



ARUNA B. BHUJBAL
Advocate - High Court

Contact No. - 9821328599

Office Address - A1/1, Shree Shramasafalya CHSL, Bara Bungalows, Kopari, Thane (E)-400603
Resi. Address - 2/12 Ghanshyam Nagar, Opp. Nakhawa High School, Tilak Road, Kopari, Thane (E) 400603

Title Certificate

- Re:
1. Land bearing Survey No. 30/2 ("Plot A") admeasuring 4000 square meters.
 2. Land bearing Survey No. 30/3 ("Plot B") admeasuring 4280 square meters.
 3. Land bearing Survey No.30/5 ("Plot C-1") area admeasuring 430.70 square meters out of the aggregate area of 5790 square meters and Survey No. 30/6 ("Plot C-2")area admeasuring 759.30 square meters out of the aggregate area of 1140 square meters ("Plot C-1 and Plot C-2 are hereinafter collectively referred to as "Plot C").
 4. Land bearing Survey No. 30/7 ("Plot D") admeasuring area 350 square meters.
 5. Land bearing Survey No. 329 ("Plot E") Hissa No. 2 (pt) admeasuring area 1537 square meters out of the aggregate area of 7080 square meters.

Situate, lying and being at Village Majiwade, Taluka, Sub-District and District of Thane, and within the limits of Thane Municipal Corporation. Plot A, Plot B, Plot C, Plot D & Plot E are hereinafter collectively referred to as the "said Land")

=====
(A) INTRODUCTION

Kapstone Constructions Private Limited ("the Company") incorporated under the provisions of the Companies Act, 1956 having its registered office at 702, Natraj, M.V. Road Junction, Western Express Highway, Andheri (East), Mumbai 400 069 has requested me to give my opinion on the development rights granted with respect to the said Land. The said Land is more particularly described in the Schedule hereunder written

(B) STEPS

I have undertaken the following steps whilst investigating the right, title and interest of the said Company to develop the said Land:-

1. I have perused and examined the photocopies of the deeds, relevant documents and writings (including Title Certificates, Reports on Title)pertaining to the said Land as more particularly mentioned in Annexure "A". I have relied on the findings



ARUNA B. BHUJBAL
Advocate - High Court

Contact No. - 9821328599

Office Address - A1/1, Shree Sharamsafalya CHSL, Bara Bungalows, Kopari, Thane (E)-400603
Resi. Address - 2/12 Ghanshyam Nagar, Opp. Nakhawa High School, Tilak Road, Kopari, Thane (E) 400603

and observations made thereon in terms of the right, title and interest of the Company with respect to the said Land and save and except the documents mentioned therein, pertaining to the said Land.

2. I have perused the copies of the latest 7/12 Extracts with respect to the said Land.
3. I have caused searches in respect of the said Land to be conducted at the office of the concerned Sub-Registrar of Assurances and accordingly for the purposes of preparation of this Title Certificate relied on:

- (i) The search report dated 14th May, 2021 issued by Shri. Jasvant Rajput (Advocate) in respect of the following plots of the said Land :
 - a. Plot A for the period of 12 years from 2010 to 2021.
 - b. Plot B for the period of 12 years from 2010 to 2021.
 - c. Plot D for the period of 12 years from 2010 to 2021.
 - d. Plot E for a period of 12 years from 2010 to 2021.
- (ii) The search report dated 14th May 2021 issued by Search Clerk Shri. Deepak Jangam for Plot C for the period of 30 years from 1992 to 2021. The copies of the said Search Reports are collectively annexed hereto as Annexure "B".

4. I have caused Public Notices to be issued in 2 newspapers, i.e, "Active Times" and "Mumbai Lakshwadeep" which were published on 6th May, 2021 for the purposes of inviting claims and/or objections with respect to the right, title and interest of the said Company to undertake the development of the said Land. However, in pursuance to the aforesaid Public Notices no objections and/or claims in that regard were received by me.

Upon carrying out the abovementioned steps and perusing the documents mentioned in Annexures A and B, I proceed to set out the details in respect of the right, title and interest of the said Company to develop the said Land (Plot wise) in the manner detailed here under.



