

Tushar R. Patil

B. Com., LL. B.

ADVOCATE - HIGH COURT

1st Floor, Ish Krupa, Mulgaon, Vasai (West), Tal. Vasai, Dist - Thane Pin No. 401201, Mobile No. 9767416807

Date : 11th September, 2015

TITLE REPORT

Ref : F.S.I of Building No.9, Wing "A, B, C, D, E", consisting of total FSI admeasuring 15776.30 Square meters Built-Up area (i.e. 1,69,816.00 square Feet Built up) in respect of First Floor to Fourteen Floor to be constructed over the land area admeasuring 5110.27 square meters, out of the land bearing (1) Survey No.242 (Old Survey No.149), Hissa No.-, total Area HRP. 2.23.2, (2) Survey No.247, Hissa No.Part, area HRP 1-00-2, (3) FSI area admeasuring 4437.49 square meters out of Survey No.248, Hissa No.-, area HRP 0-49-6, of Village Nilemore, Taluka- Vasai, (4) HRP 0-98-0 out of Survey No.249, Hissa No.Part, area HRP 1-06-0, lying, being and situated at revenue Village Nilemore, Taluka Vasai, District Palghar.

THIS IS TO CERTIFY THAT I have investigated title in respect of above property by causing search at the office of the Sub-Registrar of Assurance, Vasai I, II, III, IV, V & VI and by examine the documents produced before me, in my opinion the title to above mentioned property is as under :

The 7/12 extract of Land bearing Survey No. 242, Hissa No.-, area HRP 2-12-8 and Pot Kharaba 0-10-4, assessment Rs.18.69 Paise, of Village Nilemore, Taluka Vasai Dist Thane, reflect the name of 1) M/s. Viva Swastik Developers Through its Partner Mr.Kishor D. Naik and Mr. Nitin Narayan Patil.

The 7/12 extract of Land admeasuring 0-66-80 H.R.P. out of land bearing Survey No.247 H. No.1 area HRP 0-97-9 and Pot Kharaba 0-05-8, assessment Rs.6.81 Paise of Village Nilemore, Taluka Vasai, Dist Palghar, reflect the name of Nitin Narayan Patil.



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The 7/12 extract of Land bearing Survey No.248 H. No. area 4437.49 Sq. Mtrs out of total land 0-49-6 HRP, assessment Rs.1.94 Paise of Village Nilemore, Taluka Vasai Dist Thane, reflect the name of Mr. Gajanan Anant Patil.

The 7/12 extract of Land area admeasuring HRP.0.98.0 out of Survey No.249 (Old Survey No.416A), Hissa No.Part, total Area HRP.1.06.0, of Village Nilemeore, Taluka- Vasai, Dist Thane, reflect the name of Mr. Nitin Narayan Patil.

The Collector Thane has granted N.A. Permissions (1) vide No. K/Mahsul/K-1/T-9/NAP/SR-61/2010 dated 15/6/2010 in respect of Survey No.242 (Old Survey No.149), Hissa No.-, total Area HRP. 2.23.2, of Village Nilemeore, Taluka- Vasai; (2) vide No.K/Mahsul/K-1/T-9/NAP/NILEMORE-VASAI/SR-194/2011 dated 3/5/2012 in respect of Survey No.247, Hissa No.Part, area HRP 1-00-2, of Village Nilemeore, Taluka- Vasai; (3) vide No.K/Mahsul/K-1/T-9/NAP/SR-85/2010 dated 17/7/2010 in respect of Survey No.248, Hissa No.-, area HRP 0-49-6, of Village Nilemeore, Taluka- Vasai. Further, the Collector Palghar has granted N.A. Permissions vide No.REV/DESK-1/T-1/NAP/NILEMORE-VASAI/SR-172/2015 dated 23/6/2015 in respect of HRP 0-98-0 out of Survey No.249, Hissa No.Part, area HRP 1-06-0, of Village Nilemeore, Taluka- Vasai.

1) Mr. Roahan Jayandra Thakur 2) Mr. Deepak Harishchandra Thakur and 3) Mr. Nitin Narayan Patil 4) Mr.Kishor D. Naik have form registered partnership firm in favour of M/s. Viva Swastik Developers and said partnership firm has assign the said land in favour of M/s. Viva Swastik Developers.



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Mr. Roahan Jayendra Thakur 2) Mr. Deepak Harishchandra Thakur and 3) Mr. Nitin Narayan Patil 4) Mr. Kishor D. Naik for the sake of convenience of the business and have compensated or facilitated relinquishment and / or settlement of all obligations subsisting thereupon in the names of the M/s. Viva Swastik Developers being the partners of firm and have accordingly obtained and retained unto themselves unfettered rights, interests thereon and hence hold complete ownership, possessory and all other residual entitlements thereon presently and in future in the lands / plot stated in hereinabove.

