



PRASANNA S. TARE

B. Com, L.L.B

Advocate High Court, Mumbai

124/AA, Amar Chowk, Worli Koliwada, Mumbai - 400 030
Cell : 9892632599, 7208562419. Email : prasanna.tare@rediffmail.com

To,

**The Maharashtra Real Estate
Regulatory Authority,**

Housefin Bhavan, near RBI, E Block,
Bandra Kurla Complex, Bandra East,
Mumbai- 400051.

Legal Title Certificate

Sub: Title Clearance Certificate with respect to following plot:

Sr. No.	Old Survey No.	Gut No.	New Gut No.	Area Square Meter	Land
1	94/1d	94/1d/1	5/1/D/1	5623	First Land
		94/1d/2	5/1/D/2	3787	Second Land
2	95/1	95/1/2/1	6/1/2/1	12126	Third Land
		95/1/2/2	6/1/2/2	19761	Forth Land
		95/1/2/3	6/1/2/3	2673	Fifth Land
3	95/2	95/2/2	6/2/2	3660	Sixth Land
4	95/3A and 95/3B	95/3/2/1	6/3/2/1	24121	Seventh Land
		95/3/2/2	6/3/2/2	509	Eighth Land
5	95/4	95/4	6/4	5560	Ninth Land
6	96	96/1	7/1	919	Tenth Land
		96/2	7/2	8741	Eleventh Land
7	97/1	97/1	8/1	2000	Twelfth Land
8	97/2	97/2/1	8/2/1	3028	Thirteenth Land
		97/2/2	8/2/2	662	Fourteen land
9	98/6A/1, 98/6A/2, 98/6B, 98/6C And 98/6D	98/6/2/1	9/6/2/1	2072	Fifteenth Land
		98/6/2/2	9/6/2/2	11678	Sixteenth Land

Aggregating to 1,06,920 square meters, situated lying and being Village - Kolkhepeth, Taluka Panvel, District Raigad, within limits of Panvel Municipal Counsel, Panvel ("Said Plot").



- I. I have investigated, the Title of the said Plot, on the request of **Sanvo Resorts Private Limited**, having their registered office at 702, Marathon Max, Mulund Goregaon Link Road, Mulund (West), Mumbai – 400 080:-

1. DESCRIPTION OF THE PROPERTY

All that piece or parcel of non-agricultural land or grounds mentioned below:

Sr. No	New Gut No.	Area Square Meter	Land	Lessee
1	5/1/D/1	5623	First Land	Sanvo Resorts Private Limited
2	5/1/D/2	3787	Second Land	"
3	6/1/2/1	12126	Third Land	"
4	6/1/2/2	19761	Forth Land	"
5	6/1/2/3	2673	Fifth Land	"
6	6/2/2	3660	Sixth Land	"
7	6/3/2/1	24121	Seventh Land	"
8	6/3/2/2	509	Eighth Land	"
9	6/4	5560	Ninth Land	"
10	7/1	919	Tenth Land	"
11	7/2	8741	Eleventh Land	"
12	8/1	2000	Twelfth Land	"
13	8/2/1	3028	Thirteenth Land	"
14	8/2/2	662	Fourteen land	"
15	9/6/2/1	2072	Fifteenth Land	"
16	9/6/2/2	11678	Sixteenth Land	"

aggregating to 1,06,920 square meters, situated lying and being at Village - Kolkhepeth, Taluka Panvel, District Raigad, within limits of Panvel Municipal Counsel, Panvel ("Said Plot").

1. By and under an Indenture of Lease dated 27th September 2006 executed between Dinesh Shah and Ors. (Therein referred to as "**the Lessors**") of the one part and the Sanvo Resorts Private Limited, Company (**Therein referred to as lessee**) of the other part and the said Indenture of Lease registered with the office of the Sub Registrar of Assurance at Panvel, under serial No. PVL3/6914/2006 dated 28th September, 2006, granted the lease of said plot and same fact is mutated in 7/12 extract by mutation entry no 2268.