ARUNA B. BHUJBAL
Advocate - High Court

Contact No. - 9821328599

Office Address - A1/1, Shree Sharamsafalya CHSL, Bara Bungalows, Kopari, Thane (E)-400603
Resi. Address - 2/12 Ghanshyam Nagar, Opp. Nakhawa High School, Tilak Road, Kopari, Thane (E) 400603

(C) DEVOLUTION OF TITLE

I. Plot A - Survey No. 30/2

1. By and under an Agreement for Sale dated 21st December, 2006 executed between the Company (therein referred to as the Developer) of the First Part, original owners 1)Shri. Chintaman Kashinath Bhoir. 2) Shrimati Mankubai Chintamani Bhoir. 3) Shimati Rajana Ramesh Madhavi. 4) Shrimati Chandrabhaga Devram Patil. 5)Shrimati Saraswati Rajan Keni. 6) Shrimati Kamal Sadanand Mhatre. 7) Shrimati Damyanti Chintamani Bhoir. 8) Shrimati Rekha Chintamani Bhoir alias Shrimati Rekha Y. Mhatre. 9) Shri Yogesh Chintamani Bhoir, 10) Shrimati Tulshibai Harishchandra Bhoir. 11) Shri. Dilip Harishchandra Bhoir. 12) Shrimati Sulochana Sajjan Pawar. 13) Shri Purushottam Harishchandra Bhoir. 14) Shrimati Alka Yaduraj Kawle. 15) Shri Dashrath Harishchandra Bhoir. 16) Shri. Deepak Harishchandra Bhoir.17) Shrimati Bebebai Chandrakant Bhoir. 18) Shrimati Yamini OmPrakash Patil 19) Shri Kedar Chandrakant Bhoir 20) Shri Sachin Chandrakant Bhoir. 21) Shrimati Trupti Chandrakant Bhoir (therein referred to as the "Owners") of the Second Part and M/s.Tabish Construction and Sau. Sakhubai Rawji Patil (therein called the "Confirming Parties") of the Third Part and Fourth Part and registered with the Sub Registrar of Assurances Thane under Serial No. TNN1- 00662 – 2007, the Owners therein agreed to sell, transfer and convey Plot A to the Company in the manner and subject to the terms and conditions as set out therein.
2. Pursuant to the execution of the aforesaid Agreement for Sale, a Power of Attorney dated 7th February, 2007, bearing registration no. TNN1-97-2007 was executed by the Owners in favour of the Company.

Accordingly, pursuant to the execution of the Agreement for Sale dated 21st December, 2006, the said Company acquired a clear and marketable title in respect of Plot A, free from all encumbrances together with the right to develop Plot A subject to said



ARUNA B. BHUJBAL
Advocate - High Court

Contact No. - 9821328599

Office Address - A1/1, Shree Sharamsafalya CHSL, Bara Bungalows, Kopari, Thane (E)-400603
Resi. Address - 2/12 Ghanshyam Nagar, Opp. Nakhawa High School, Tilak Road, Kopari, Thane (E) 400603

development being undertaken in accordance with the permissions granted in its favour by the concerned local authority.

II. Plot B - Survey No. 30/3

1. By and under the Development Agreement dated 15th May, 2008 executed between the Company (therein referred to as the Developer) of the First Part original owners Shri. Chintaman Kashinath Bhoir 2) Shrimati Mankubai Chintamani Bhoir.3) Shri Yogesh Chintamani Bhoir, 4) Shrimati Tulshibai Harishchandra Bhoir. 5) Shri. Dilip Harishchandra Bhoir. 6) Shri Purushottam Harishchandra Bhoir. 7) Shri Dashrath Harishchandra Bhoir. 8) Shri. Deepak Harishchandra Bhoir.9) Shrimati Bebebai Chandrakant Bhoir.10) Shri Kedar Chandrakant Bhoir 11) Shri Sachin Chandrakant Bhoir. (therein referred to as the Owners) of the Second Part and M/s.Tabish Construction (therein called the "Confirming Party") of the Third Part , duly registered with Sub-Registrar of Assurances, Thane-2, at Serial No. 4546-2008, the Company has acquired the development rights with respect to Plot B for a consideration and subject to the terms and conditions as set out therein.
2. Simultaneously, with the execution of the Development Agreement, the Power of Attorney dated 15th May, 2008 was executed by the Owners therein in favour of the Company and registered with Sub-Registrar of Assurances, Thane-2, at Serial No.893-2008.

