Marvel Rodricks, Ms. Margarrate Jecin Gomes alias Soz, Ms. Mary Anthonne Rodricks, Ms. Victoria Anthonne Rodricks and also the heirs of his predeceased son Mr. Francis Jecin Gomes namely Joseph Francis Gomes, James alias Jimmy Francis Gomes, Anie Rejin D'mello, Cicil Alick D'mello, Metilda Jeral Fonseca and Rozy Fransis D'souza as his heirs and legal representatives entitled to the estate of the deceased as per the provisions of Indian Succession Act, 1925.

That on perusal of Mutation Entry No. 3930 dated 07/06/1978, it appears that Mrs. Anmary Jecin Gomess alias Soz died intestate in or about 1972 leaving behind her four daughters namely Ms. Isprance Marvel



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Rodricks, Ms. Margarrate Jecin Gomes alias Soz, Mrs. Mary Anthonie Rodricks, Mrs. Victoria Anthonie Rodricks and a son by name Mr. Anthonie Jecin Soz as her heirs and legal representative entitled to the undivided share of the deceased in the said entire property as per the provisions of Indian Succession Act, 1925 and accordingly, the name of the said Ms. Isprance Manvel Rodricks, Ms. Margarrate Jecin Gomes alias Soz, Ms. Mary Anthonie Rodricks, Ms. Victoria Anthonie Rodricks and Mr. Anthonie Jecin Soz were recorded in the 7/12 extract of the said entire property as the owners thereof.

That on perusal of the Mutation Entry No. 207 dated 28/11/1989, it appears that Mrs. Margarrate Jecin Gomes alias Soz, one of the daughter of late Jecin Anthonie Gomes died intestate in or about 1986 leaving behind her brother namely Mr. Anthonie Jecin Soz and three sisters namely Ms. Isprance Manvel Rodricks, Ms. Mary Anthonie Rodricks and Ms. Victoria Anthonie Rodricks as her heirs and legal representatives entitled to the undivided share of the deceased in the said entire property as per the provisions of Indian Succession Act, 1925 and accordingly, the names of the said Mr. Anthonie Jecin Soz, Ms. Isprance Manvel Rodricks, Ms. Mary Anthonie Rodricks, Ms. Victoria Anthonie Rodricks were recorded in the 7/12 extract of the said entire property as the owners thereof.

That on perusal of the Mutation Entry No. 211 dated 28/11/1989, it appears that initially, the name of Mr. Joseph Francis Soz was appearing in the 7/12 extract of the said entire property and by the said mutation entry the names of 1) Jimmy Francis Gomes, 2) Cicil Alick D'mello, 3) Anee Rejin D'mello and 4) Metilda Jeral Fonseca were recorded in the 7/12 extract of the said entire property along with the names of the said Mr. Joseph Francis Soz.

That on perusal of the Mutation Entry No. 699 dated 30/04/2006, the names of Mr. Marshal Manvel Rodricks, Mr. Emmi Manvel Rodricks, Mr. Anthonie Manvel Rodricks and Mr. William Manvel Rodricks were recorded in the 7/12 extract of the said entire property along with the names of the other co-owners namely Mr. Joseph Francis Soz and ors.

That by an Agreement for Development dated 30th December 1993, the said Mr. Anthonie J Soz and others agreed to assign all their rights, title and interest in respect of several lands interalia the said entire property to



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M/s Sweetland Developers at the price and on the terms and conditions therein contained.

That in pursuance to the Agreement for Development dated 30th December 1993, the said Mr. Anthone J Soz and others had executed a Power of Attorney in favour of the M/s Sweetland Developers conferring upon them several powers, inter-alia, power to sell the said entire property to the person or persons of their choice.

That by an Agreement dated 28th April 2004, the M/s Sweetland Developers agreed to assign all their rights, title and interest in respect of several lands inter-alia the said entire property to Smt. Anita Ghanshyam Randher and Shri Ghanshyam Randher (HUF) at the price and the terms and conditions therein contained.

That in pursuance to the Agreement dated 28th April 2004 M/s Sweetland Developers had executed a Power of Attorney in favour of the Smt. Anita Ghanshyam Randher and Shri Ghanshyam Randher (HUF) conferring upon them several powers, inter-alia, power to sell the said entire property to the person or persons of their choice.