2. By and under an Indenture of Lease dated 20th April, 2011 executed between the Dinesh Shah and Ors. (Therein referred to as **"the Lessors"**) of the one part and the Sanvo Resorts Private Limited Company (Therein referred to as **lessee**) of the other part and the said Indenture of Lease terms and condition of lease deed dated 28th September 2006 is modified and the period the lease is extended by 999 years commencing from 1st April, 2011, the said Deed is registered with the office of the Sub Registrar of Assurance, Panvel under Serial No. PVL1/5560/2011 (**"the New Lease"**), granted the lease of said Plot and same fact is mutated in 7/12 extract, by mutation entry no 2525.

2. THE DOCUMENTS OF ALLOTMENT OF PLOT:

- A. **New Gut No. 5/1/D/1 admeasuring about 5623 square meters ("First Land") and 5/1/D/2 admeasuring about 3787 square meters ("Second Land").**

[Old Survey No. 94/1d admeasuring 9410 square meters, Convert into Gut No. 94/1d/1 admeasuring about 5623 square meters and 94/1d/2 admeasuring about 3787 square meters.]

- (i) A Sale Deed dated 24th March, 1977 executed between Eboo Hasan Quereshi as the Vendor of the One part and Minanat Ganpat Bihari as the purchaser of the other part and registered with the office of the Sub Registrar of Assurances under Serial No 63 Vol. 814.
- (ii) A Sale Deed dated 11th August 1995 executed between Minanat Ganpat Bihari therein referred to as the Vendor of the one part and Rajarani Deshraj Soni and registered with the office of the Sub Registrar of Assurances under Serial No 3244 of 1995.
- (iii) A Sale Deed dated 21st July, 2006 executed between Rajarani Deshraj Soni therein referred to as the Vendor of the one part and Bindu Dinesh Shah therein referred to as the Purchaser of the other part and registered with the office of the Sub Registrar of Assurances under Serial No. 5344 of 2006.

- B. **Gut No. 6/1/2/1 admeasuring about 12126 square meters ("Third Land"), 6/1/2/2 admeasuring about 19761 square meters ("Fourth Land") and 6/1/2/3 admeasuring about 2673 square meters. ("Fifth Land")**

[Old Survey No. 95/1 admeasuring 34560 square meters, convert/split into Gut No 95/1/2/1 admeasuring about 12126 square



meter, Gut No 95/1/2/2 admeasuring about 19761 square meter and Gut No 95/1/2/3 admeasuring about 2673 square meter]

- (i) A Sale Deed dated 25th February 1985 executed between Cassum Ibrahim Quereshi and Ors as the Vendors of the one part and Yahyabai Ebrahim Dhariwal as the Purchaser of the other part, registered with the office of Sub Registrar of Assurances under Serial No 121 of 1985.
- (ii) A Sale Deed dated 21st May 1997 executed between M/s. Dhariwal Development through its partners Ismail Ebrahim Dhariwal and Badruddin Ebrahim Dhariwal and Mohsin Ebrahim Dhariwal and Aishwarya Financial Private Limited, registered with the office of the Sub Registrar of Assurances under Serial No. 1470 of 1997 (old No. 1108 of 1997) by which sold portion of the Land (admeasuring 20,000 square meters).
- (iii) A Sale Deed dated 1st June 2006 executed between M/s. Dhariwal Development through its partners Ismail Ebrahim Dhariwal and Ors. and Dinesh Manilal Shah and Praful Manilal Shah, registered with the office of the Sub Registrar of Assurances under Serial No. PVL3/4101/2006. , M/s. Dhariwal Development Area has sold the portion of the Land admeasuring about 14560 square meters.
- (iv) A Sale Deed dated 23rd June 2006 executed between Aishwarya Financial Services Private Limited and Dinesh Manilal Shah and Praful Manilal Shah registered with the office of the Sub Registrar of Assurances, Panvel under Serial No. PVL3/4600/2006, Aishwarya Financial Services Private Limited has sold the portion of the Land admeasuring about 20,000 square meters.