Accordingly, pursuant to the execution of the Development Agreement dated 15th May 2008, the Company has acquired a clear, marketable title, to develop Plot B free from all encumbrances in accordance with the permissions granted in its favour by the concerned local authority.



ARUNA B. BHUJBAL
Advocate - High Court

Contact No. - 9821328599

Office Address - A1/1, Shree Sharamsafalya CHSL, Bara Bungalows, Kopari, Thane (E)-400603
Resi. Address - 2/12 Ghanshyam Nagar, Opp. Nakhawa High School, Tilak Road, Kopari, Thane (E) 400603

III. **Plot C**

Plot C-1- Survey No. 30/5 area admeasuring 430.70 square meters out of the aggregate area of 5790 square meters

1. By and under the Development Agreement executed on 6th July 2004 between 1) Shri. Pandurang Narayan Bhoir 2) Sau. Subhadra Pandurang Bhoir 3) Shri. Ramesh Pandurag Bhoir 4) Shri. Laxmi Kishore Gharat. 5) Sau. Asha Vikram Mhatre. 6) Shri. Santosh Pandurang Bhoir. 7) Sau. Savita Pandurang Bhoir (therein referred to as the Owners) of the One Part and Shri Mangal Prabhat Lodha and others (therein referred to as the Developer) of the Other Part, the Owners therein granted development rights in favour of the Developer therein in respect of the aggregate area of the plot of land bearing Survey No.30/5 admeasuring 5790 sq. mtrs for a consideration and in the manner as set out therein. Simultaneously with the execution of the aforesaid Development Agreement, a Power of Attorney bearing registration no. 268 of 2004 was also executed by Owners therein in favour of the aforesaid Developer as mentioned therein.
2. Thereafter by and under a Declaration Deed dated 3rd October, 2007 bearing registration no. TNN2-07185-2007 executed by Mangal Prabhat Gumanmal Lodha, it was inter alia, declared by the said Mr. Lodha that he was releasing, transferring and assigning the development rights acquired by him vide the abovementioned Development Agreement dated 6th July 2004 in respect of the aggregate area of the plot of land bearing Survey No.30/5 admeasuring 5790 sq. mtrs to a firm known as Shree Sainath Enterprises in the manner and subject to the terms and conditions as set out therein.

Plot C-2- Survey No. 30/6 area admeasuring 759.30 square meters out of the aggregate area of 1140 square meters

By and under a Development Agreement dated 14th July, 2005 executed between Shrimati Devakibai Narayan Bhoir deceased through her legal heirs 1)Dhanaji



ARUNA B. BHUJBAL
Advocate - High Court

Contact No. - 9821328599

Office Address - A1/1, Shree Sharamsafalya CHSL, Bara Bungalows, Kopari, Thane (E)-400603
Resi. Address - 2/12 Ghanshyam Nagar, Opp. Nakhawa High School, Tilak Road, Kopari, Thane (E) 400603

Narayan Bhoir, 2) Vijay Dhanaji Bhoir 3) Pralhad Dhanaji Bhoir 4) Hemant Dhanaji Bhoir 5) Mahesh Dhanaji Bhoir 6) Bhaskar Dhanaji Bhoir 7) Manohar Bhaskar Bhoir 8) Manjula Bhaskar Bhoir 9) Nanda Harishchandra Velaydan 10) Surekha Anil Velaydan 11) Jaibai Laxman Bhoir 12) Pundalik Laxman Bhoir 13) Subhash Laxman Bhoir 14) Bhagvan Laxman Bhoir 15) Tarabai Suresh Mahtre 16) Sau. Vasanti Dyanand Hajare 17) Nirmla Ashok Patil 18) Dattatray Gajanan Patil 19) Janardhan Gajanan Patil 20) Sanjay Gajanan Patil 21) Nilakant Gajanan Patil 22) Nayana Arun Mahtre 23) Raibai Barku Patil 24) Vimal Ramesh Pholure (therein referred to as the Owners) of the One Part and 1) Shri Mangal Prabhat Gumanmal Lodha 2) Shri Babusingh Rajguru. 3) Shri. Rajendra Lodha (therein referred to as the Developers) of the Other Part, *inter alia*, in respect of the aggregate area of the plot of land bearing Survey No.30/6 admeasuring 1140 sq. mtrs and others for a consideration and subject to the terms and conditions as set out therein. Simultaneously with the execution of the said Development Agreement, a Power of Attorney bearing registration no. 345 of 2005 was also executed by the aforesaid original owners.

