



A. A. MIRZA & ASSOCIATES

ADVOCATE HIGH COURT & NOTARY

MOBILE: 9221255596

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

Date: 22-2-2019

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 RAJAKUMAR 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 RAJAKUMAR 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 RAJAKUMAR 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 RAJAKUMAR 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.



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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: -

<u>Sr. No.</u>	<u>Survey No.</u>		<u>Hissa No.</u>	<u>Area</u> <u>(Sq. Meters)</u>
	<u>Old</u>	<u>New</u>		
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



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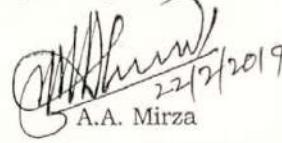
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08	370	74	04	1340
09	370	74	05	350
10	370	74	06	280
11	370	74	07	1470
12	369	69	01(pt)	98
13	371	73	05	380

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


22/7/2019
A.A. Mirza

ADVOCATE HIGH COURT