C. Gut No. 6/2/2 admeasuring about 3660 square meters ("Sixth Land").

[Old Survey No. 95/2 admeasuring about 3660 square meters, convert into Gut No 95/2/2]

- (i) A Sale Deed dated 30th August, 1985 executed by and between Cassum Ibrahim Quereshi and Ors. and Mohsin



Dhariwal registered with the office of the Sub Registrar of Assurances, under Serial No. 525 of 1985.

- (ii) A Sale Deed dated 1st June, 2006 executed by and between Mohsin Dhariwal and Mr. Dinesh Shah and Anr. registered with the office of the Sub-Registrar of Assurances at Panvel under Serial No. PVL3/4101/2006 read with Deed of Rectification dated 5th July 2006 and registered before the Office of the Sub-Registrar of Assurances at Panvel under serial No. PVL3/4913/2006..

D. Gut No. 6/3/2/1 admeasuring about 24121 square meters ("Seventh Land") and Gut No. 6/3/2/2 admeasuring about 509 square meters ("Eighth Land").

[Old Survey No. 95/3A admeasuring 16630 square meters and Old Survey No. 95/3B admeasuring 8000 Square meters merged and split in Gut No. 95/3/2/1 admeasuring about 24121 square meters and Gut No. 95/3/2/2 admeasuring about 509 square meters].

- (i) A Sale Deed dated 25th February 1985 executed between Latifa Quereshi and Vishwas Kundaji Kadu, registered with the office of the Sub Registrar of Assurances under Serial No. 120 of 1985, the Vendor have sold the said Land to Vishwas Kundaji Kadu.
- (ii) A Sale Deed dated 8th August, 1986 executed between Vishwas Kundaji Kadu and Mohsin Ebrahim Dhariwal.
- (iii) A Sale Deed dated 1st June, 2006 executed by and between Mohsin Dhariwal and Mr. Dinesh Shah and Anr. registered with the office of the Sub-Registrar of Assurances at Panvel under serial No. PVL3/4104/2006.
- (iv) A Sale Deed dated 24th August, 1992 executed between Latifa Quereshi and Badruddin Ebrahim Dhariwal, registered with the Office of the Sub Registrar of Assurances, under Serial No. 2476 of 1992.
- (v) A Sale Deed dated 25th February, 1985 executed between Latifa Quereshi and Vishwas Kadu, registered with the office of the Sub Registrar of Assurances under Serial No. 120 of 1985.



- (vi) A Sale Deed dated 1st June, 2006 executed by between Badruddin Ebrahim Dhariwal and Dinesh Manilal Shah and Anr., registered with the office to the Sub-Registrar of Assurances at Panvel under Serial No. PVL3/4103/ 2006.

E. Gut No. 6/4 admeasuring about 5560 square meters ("Ninth Land").

[Old Survey No. 95 Hissa No.4 admeasuring 5560 square meters, convert into Gut No. 95 Hissa No.4 admeasuring 5560 square meters]

- (i) A Sale Deed dated 25th February, 1985 executed by between Latifa Qureshi and Badruddin Dhariwal, registered with the office of the Sub Registrar of Assurances under Serial No. 119 of 1985.
- (ii) A Sale Deed dated. 1st June, 2006 executed by between M/s. Dhariwal Development and Mr. Dinesh Shah and Anr., registered with the office of the Sub Registrar of Assurances under Serial No. 4098 of 2008.

F. Gut No. 7/1 admeasuring about 919 square meters ("Tenth Land") and Gut No. 7/2 admeasuring about 8741 square meters ("Eleventh Land").

[Old Survey No. 96, admeasuring about 9660 square meters, Convert and split into Gut No. 96/1 admeasuring about 919 square meters and Gut No. 96/2 admeasuring about 8741 square meters]

- (i) A Sale Deed dated 8th November, 1996 executed by between Shrinivas Narayan Padhye and Ors. and Ismail Ebrahim Dhariwal and Ors registered with the office of the Sub Registrar of Assurances under Serial No. 2204 of 1996,
- (ii) A Sale Deed dated 1st June, 2006 executed by between Ismail Ebrahim Dhariwal and Ors and Dinesh Manilal Shah and Anr., registered with the office of the Sub-Registrar of Assurances at Panvel under Serial No. 4102 of 2006.