2. Since four of the original owners namely, 1) Shri. Hemant Dhanaji Bhoir, 2) Aruna Prabhakar Bhoir, 3) Shri. Subhash Laxman Bhoir, 4) Shrimati. Bhimabai Pandurang Patil were unable to remain present during the execution of the Development Agreement and the Power of attorney executed on 14th July, 2005 they executed a Declaration Deed dated 21st July, 2005 bearing registration no. TNN2-04726-2005 relinquishing their rights in respect of the aforesaid land parcel.
1. By and under an Exchange Deed dated 27th October, 2009 executed between Ashok Udaysingh Varma for self and manager of Rajasingh Girdhari Singh Varma (HUF) (therein referred to as the "First Owner No. 1") 2) Vijaysingh Rajasingh Varma for self and manager of Vijaysingh Rajasingh Singh Varma (HUF) (therein referred to as the "First Owner No. 2") of the First Part, the Company (therein referred to as "the First Developer") of the Second Part and 1) Shri. Pandurang



ARUNA B. BHUJBAL
Advocate - High Court

Contact No. - 9821328599

Office Address - A/1, Shree Sharansafalya CHSL, Bara Bungalows, Kopari, Thane (E)-400603
Resi. Address - 2/12 Ghanshyam Nagar, Opp. Nakhawa High School, Tilak Road, Kopari, Thane (E) 400603

Narayan Bhoir 2) Smt. Subhadra Pandurang Bhoir 3) Shri. Ramesh Pandurang Bhoir 4) Smt Laxmi Kishor Gharat. 5) Smt. Asha Vikram Mhatre. 6) Shri. Santosh Pandurang Bhoir 7) Smt. Savita Pandurang Bhoir 8) Shri. Bhaskar Narayan Bhoir, 9) Shri. Dhanaji Narayan Bhoir 10) Smt. Jaibai Laxman Bhoir. 11) Shri. Pundalik Laxman Bhoir 12) Shri. Subhash Laxman Bhoir. 13) Shri. Bhagwan Laxman Bhoir. 14) Smt. Tarabai Suresh Mhatre alias Smt. Tarabai Laxman Bhoir 15) Smt. Vasanti Dayanand Hazare alias Smt. Vasanti Laxman Bhoir. 16) Smt. Nirmala Ashok Patil alias Smt. Nirmala Laxman Bhoir 17) Shri. Dattatray Gajanan Patil 18) Shri. Janardhan Gajanan Patil. 19) Shri. Nilkanth Gajanan Patil. 20) Shri. Sanjay Gajanan Patil. 21) Smt. Nayana Arun Mhatre. 22) Smt. Raibai Barku Patil. 23) Smt. Vimal Ramesh Phulore. 24) Shri Vijay Dhanaji Bhoir. 25) Shri. Prahlad Dhanaji Bhoir. 26) Shri. Hemant Dhanaji Bhoir. 27) Shri. Mahesh Dhanaji Bhoir. 28) Shri. Manohar Bhaskar Bhoir. 29) Smt. Manjula Bhaskar Bhoir 30) Smt. Aruna Prabhakar Bahire 31) Smt. Bhimabai Pandurang Patil 32) Nanda Harishchandra Velaydan 33) Surekha Anil Velaydan through their Constituted Attorney Mr. Mangalprabhat Gumanmal Lodha (therein referred to as "the Second Owner") of the Third Part and Lodha Estate Pvt. Ltd ("LEPL"), M/s. Shree Sainath Enterprises ("SSE") and Mr. Mangalparabhat Gumanmal Lodha ("MPL") (therein referred to as the "Second Developer") of the Fourth Part and registered with the Sub Registrar of Assurances Thane under Serial No. TNN2-9928 of 2009; the Company exchanged development rights in respect of portions of plots bearing Survey No. 22 totally admeasuring 2380 sq. mtrs. for Plot C-1 (i.e. a portion of the plot bearing Survey No. 30/5, admeasuring area about 430.70 sq. mtrs. out of the area admeasuring 5790 sq. mtrs.) and Plot C-2 (i.e. a portion of the plot bearing Survey No. 30/6, admeasuring area about 759.30 sq. mtrs. out of area admeasuring 1140 sq. mtrs.).