The Vasai Virar City Municipal Corporation granted Development Permission for residential with shophline Building for wing B, on land bearing S.No.248 of Village Nilemore, Taluka Vasai, Dist Thane.

AND The Vasai Virar City Municipal Corporation granted Amalgamation & Revised development permission vide No. VVCMC/TP/RDP/VP- 0056, 0067, 0320, 0567, 5399, 5707/164/2015-16 dated 21/08/2015 (the said RDP) in respect of Building No.9 wing A, C, D, E situated at the said Entire Land.

Development Agreement dated 07/09/2015 duly registered within the limit of Sub-registrar Vasai-5, vide its registration No. Vasai-5-4612-2015 on dated 07/2015, Development Agreement made between M/S. VIVA SWASTIK DEVELOPERS through its partner Mr. Kishor Dattatray Naik and Mr. Nitin Narayan Patil, therein called "The Assignors" and (1) Mr. Rohan Jayendra Thakur, (2) Mr. Deepak Harishchandra Thakur for self and power of attorney holder of Mr. Rohan Jayendra Thakur, (3) Mr. Nitin Narayan Patil, (4) Mr. Kishor Dattatray Naik therein referred as "The Confirming Party" and Mr.



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Gajanan Anant Patil therein referred "The Consenting Party and MESSRS D.G. LAND DEVELOPERS PVT. LTD., through its Director MR. SURAJDEV D. SHUKLA. AND WHEREAS M/S. VIVA SWASTIK DEVELOPERS give and grant development rights to MESSRS D.G. LAND DEVELOPERS PVT. LTD., with consent of land owner for developing and constructing the Building No.9, Wing "A, B, C, D, E", consisting of total FSI admeasuring 15776.30 Square meters Built-Up area (i.e. 1,69,816.00 square Feet Built up) (out of which already sanctioned FSI admeasuring 6186.35 Square meters Built-Up area by the VVCMC + proposed balance FSI admeasuring 9589.95 Square meters Built-Up area subject to sanction from the VVCMC) in respect of First Floor to Fourteen Floor (hereinafter referred to as "the said FSI") to be constructed over the land area admeasuring 5110.27 square meters, out of the land bearing (1) Survey No.242 (Old Survey No.149), Hissa No.-, total Area HRP. 2.23.2, (2) Survey No.247, Hissa No.Part, area HRP 1-00-2, (3) FSI area admeasuring 4437.49 square meters out of Survey No.248, Hissa No.-, area HRP 0-49-6, of Village Nilemeore, Taluka- Vasai, (4) HRP 0-98-0 out of Survey No.249, Hissa No.Part, area HRP 1-06-0, lying, being and situated at revenue Village Nilemore, Taluka Vasai

By virtue of the Development Agreement as aforesaid, the Developers are in exclusive possession of and or otherwise well and sufficiently entitled to the said FSI admeasuring 15776.30 Square meters Built-Up area (i.e. 1,69,816.00 square Feet Built up) (out of which already sanctioned FSI admeasuring 6186.35 Square meters Built-Up area by the VVCMC + proposed balance FSI admeasuring 9589.95 Square meters Built-Up area subject to sanction from the VVCMC) in respect of First Floor to Fourteen Floor (hereinafter referred to as "the said FSI") to be constructed over the land



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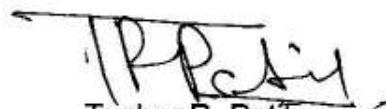
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area admeasuring 5110.27 square meters, out of the land bearing (1) Survey No.242 (Old Survey No.149), Hissa No.-, total Area HRP. 2.23.2, (2) Survey No.247, Hissa No.Part, area HRP 1-00-2, (3) FSI area admeasuring 4437.49 square meters out of Survey No.248, Hissa No.-, area HRP 0-49-6, of Village Nilemore, Taluka- Vasai, (4) HRP 0-98-0 out of Survey No.249, Hissa No.Part, area HRP 1-06-0, lying, being and situated at revenue Village Nilemore, Taluka Vasai.

By Development Agreement dated 07-09-2015 duly registered within the limit of Sub-registrar Vasai-II, vide its registration No.Vasai-5-4612-2015 on dated 07/09/2015 M/S. D. G. LAND DEVELOPERS PVT. LTD., has a right to construct building and sell the flats/ Shops etc. in the proposed Wing "A, B, C, D and E" in Building No.9 township project known as "VIVA SWASTIK TOWNSHIP", in their own name to the prospective purchaser/s and appropriate consideration amount as they deem fit and proper and enter into Agreement for sale deed or any other deed.

I have investigated the title and the same is found clear, marketable and without any encumbrance.

Dated 11th September, 2015



Tushar R. Patil
(ADVOCATE)

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ADVOCATE HIGH COURT
VASAI (W) - 401 201