G. Gut No. 8/1 admeasuring about 2000 square meters ("Twelfth Land").

[Old Survey No. 97/1 admeasuring 2000 square meters, convert into Gut No. 97/1 admeasuring 2000 square meters].



- (i) A Sale Deed dated 31st December, 1997 executed by between Cassum Ibrahim Quereshi and Ors and Ismail Ebrahim Dhariwal and registered with the office of the Sub Registrar of Assurances under Serial No. 202 of 1998.
- (ii) A Sale Deed dated 13th July 2006 executed by between Ismail Ebrahim Dhariwal and Falguni Praful Shah registered with the office of the Sub Registrar of Assurances under Serial No 5625 of 2006.

H. Gut No. 8/2/1 admeasuring about 3028 square meters ("Thirteen Land") and Gut No. 8/2/2 admeasuring about 662 square meters ("Fourteen Land").

[Old Survey No. 97 Hissa No. 2 admeasuring 3690 square meters, Convert and split into Gut No. 97/2/1 admeasuring about 3028 square meters and Gut No. 97/2/2 admeasuring about 662 square meters].

- (i) A Sale Deed dated 25th February, 1985 executed by between Latifa Qureshi and Badruddin Dhariwal and registered with the office of the Sub Registrar of Assurances under Serial No. 119 of 1985, Latifa Qureshi has sold the said Land to Badruddin Dhariwal.
- (ii) A Sale Deed dated. 1st June, 2006 executed by between M/s. Dhariwal Development and Mr. Dinesh Shah and Anr registered with the office of the Sub Registrar of Assurances under Serial No. 4098 of 2008.

I. Gut No. 9/6/2/1 admeasuring about 2072 square meters ("Fifteenth Land") and Gut No. 9/6/2/2 admeasuring about 11678 square meters ("Sixteenth Land").

[Old Survey No. 98/6A/1 admeasuring 6980 square meters, Old Survey No. 98/6A/2 admeasuring 2460 square meters, Survey No. 98/6B admeasuring 610 square meters, Old Survey No. 98/6C admeasuring 700 square meters, Old Survey No. 98/6D admeasuring 3000 Square meters, merged and split with Gut No. 98/6/2/1 admeasuring about 2072 square meters and Gut No. 98/6/2/2 admeasuring about 11678 Square meter].

- (i) A Sale Deed dated 16th January 1998 executed by between Ambo Hadkya Thombre and Anr. and Puranchand Kaluram



Rajput, registered with the office of the Sub Registrar of Assurances under Serial No. 168 of 1998.

- (ii) A Sale Deed dated 20th May 2006 executed by between Puranchand Kaluram Rajput and Dinesh Manilal Shah, registered with the office of the Sub Registrar of Assurances under Serial No. 4124 of 2006.
- (iii) A Sale Deed dated 1st August, 1997 executed by between Maruti Bemtya Patil and Ismail Ebrahim Dhariwal and registered with the office of the Sub Registrar of Assurance under Serial No. 1630 of 1997.
- (iv) A Sale Deed dated 13th July 2006 executed by between Ismail Ebrahim Dhariwal and Falguni Praful Shah, registered with the office of the Sub Registrar of Assurances under Serial No. 5625 of 2006.
- (v) A Sale Deed dated 30th August, 1985 executed by between Latifa Qureshi and Mohsin Dhariwal, registered with the office of the Sub Registrar of Assurances under Serial No. 524 of 1985.
- (vi) A Sale Deed dated 27th April 1993 executed by between Padmabai Anant Waghmare and Ebrahim Ismail Dhariwal and registered with the office of the Sub Registrar of Assurances under Serial No. 1904 of 1997.
- (vii) By and under a Sale Deed dated 14th July 2006 executed between Ebrahim Ismail Dhariwal and Falguni Praful Shah, registered with the office of the Sub Registrar of Assurances, Panvel, under Serial No. PVL1/5655/2006.
- (viii) By and under a Sale Deed dated 30th August, 1985 executed by between Latifa Qureshi and Mohsin Dhariwal, registered with the office of the Sub Registrar of Assurances under Serial No. 524 of 1985.
- (ix) A Sale Deed dated 1st June, 2006 executed by between M/s. Dhariwal Development and Mr. Dinesh Shah and Anr., registered with the office of the Sub Registrar of Assurances, Panvel, under Serial No. PVL3/4098/2006.