2. On a perusal of the latest 7/12 Extracts in respect of Plot C-1, it is appears that the names of Ashok Raghunath Bhoir, Keshav Harishchandra Bhoir, Naresh Raghunath Bhoir, Hiranman Harishchandra Bhoir, Radhabai Parushram Gharat,



ARUNA B. BHUJBAL
Advocate - High Court

Contact No. - 9821328599

Office Address - A1/1, Shree Sharamsafalya CHSL, Bara Bungalows, Kopari, Thane (E)-400603
Resi. Address - 2/12 Ghanshyam Nagar, Opp. Nakhawa High School, Tilak Road, Kopari, Thane (E) 400603

Vinod Raghunath Bhoir, Sunil Raghunath Bhoir, Hirubai Baban Patil, Bhaskar Harischandra Bhoir, Bebebai Maruti Bhoir, Manoj Maruti Bhoir, Namita Manohar Bhoir, Sharad Maruti Bhoir and Anil Maruti Bhoir have been inserted in the owners column.

3. On addition to the above, I have also perused the Paper notice dated 8th September, 2012 issued by Advocate Leena M. Pradhan in newspaper "Thane Vaibhav" in respect of the Plot C-1 and reply sent by Advocate Arun Nayak to Advocate Leena M. Pradhan dated 2nd October, 2012. Thereafter a Notice was issued by Advocate Leena Pradhan to the Company dated 7th October, 2013 and the reply was given by the Company to Advocate Leena Pradhan dated 2nd December, 2013. Further again a Notice was sent by Advocate Leena Pradhan to the Company dated 22nd August, 2015 and a reply was addressed from the Company to Advocate Leena Pradhan dated 17th November, 2015. Also perused the communication addressed between the Company and Lodha Group wherein the reply to the Notice of Advocate Leena Pradhan is given by Advocate Arun Nayak on behalf of Mangalprabhat Gumanmal Lodha, Shri Sainath Enterprises on 1st December, 2015. Pursuant to the above replies given by the Company and Advocate Arun Nayak to the Notice sent by Advocate Leena Pradhan there are no further claim or objection have been received.

Accordingly, the Company has acquired a clear, marketable title to develop Plot C free from all encumbrances in accordance with the permissions granted in its favour by the concerned local authority and subject to the clearance of the additional names which are reflected on the 7/12 extracts of Plot C-1.

IV. Plot D - Survey No. 30/7

1. By and under the Deed of Conveyance dated 24th September, 2009 registered with Sub Registrar of Assurance Thane Bearing Serial No. TNN-2 08703-2009 executed between Shri. Dilip Harishchandra Bhoir (therein referred to as the



ARUNA B. BHUJBAL
Advocate - High Court

Contact No. - 9821328599

Office Address - A1/1, Shree Sharamsafalya CHSL, Bara Bungalows, Kopari, Thane (E)-400603
Resi. Address - 2/12 Ghanshyam Nagar, Opp. Nakhawa High School, Tilak Road, Kopari, Thane (E) 400603

"Vendor") of the First Part and the Company (therein referred to as the "Purchaser") of the Second Part, the Company become seized and possessed of together with the right to develop the Plot D for a consideration and in the manner conditions as set out therein.

Accordingly, the said Company acquired a clear and marketable title in respect of Plot D, free from all encumbrances together with the right to develop Plot D subject to said development being undertaken in accordance with the permissions granted in its favour by the concerned local authority.

