

### **TITLE CERTIFICATE**

We have investigated the rights of **Shripal Shanti LLP** to acquire and construct on the properties mentioned herein and have to state as follows:

For the purposes of this Title Certificate:

- A. We have perused the title documents and have relied upon the mutation entries and the 7/12 extracts of the properties.
- B. We have caused searches to be conducted by Mr. Ashish Javeri (Title Investigator) who has conducted searches in the concerned office of the Sub-Registrar of Assurances in respect of the properties mentioned hereinbelow. We have relied upon his search report dated December 3, 2018 and the same are separately provided. The Search Reports do not reveal any adverse entries.
- C. We have issued public notices on November 23, 2018 in the name of (i) Raj Harishchandra Thakur and (ii) Kunvarji Bacchubai Shah for inviting any objections / claims in respect of the properties in (i) Free Press Journal and (ii) Nav Shakti and have not received any claim / objection pursuant thereto
- D. Since our scope of work does not include considering aspects within the domain of an architect and surveyor, we have not carried out any physical inspection of the properties nor have commented on the development aspects of the properties.
- E. Since verifying pending litigations in respect of properties becomes difficult due to various reasons including (i) litigations can be filed/instituted in various fora depending upon the relief claimed; and/or (ii) records of litigations maintained by courts and other authorities (judicial or otherwise) are not updated nor maintained descriptively and not easily available/accessible; and/or (iii) there are no registers maintained in respect of matters referred to arbitration, we have not conducted any physical searches before any court of law or before any other authority (judicial or otherwise) to verify whether the properties are subject matter of any litigation. However, we have caused online searches to be conducted pertaining to litigation filed with respect to (i) Kunvarji Bacchubai Shah (ii) Raj Harishchandra Thakur and (iii) Vastu Developers and have relied upon the Search Reports dated January 3, 2019 issued by Cubictree Technology Solutions Private Limited and the same has not revealed any litigations in respect of the properties.
- F. It appears that some of the properties are fragments and were transferred in contravention of the provisions of the Maharashtra Prevention of Fragmentation and Consolidation of Holdings Act, 1947. In the event any action is initiated by the concerned authority against the aforementioned transfers, the same shall be subject to penalty as is set out in the aforementioned act.
- G. We have relied upon:
  - lineage, on the basis of revenue records and information;
  - Letter dated May 23, 2019 issued by the owners; and
  - information provided by the representatives of Shripal Shanti LLP.

H. We have assumed that:

- the mutation entries provided to us accurately reflects the transactions contained therein and have presumed the correctness of the contents thereof in accordance with Section 157 of the Maharashtra Land Revenue Code, 1966;
- the mutation entries provided to us accurately reflects the transactions contained therein;
- the mutation entries and other revenue records, which are not available do not have any adverse effect on the title of the properties;
- the persons executing the documents have the necessary authority to execute the same;
- all documents/records submitted to us as photocopies conform to the originals and all such originals are authentic and complete;
- all signatures and seals on any documents/records submitted to us are genuine;
- wherever any minors' rights are involved the same have been dealt with by their rights / natural guardian for legal necessity and the same have not been challenged by such minors upon their attaining majority; and
- the legal capacity of all natural persons are as they purport it to be.

Based on the aforesaid, we have to report as under:

- By and under various Sale Deeds, Raj Harishchandra Thakur, Kunvarji Bacchubhai Shah and Vastu Developers acquired properties situate at Village Bolinj, Taluka Vasai, District Palghar and within the Registration District of Thane in the following manner:

Sr. No.	Survey No. / Hissa No.	Area (in Ares)	Name of the Owner
1.	131/2	73.30	Raj Harishchandra Thakur
2.	132	24.30	Vastu Developers
3.	133/2	6.1	Kunvarji Bacchubhai Shah
		52.9	Vastu Developers

The aforementioned properties are hereinafter referred to as the "**Property**".

- By and under an Agreement for Sale dated November 23, 2020 registered under Serial No. 5737 of 2020, Raj Harishchandra Thakur, Kunvarji Bacchubhai Shah and Vastu Developers agreed to sell, transfer, convey and assign part of the Property admeasuring 8716.61 square meters alongwith the right to use the Floor Space Index thereon, in favour of Shripal Shanti LLP for the consideration and on the terms and conditions contained therein.
- Pursuant to the aforementioned agreement for sale, Harishchandra Thakur, Kunvarji Bacchubhai Shah and Vastu Developers also granted a power of attorney of even date registered under Serial No. 5738 of 2020 in favour of Shripal Shanti LLP in respect of the aforementioned property on the terms and conditions stated therein. The Power of Attorney grants necessary powers to Shripal Shanti LLP to commence development on the property.

- By and under a Deed of Right of Way dated November 23, 2020 registered under Serial No. 5851 of 2020, (i) Pabal Housing Private Limited, (ii) Prakash Damodar Patil, (iii) Ramesh Damodar Patil, (iv) Damodar Kalya Patil, (v) Chandrabhaga alias Sakhubai Narsinh Patil, (vi) Jayvant Damodar Patil, (vii) Yamuna Dattatray Patil and (viii) Jeevan Mukund Patil (Nos. (ii) to (viii) through their constituted attorney Jayendra Patil) granted right of way having width of 12 meters wide strip of land bearing Survey No. 5 (admeasuring approximately 60 square meters) to the Property in favour of Raj Harishchandra Thakur, Kunvarji Bacchubhai Shah and Vastu Developers on the terms and conditions contained therein.

**Opinion:**

Subject to the aforesaid in our view, Shripal Shanti LLP has the rights to acquire lands admeasuring 8716.61 square meters forming part of the Property and undertake development the same by utilizing the FSI as may be required to construct a residential project thereon pursuant to the Power of Attorney.

Our Title Certificate is based on the provisions of applicable law, prevailing at the present time and the facts of the matter, as we understand them to be. Our understanding is based upon and limited to the information provided to us. Any variance of facts or of law may cause a corresponding change in our Title Certificate.

Dated this 11<sup>th</sup> day of December, 2020.



Sagar Kadam  
Partner  
DSK Legal