- (x) A Sale Deed dated 23rd June, 2006 executed by between Jagannath Padu Thombare and Anr. and Puranchand Kaluram Rajput, registered with the office of the Sub Registrar of Assurances, Panvel under Serial No. PVL3/4634/2006.
- (xi) A Sale Deed dated 17th July, 2006 executed between Puranchand Kaluram Rajput and Falguni Praful Shah, registered with the office of the Sub Registrar of Assurances, Panvel under Serial No. PVL1/5653/2006.

3. 7/12 extract and Mutation Entries

I have perused the 7/12 Extract of said plot, issued by Talathi Sajja Kolkhe, Taluka Panvel, District Raigad on 31st May, 2021 and I have also perused the copies of the mutation entries bearing Nos. 870, 1005, 1048, 1061, 1075, 1098, 1169, 1175, 1314, 1333, 1346, 1352, 1460, 1461, 1685, 1725, 1726, 1737, 1782, 1851, 1892, 1898, 1973, 2000, 2065, 2191, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2249, 2268, 2525, 2879, and 2916 pertaining thereto, issued by Talathi Sajja Kolkhe, Taluka Panvel, District Raigad for above mentioned said plot.

4. SUB REGISTRAR OF ASSURANCES

I have caused searched to be taken in the Offices of Sub-Registrar of Assurances at Mumbai and Panvel for the from year 1962 to August 2019. Through the search Clerks as mentioned in the table written herein below, at the offices of Sub-Registrar of Assurances, the register did not have all pages and the search was restricted only to pages available.

- a. Ashish Zaveri 1962-2012
- b. Chandrkant Kamble 2012-2017
- c. Satyavan Jaising Chavan 2017 to August 2019

- II. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property, I am of the opinion that title of Sanvo Resorts Private Limited, is clear and marketable save and except of encumbrance of IDBI Trusteeship Services Limited, pursuant to the Deed of Mortgage dated 20th March, 2021.



OWNER OF THE LAND:

1. Mrs. Bindu Dinesh Shah is the owner of Gut No. 5/1/D/1 admeasuring about 5623 square meters.
2. Mrs. Bindu Dinesh Shah is the owner of Gut No 5/1/D/2 admeasuring about 3787 square meters.
3. Mr. Dinesh Manilal Shah and Mr. Praful Manilal Shah are the owner of Gut No 6/1/2/1 admeasuring about 12126 square meter.
4. Mr. Dinesh Manilal Shah and Mr. Praful Manilal Shah are the owner of Gut No 6/1/2/2 admeasuring about 19761 square meters
5. Mr. Dinesh Manilal Shah and Mr. Praful Manilal Shah are the owner of Gut No 6/1/2/3 admeasuring about 2673 square meters.
6. Mr. Dinesh Manilal Shah and Mr. Praful Manilal Shah are the owner of Gut No. 6/2/2 admeasuring about 3660 square meters .
7. Mr. Dinesh Manilal Shah and Mr. Praful Manilal Shah are the owner of Gut No. 6/3/2/1 admeasuring about 24121 square meters.
8. Mr. Dinesh Manilal Shah and Mr. Praful Manilal Shah are the owner of Gut No. 6/3/2/2 admeasuring about 509 square meters.
9. Mr. Dinesh Manilal Shah and Mr. Praful Manilal Shah are the owner of Gut No. 6/4 admeasuring about 5560 square meters.
10. Mr. Dinesh Manilal Shah and Mr. Praful Manilal Shah are the owner of Gut No. 7/1 admeasuring about 919 square meters.
11. Mr. Dinesh Manilal Shah and Mr. Praful Manilal Shah are the owner of Gut No. Gut No. 7/2 admeasuring about 8741 square meters.
12. Mrs. Falguni Praful Shah is the owner of Gut No. 8/1 admeasuring about 2000 square meters.
13. Mr. Dinesh Manilal Shah and Mr. Praful Manilal Shah are the owner of Gut No. 8/2/1 admeasuring about 3028 square meters.
14. Mr. Dinesh Manilal Shah and Mr. Praful Manilal Shah are the owner of Gut No. 8/2/2 admeasuring about 662 square meters.
15. Mr. Dinesh Manilal Shah, Mrs. Falguni Praful Shah and Mr. Praful Manilal Shah are the owner of Gut No. 9/6/2/1 admeasuring about 2072 square meters.