V) Plot E - Survey No. 329-Hissa No. 2 (part)

By and under the Development Agreement dated 31st March, 2006 executed between Mr. Ashok Udaisingh Varma for self and as the manager of Rajasingh Girdhari Singh Varma (HUF), a Joint and Undivided Hindu Family consisting of himself i.e Mr. Ashok Udaisingh Varma, Mrs. Visinkumari Udaisingh Varma, Mr. Sanjay Udaisingh Varma, Ms. Manju Udaisingh Varma, Mrs. Sunita Ashok Varma, Mrs. Nandini Sanjay Varma, Master Ansh Ashok Varma (minor), Antara Ashok Varma (minor), Master Shivam Sanjay Varma (minor) (therein referred to as the "Original Owners") of the First Part, Mr. Vijaysingh Rajasingh Varma for self and as the manager of Vijaysingh Rajasingh Varma (HUF) consisting of himself i.e. Mr. Vijaysingh Rajasingh Varma, Mrs. Seema Vijaysingh Varma, Vishal Vijaysingh Varma, Amar Vijaysingh Varma, Ruchita Vijaysingh Varma, (therein referred to as "Vijay Singh") of the Second Part, Transcon Properties Private Limited (therein referred to as "Transcon") of the Third Part, KMD Enterprise through its authorised partner 1) Mr. Kishore P. Mehta 2) Mr. Chandrakant D. Shah 3) Mr. Jayantilal G. Parekh (therein referred to as "KMD") of the Fourth Part, 1) Smt. Lilawati D. Shah w/o Mr. Dharnidhar K. Shah 2) Shri. Manish D. Shah s/o Mr. Dharnidhar K. Shah 4) Mrs. Bindu M. Shah w/o Mr. Manish Shah (therein referred to as "Manish Shah") of the Fifth Part, 1) Mrs. Vishinkumari Udaisingh Varma 2) Mr. Ashok Udaisingh Varma, 3) Mr. Sanjay Udaisingh Varma, 4) Ms. Manju Udaisingh Varma, 1) Mrs. Vishinkumari Udaisingh Varma, 2) Mr. Ashok Udaisingh Varma, 3) Mr. Sanjay Udaisingh Varma, 4) Ms. Manju Udaisingh Varma, 5) Geetanjali



ARUNA B. BHUJBAL
Advocate - High Court

Contact No. - 9821328599

Office Address - A1/1, Shree Shramsafatya CHSL, Bara Bungalows, Kopari, Thane (E)-400603
Resi. Address - 2/12 Ghanshyam Nagar, Opp. Nakhawa High School, Tilak Road, Kopari, Thane (E) 400603

Amarjeet Singh Lal, nee Geetanjali Udaisingh Varma 6) Mrs. Sunita Ashok Varma, 7) Mrs. Nandini Sanjay Varma, 5) Geetanjali Amarjeet Singh Lal, nee Geetanjali Udaisingh Varma 6) Mrs. Sunita Ashok Varma, 7) Mrs. Nandini Sanjay Varma,(therein referred to as the "First Confirming Party") of the Sixth Part, 1) Smt. Mala Vijay Doshi d/o of late Shri. Dharnidhar K. Shah, 2) Smt. Ishani Kausal Shah d/o of Late Shri. Dharnidhar K. Shah,3) Smt. Dharini Sagar Shah d/o of Late Shri. Dharnidhar K. Shah,are wife and daughters of late D.K. Shah AND Navinchandra K. Shah brother of late D.K. Shah (collectively referred to as the "Second Confirming Party") of the Seventh Part, M/s. United Leach Corporation through its authorized patners 1) Mr.Ashok Udaisingh Varma 2) Nitin R. Gandhi (therein referred to as the "Third Confirming Party") of the Eighth Part, 1) Mrs. Parvatibai Rajasingh Varma 2) Pramila Abhaysingh 3) Anita Mangatsingh(therein referred to as the "Fourth Confirming Party") of the Ninth Part, 1) Mrs. Seema Vijaysingh Varma 2) Vishal Vijaysingh Varma 3) Amar Vijaysingh Varma 4) Ruchita Vijaysingh Varma for self and as members of Vijay Singh HUF,(therein referred to as the "Fifth Confirming Party") of the Tenth Part and the Company of the Eleventh Part and registered with Sub-Registrar of Assurances, Thane-5 at Serial No. 2095-2006, the Company of the Eleventh Part has acquired the rights to develop the plots of land more particularly described in the Schedule thereunder written including Plot E for a consideration and subject to the terms and conditions as set out therein.