That by an Agreement dated 31st March 2006, the Smt. Anita Ghanshyam Randher and Shri Ghanshyam Randher (HUF) had agreed to assigned all their rights, title and interest in respect of several lands inter-alia the said entire property to M/s Sonam Builders at the price and on the terms and conditions therein contained.

That in pursuance to the said Agreement dated 31st March 2006, the said Smt. Anita Ghanshyam Randher and Shri Ghanshyam Randher (HUF) had also executed a Power of Attorney in favour of the M/s Sonam Builders conferring upon them several powers, inter-alia, power to sell the said entire property to the person or persons of their choice.

That an Agreement dated 22nd February 2008, the said Mr. Marshal Manvel Rodricks, Mr. Emmi Manvel Rodricks, Mr. Anthone Manvel Rodricks and Mr. William Manvel Rodricks had agreed to assign all their rights, title and interest in respect of several lands inter-alia the said entire property to M/S. SEVEN ELEVEN CONSTRUCTION PRIVATE LIMITED at the price and the terms and conditions therein contained.

That in pursuance to the said Agreement dated 22nd February 2008, the said Mr. Marshal Manvel Rodricks, Mr. Emmi Manvel Rodricks, Mr.



A. A. MIRZA & ASSOCIATES

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Anthone Manvel Rodricks and Mr. William Manvel Rodricks had also executed a Power of Attorney in favour of M/S. SEVEN ELEVEN CONSTRUCTION PRIVATE LIMITED conferring upon them several powers, inter-alia, power to sell the said entire property to the person or persons of their choice.

That by an Agreement dated 26th August 2008, the said M/S. SEVEN ELEVEN CONSTRUCTION PRIVATE LIMITED had agreed to assign all its rights, title and interest in respect of the said entire property to M/s Sonam Builders at the price and the terms and conditions therein contained.

That in pursuance to the said Agreement dated 26th August 2008, the said M/S. SEVEN ELEVEN CONSTRUCTION PRIVATE LIMITED had also executed a Power of Attorney in favour of M/s Sonam Builders conferring upon them several powers, inter-alia, power to sell the said entire property to the person or persons of their choice.

That by Deed of Conveyance dated 16th March 2012, the said Mr. Anthone J Soz and ors as vendors, M/s Sweetland Developers as first confirming party, Smt. Anita Ghanshyam Randher and Shri Ghanshyam Randher (HUF) as second confirming party and M/s Sonam Builders as third confirming party have conveyed the said entire property to M/S. SEVEN ELEVEN CONSTRUCTION PRIVATE LIMITED. The said Deed of Conveyance dated 16th March 2012 is registered in the office of Sub-Registrar of Assurance at Thane under Serial No. TNN-7/02016/2012 dated 21st March 2012 bearing its Receipt No. 2017.

That out of the said entire property, an area admeasuring 333 sq. meters, which is in two parts, falls under 'R' zone on the Development Plan of the Mira Bhayandar Municipal Corporation and the remaining area is reserved for Community Hall and Playground and Swimming Pool by way of Reservation No. 218 and 243 respectively on the Development Plan of the Mira Bhayandar Municipal Corporation.

That by an indenture of Deed of Amalgamation dated 25/08/2015 registered with the Sub Registrar of Assurance at Thane under Serial No. TNN-10/12474/2015 on 25/08/2015, the said M/S. SEVEN ELEVEN CONSTRUCTION PRIVATE LIMITED amalgamated the said part of land admeasuring 333 sq. meters and forming part and portion of the said entire property with the layout/properties more particularly described in the second schedule hereunder written and which are owned by M/S. RASSAZ



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INFRASTRUCTURE PRIVATE LIMITED in order to facilitate its smooth development of the said part of land admeasuring 333 sq. meters of the said entire property.

That in pursuance of the said Deed of Amalgamation dated 25/08/2015, the said M/S. SEVEN ELEVEN CONSTRUCTION PRIVATE LIMITED also executed a General Power of Attorney dated 25/08/2015 in favour of the said M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED. The said Power of Attorney dated 25/08/2015 is registered with the Sub Registrar of Assurance at Thane under Serial No. TNN-10/12471/2015 on 25/08/2015.

That by virtue of terms and conditions of Deed of Amalgamation dated 25/08/2015 and General power of Attorney dated 25/08/2015, M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED have absolute and complete rights to develop the amalgamated property with the approval and sanction of the appropriate Authorities.