16. Mr. Dinesh Manilal Shah, Mrs. Falguni Praful Shah and Mr. Praful Manilal Shah are the owner of Gut No. 9/6/2/2 admeasuring about 11678 square meters.
17. By and under an Indenture of Lease dated 28th September 2006 executed between Dinesh Shah, Bindu Shah, Praful Shah and Falguni Shah (Therein referred to as **"the Lessors"**) of the one part and the Sanvo Resorts Private Limited, Company therein referred to as lessee of the other part and the said Indenture of Lease registered with the office of the Sub Registrar of Assurance under serial no. 6914 of 2006, granted the lease of said plot and same fact is mutated in 7/12 extract by mutation entry no 2268.
18. By and under an Indenture of Lease dated 20th April, 2011 executed between the Dinesh Shah, Bindu Shah, Praful Shah and Falguni Shah (Therein referred to as **"the Lessors"**) and the Sanvo Resorts Private Limited Company therein referred to as lessee of the other part and the said Indenture of Lease terms and condition of lease deed dated 28th September 2006 is modified and the period the lease is extended by 999 years commencing from 1st April 2011, registered with the office of the Sub Registrar of Assurance under Serial No. 5560 of 2011 (**"the New Lease"**) granted the lease of said and same fact is mutated in 7/12 extract by mutation entry no 2525.
19. It appears that, vide letter dated 10th December 2020, bearing reference No. Prashasan/Ka. Ta 8/ Va. M. Ga. R/ Kolkhe peth/2020. The Tahasildar Panvel, has communicated to the Talathi Kolkhe, about the sub- division of village into two Revenue Villages, pursuant to the above notification the said land is now situated in the Village Known as Kolkhe Peth, Taluka Panvel and District Raigad, within the limit of Panvel Municipal Council. same fact is mutated in 7/12 extract, by mutation entry no 2916.

III. APPROVALS

The Sanvo Resorts Private Limited, Developing the said plot pursuant to Approvals obtained from statutory Authority from to time.

IV. LITIGATION

There is no litigation is pending pertains to the said Plot, before any Judicial, quasi Judicial Authority and/or before any Court.



V. DISCLAIMER

- (i) I have caused searched to be taken in the Offices of Sub-Registrar of Assurances at Mumbai for the last 50 years from 1962 to August 2019. At the offices of Sub-Registrar of Assurances, the register did not have all pages and the search was restricted only to pages available.
- (ii) I have caused searches to be taken in the office of the Registrar of Companies in respect of Sanvo Resorts Private Limited. The charges are reflected in the search conducted at the office of the Registrar of Companies.
- (iii) I have seen perused title deeds in respect of the said Land in possession of Company and copies title deeds in respect of the said Land in possession of Dinesh Manilal Shah, Falguni Praful Shah and Bindu Dinesh Shah.

VI. CONCLUSION

On perusal of the above mentioned documents and all other relevant documents relating to the title of the said plot, I am of the opinion that the Company has a clear and marketable title free from all encumbrances save except mentioned herein above to the leasehold rights with respect to the said plot pursuant to the New Lease subject to the performance of the terms and Conditions of the New Lease and the Company is entitled to undertake MMRDA Rental Housing Scheme in accordance with the terms of the Location clearance and the layout approved by the statutory Authority from time to time and in accordance with such other statutory approvals more particularly recorded herein above as well as may be required to be obtained from time to time.

Dated this 19th day of June, 2021



Prasanna S. Tare
Advocate