1. Simultaneously with the execution of the aforesaid Development Agreement, 5 Powers of Attorney dated 31st March,2006 were executed in favour of the said Company, being,(a) a Power of Attorney executed by 1)Shri.Vijaysingh Rajasingh Varma self and on behalf of Karta and Manager of Vijaysingh Rajasingh Family 2) Transcon Properties Pvt. Ltd. 3) KMD Enterprises, bearing registration no. 277-2006 (b) a Power of Attorney executed by 1)Shri.Vijaysingh Rajasingh Varma self and on behalf of Karta and Manager of Vijaysingh Rajasingh Family bearing registration no. 278-2006 (c) Power of Attorney executed by United Leach Corporation, bearing registration no. .279-2006, (d) a Power of Attorney



ARUNA B. BHUJBAL
Advocate - High Court

Contact No. - 9821328599

Office Address - A1/1, Shree Sharamsafabya CHSL, Bara Bungalows, Kopari, Thane (E)-400603
Resi. Address - 2/12 Ghanshyam Nagar, Opp. Nakhawa High School, Tilak Road, Kopari, Thane (E) 400603

bearing registration no. 280-2006 executed by Ashok. Udaysing Varma for self and on behalf of Karta and Manager of Rajasingh Girdharisingh Varma Family (e) a Power of Attorney was executed by 1)Mala Vijay Doshi d/o of late Dharindhar K Shah. 2) Ishani Kaushal Shah d/o of late Dharnidhar K Shah. 3)Dharini Sagar Shah d/o late Dharnidhar Shah and 4) Navinchandra K. Shah, bearing registration no. 281-2006.

(D) **LITIGATION**

Plot E

1. Miscellaneous Civil Application No. 499 of 2017 in Regular Civil Suit No. 230 of 1987 filed by Manju Udaysingh Varma against Vijaysingh Rajasingh Varma and Others) at Thane Civil Court.,
2. Criminal Complaint No 892 of 2016 in the court of Additional. Chief Metropolitan Magistrate, 65 Court at Andheri, Mumbai filed by Ashok Varma against V/s (1) Kapstone Constructions Pvt. Ltd. (2) Boman Rustom Irani (3) Percy Soli Chowdhry

I have been informed that there are no orders restraining and/or prohibiting the Company in any manner from developing the Plot E or dealing with the premises to be constructed thereon.

(E) **CONCLUSION**

Based on the aforesaid steps undertaken by me, subject to what is stated hereinabove, I am of the view that the title of the Company to develop the said Land is clear and marketable in accordance with the approvals and permissions granted in its favour by the concerned local authorities in that regard:



ARUNA B. BHUJBAL
Advocate - High Court

Contact No. - 9821328599

Office Address - A/1, Shree Sharamsafalya CHSL, Bara Bungalows, Kopari, Thane (E)-400603
Resi. Address - 2/12 Ghanshyam Nagar, Opp. Nakhawa High School, Tilak Road, Kopari, Thane (E) 400603

SCHEDULE

(THE SAID LANDS ABOVE REFERRED TO)

- I) All that piece or parcel of vacant land the property bearing Survey No. 30/2 (Plot A) admeasuring 4000 sq. mtrs situate, lying and being at Mouje Majiwade, Taluka, Sub- District and District of Thane and bounded as follows:

| | | |
|-------------------------|---|--|
| On or towards the East | : | Survey No. 30/3 of Village Majiwade, Taluka and District Thane |
| On or towards the West | : | Part of Survey No. 30/6, Part of Survey No. 30/5 and Survey 29. of Village Majiwade, Taluka and District Thane |
| On or towards the North | : | Survey No. 30/1 of Village Majiwade, Taluka and District Thane |
| On or towards the South | : | Survey No. 386/4A of Village Majiwade, Taluka and District Thane |

- II) All that piece or parcel of vacant land the property bearing Survey No. 30/3 (Plot-B) admeasuring 4280 sq. meters situate, lying and being at Mouje Majiwade, Taluka, Sub- District and District of Thane and bounded as follows:

| | | |
|------------------------|---|--|
| On or towards the East | : | Survey No. 30/4 of Village Majiwade, Taluka and District Thane |
| On or towards the West | : | Survey No. 30/2 of Village Majiwade, Taluka and District Thane |