That the revenue records in respect of the said land admeasuring 333 sq. meters or thereabout of the said entire property has been searched out by Shri Ramesh Dhalpe, Search Clerk who furnished the search report dated 04/07/2018, wherein M/S. SEVEN ELEVEN CONSTRUCTION PRIVATE LIMITED is shown as holder and/or owner of the said land admeasuring 333 sq. meters and forming part and portion of the said entire property, more particularly described in the first schedule hereunder written, and which is free from all liens and encumbrances.

In view of what is stated hereinabove, I have opinion that the title of **M/S. SEVEN ELEVEN CONSTRUCTION PRIVATE LIMITED** in respect of the said Property i.e. admeasuring 333 sq. meters and forming part and portion of larger land bearing Old Survey No. 377 / New Survey No. 75, Hissa No. 8 of Revenue Village Goddev, Taluka & District Thane, more particularly described in the first schedule hereunder written, is clear, marketable and free from all liens and encumbrances.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land admeasuring 333 sq. meters or thereabout and forming part and portion of the land bearing Old Survey No. 377 / New Survey No. 75, Hissa No. 8 situate, lying and being at Revenue Village



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Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces or parcels of land including but not limited to the plots of land of following description: -

Sr. No.	Survey No.		Hissa No.	Area (Sq. Meters)
	Old	New		
01	377	75	4(pt)	371
02	377	75	09	4000
03	377	75	11	560
04	377	75	12(pt)	175
05	377	75	13	560
06	370	74	02	1190
07	370	74	03	1110
08	370	74	04	1340
09	370	74	05	350
10	370	74	06	280
11	370	74	07	1470
12	369	69	01(pt)	98
13	371	73	05	380

situate, lying and being at Revenue Village Goddev, Taluka & District Thane and within the limit of Mira Bhayander Municipal Corporation.

A.A. Mirza

ADVOCATE HIGH COURT

For SEVEN ELEVEN CONSTRUCTION CO. LTD.

Director/Authorised Signatory

ANNEXURE 'C-11'



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

MOBILE: 9221255596

Off: Shop No. 5, Ground Floor, City Mall, Link Road, Andheri (W), Mumbai-40053

Ref.: TC/09/2018

Date: 05/07/2018

CERTIFICATE OF TITLE

Re: In respect of property bearing Old Survey No. 377 / New Survey No. 75, Hissa No. 10 admeasuring 1640 sq. meters of Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation, more particularly described in the schedule hereunder written

THIS IS TO CERTIFY THAT as per the papers and records produced before me by **SHRI RAJKUMAR OMPRAKASH SHARMA**, having address at 201, Agarwal Apt, Navghar Road, Bhayandar (West), Taluka and District Thane, I have carefully examined the title of **SHRI RAJKUMAR OMPRAKASH SHARMA** in respect of the property, more particularly described in the schedule hereunder written and have to state as under: -

That originally one Shri Parshuram Vitthal Kini was the owner of land bearing Old Survey No. 377, New Survey No. 75, Hissa No. 10 admeasuring 1640 sq. meters or thereabouts situate, lying and being at Revenue Village Goddev, Taluka & District Thane and within the limit of Mira Bhayander Municipal Corporation (hereinafter referred to as '**the said Property**').

That the said Shri Parshuram Vitthal Kini died intestate on 27th May, 2002, leaving behind 1) Shri Vasudev Parshuram Kini, 2) Janakibai Parshuram Kini, 3) Shri Kashinath Dadaji Koli, 4) Shri Santosh Dadaji Koli, 5) Smt. Jayvantibai Pandhari Paayal, 6) Smt. Narmadabai Chandrasen Unehkar, 7) Smt. Vasanti Hareshwar Koli, 8) Smt. Rajanibai Naresh Vaity, 9) Smt. Kalavatibai Ramesh Koli, 10) Smt. Meena Kisan Koli, 11) Smt. Bharati Sainath Bhoir, 12) Smt. Kishori Rameshwar Jagtap, 13) Smt. Anita Narayan Mokashi and 14) Smt. Jyoti Kishor Bhandari (hereinafter referred to as '**the said Co-owners**'), being his sons, daughters and other next of kin, as his legal heirs and representatives entitled to the estate of the deceased including in respect of the said property, and accordingly, by Mutation Entry No. 502, dated 10/7/2002, the name of the aforesaid legal heirs and representatives have been recorded in the 7/12 Extract of the said property.