ARUNA B. BHUJBAL
Advocate - High Court

Contact No. - 9821328599

Office Address - A1/1, Shree Sharamsafalya CHSL, Bara Bungalows, Kopari, Thane (E)-400603
Resi. Address - 2/12 Ghanshyam Nagar, Opp. Nakhawa High School, Tilak Road, Kopari, Thane (E) 400603

On or towards the North : Survey No. 32 of Village
Majiwade, Taluka and District
Thane

On or towards the South : Survey No. 386/4A of Village
Majiwade, Taluka and District
Thane

III) A) All that piece or parcel of vacant land bearing Survey No. 30/5 (Plot- C-1) area admeasuring 430.70 square meters out of 5790 square meters situate, lying and being at Mouje Majiwade, Taluka, Sub- District and District of Thane and bounded as follows:

On or towards the East : Survey No. 30/2 of Village
Majiwade, Taluka and District
Thane

On or towards the West : Part of Survey No. 30/5 of Village
Majiwade, Taluka and District
Thane

On or towards the North : Survey No. 30/6 of Village
Majiwade, Taluka and District
Thane

On or towards the South : Survey No. 386/4A of Village
Majiwade, Taluka and District
Thane.

B) All that piece or parcel of vacant land bearing Survey No. 30/6 (Plot-C-2) area admeasuring 759.30 square meters out of 1140 square meters situate, lying and being at Mouje Majiwade, Taluka, Sub- District and District of Thane and bounded as follows:

On or towards the East : Survey No. 30/2 of Village
Majiwade, Taluka and District
Thane



ARUNA B. BHUJBAL
Advocate - High Court

Contact No. - 9821328599

Office Address - A1/1, Shree Sharamsafalya CHSL, Bara Bungalows, Kopari, Thane (E)-400603
Resi. Address - 2/12 Ghanshyam Nagar, Opp. Nakhawa High School, Tilak Road, Kopari, Thane (E) 400603

- On or towards the West : Part of Survey No. 30/6 of village Majiwade, Taluka and District Thane
- On or towards the North : Survey No. 30/2 of Village Majiwade, Taluka and District Thane
- On or towards the South : Part of Survey No. 30/5 of village Majiwade, Taluka and District Thane

IV) All that piece or parcel of vacant land bearing Survey No. 30/7 (Plot-D) admeasuring area 350 square meters situate, lying and being at Mouje Majiwade, Taluka, Sub-District and District of Thane and bounded as follows:

- On or towards the East : Survey No. 30/4 of Village Majiwade, Taluka and District Thane
- On or towards the West : Survey No. 30/3 of village Majiwade, Taluka and District Thane
- On or towards the North : Survey No.30/3 of Village Majiwade, Taluka and District Thane
- On or towards the South : Survey No. 329/2 of Village Majiwade, Taluka and District Thane.

V) All that piece or parcel of vacant land bearing Survey No. 329 Hissa No. 2Pt (Plot-E) admeasuring area 1537 square meters out of the aggregate area of 7080 square meters situate, lying and being at Mouje Majiwade, Taluka, Sub- District and District of Thane and bounded as follows:

- On or towards the East : Part of Survey No. 329/2 of Village Majiwade, Taluka and District Thane.



ARUNA B. BHUJBAL
Advocate - High Court

Contact No. - 9821328599

Office Address - A/1, Shree Sharamsafalya CHSL, Bara Bungalows, Kopari, Thane (E)-400603
Resi. Address - 2/12 Ghanshyam Nagar, Opp. Nakhawa High School, Tilak Road, Kopari, Thane (E) 400603

On or towards the West : Survey No. 386/4A part of village Majiwade, Taluka and District Thane.

On or towards the North : Survey No. 30/7 of Village Majiwade, Taluka and District Thane.

On or towards the South : 20 meters wide service (D.P.) road.

Dated this 27th day of July, 2021.

Place Thane
Dated: 27.07.2021.


[Aruna Bhujbal]
Advocate