That out of the said 14 co-owners, the said Janakibai Parshuram Kini) was unmarried, who died intestate on 08/11/2004.



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

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That by Agreement for Development dated 27/12/2006 registered with the Sub-Registrar of Assurance at Thane under Serial No. TNN-4/10839/2006 on 27/12/2006, the said co-owners granted development rights and other rights including in respect of the said entire property to and in favour of SHRI RAJKUMAR OMPRAKASH SHARMA for the consideration and upon terms and conditions mentioned therein, and also executed Irrevocable General Power of Attorneys in favour of SHRI RAJKUMAR OMPRAKASH SHARMA, conferring upon him several powers in respect of the said entire property. Thereafter, by Mutation Entry No. 776, dated 07/02/2007, the name of the said SHRI RAJKUMAR OMPRAKASH SHARMA has been added in other right column of 7/12 Extract of the said entire property.

That by an indenture of Deed of Amalgamation dated 25/08/2015 registered with the Sub Registrar of Assurance at Thane under Serial No. TNN-10/12476/2015 on 25/08/2015, the said SHRI RAJKUMAR OMPRAKASH SHARMA amalgamated the said property with the layout/properties more particularly described in the second schedule hereunder written and which are owned by M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED in order to facilitate its smooth development of the said property.

That in pursuance of the said Deed of Amalgamation dated 25/08/2015, the said SHRI RAJKUMAR OMPRAKASH SHARMA also executed a General Power of Attorney dated 25/08/2015 in favour of the said M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED. The said Power of Attorney dated 25/08/2015 is registered with the Sub Registrar of Assurance at Thane under Serial No. TNN-10/12479/2015 on 25/08/2015.

That by virtue of terms and conditions of Deed of Amalgamation dated 25/08/2015 and General power of Attorney dated 25/08/2015, M/S. RASSAZ INFRASTRUCTURE PRIVATE LIMITED have absolute and complete rights to develop the amalgamated property with the approval and sanction of the appropriate Authorities.

That the Estate Investment Company Pvt. Ltd. has already given No Objection Certificate for the said property bearing Old Survey No. 377 / New Survey No. 75, Hissa No. 10 admeasuring 1640 sq. meters of Revenue Village Goddev, Taluka & District Thane vide its letter bearing No.



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

MOBILE: 9221255596

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EI/NOC/253/2010 dated 30/08/2010 and confirmed by letter bearing No. EI/861 dated 9th September, 2015.

That the revenue records in respect of the said land admeasuring 1364.74 sq. meters or thereabouts of the said entire property has been searched out by Shri Ramesh Dhalpe, Search Clerk who furnished the search report dated 04/07/2018, wherein SHRI RAJKUMAR OMPRAKASH SHARMA is shown as holder of the said property, more particularly described in the first schedule hereunder written, and which is free from all liens and encumbrances.

In view of what is stated hereinabove, I have opinion that the title of **SHRI RAJKUMAR OMPRAKASH SHARMA** in respect of the said property, more particularly described in the first schedule hereunder written, is clear, marketable and free from all liens and encumbrances.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land bearing Old Survey No. 377, New Survey No. 75, Hissa No. 10 admeasuring 1640 sq. meters or thereabouts situate, lying and being at Revenue Village Goddev, Taluka & District Thane and within the limits of Mira Bhayander Municipal Corporation.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces or parcels of land including but not limited to the plots of land of following description: -

Sr. No.	Survey No.		Hissa No.	Area [Sq. Meters]
	Old	New		
01	377	75	4(pt)	371
02	377	75	09	4000
03	377	75	11	560
04	377	75	12(pt)	175
05	377	75	13	560
06	370	74	02	1190
07	370	74	03	1110



A. A. MIRZA & ASSOCIATES

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08	370	74	04	1340
09	370	74	05	350
10	370	74	06	280
11	370	74	07	1470
12	369	69	01(pt)	98
13	371	73	05	380

situate, lying and being at Revenue Village Goddev, Taluka & District Thane
and within the limit of Mira Bhayander Municipal Corporation.



A.A. Mirza

ADVOCATE HIGH COURT