

SUSHMA P. GOR
(B.A., L.L.B., L.L.M)
ADVOCATE, HIGH COURT

OFFICE 1 : Bhagavati Niwas, Karver Road No. 8, Shop No. 2, Borivali (East), Mumbai – 400 066.

OFFICE 2 : 1st Floor, Holly Complex, Near Raymond Showroom, Mira Bhayandar Road, Mira Road (E.)

Mobile No. : 98694 79357/80977 75827 email id sushmagor@gmail.com

TITLE REPORT AND CERTIFICATE

Re : Floor space Index (FSI) admeasuring 126.52 sq. mtrs. per floor upto 7th Floor (excluding 32.16 sq. mtrs. area for refuse on the 5th Floor) and 104.38 sq. mtrs. FSI on the ninth Floor totaling to 1196.54 sq. mtrs area or thereabouts in respect of lands or grounds bearing survey No. 221/1, 221/2, 221/3, 139/1 & 141/1A, situate, lying and being at Ghodbunder, Taluka & Dist. Thane.

I have investigated the title of Messrs PRUTHVI BUILDWORTH CONSTRUCTION, a partnership firm having its principle place of business at 2nd Floor, B Wing, Thakur Mall, Thakur Village, Kandivali (East), Mumbai 400101 (the "Developers") in respect of captioned property, more particularly described in the schedule written hereunder and hereinafter called and referred to as the "SAID PROPERTY".

1. By a Deed of conveyance dated 08/12/2010 made and executed between one Mr. Ramesh Anant Kumbhar therein referred to as the Owner of the one part, and Snehal Madhukant Kalsaria therein referred to as the Purchaser of other part, duly registered vide registration receipt bearing No. 10077 dated 08/12/2010 as document No. TNN7/10076 dated 09/12/2010 at the office of Joint sub-registrar class - 2 Thane, the said Mr. Ramesh Anant Kumbhar demised unto the said Snehal Madhukant Kalsaria all that pieces and parcels of lands or grounds bearing survey No. 221/1 admeasuring 770 sq. mtrs. area or thereabout, lands or grounds bearing survey No. 139/1 (pt) admeasuring 300 sq. mtrs. area or thereabout (the said "Property - I") totaling to 1070 sq. mtrs. area or thereabout and accordingly, the said Snehal Madhukant Kalsaria was put to vacant and peaceful possession of the said Property - I.
2. By a Deed of conveyance dated 02/07/2010 made and executed between one Gangabai Vishnu Kini therein referred to as the Owner of the one part, and Snehal Madhukant Kalsaria therein referred to as the Purchaser of other part, duly registered vide registration receipt bearing No. 5932 dated 02/07/2010 as document No. TNN7/5932 dated 02/07/2010 at the office of Joint sub-registrar class - 2 Thane, amongst other properties the said Gangabai Vishnu Kini demised unto the said Snehal Madhukant Kalsaria all that pieces and parcels of lands or grounds bearing survey No. 221/2 admeasuring 2200 sq. mtrs. area or thereabout (the said "Property - II") and accordingly, the said Snehal Madhukant Kalsaria was put to vacant and peaceful possession of the said Property - II.

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3. By a Deed of conveyance dated 20/12/2011 made and executed between one Elna Reginald Misquitta & Marissa Gordon Pinto nee Marissa R. Misquitta, therein referred to as the Owner of the one part, and Snehal Madhukant Kalsaria therein referred to as the Purchaser of other part, duly registered vide registration receipt bearing No. 9642 dated 20/12/2011 as document No. TNN4/9641 dated 20/12/2011 at the office of Joint sub-registrar class – 2 Thane, the said Elna Reginald Misquitta & Marissa Gordon Pinto nee Marissa R. Misquitta demised unto the said Snehal Madhukant Kalsaria all that pieces and parcels of lands or grounds bearing survey No. 221/3 admeasuring 660 sq. mtrs. area or thereabout (the said 'Property - IV') and accordingly, the said Snehal Madhukant Kalsaria was put to vacant and peaceful possession of the said Property – IV.
4. By a Deed of conveyance dated 16/12/2011 made and executed between one Sakhubai Mahadev Patil, Namdev Mahadev Patil, Dinesh Mahadev Patil, Ramesh Mahadev Patil, Kalpana Shekhar Patil, Bhavesh Shekhar Patil, & Dakshata Shekhar Patil, therein referred to as the Owner of the one part, and Snehal Madhukant Kalsaria therein referred to as the Purchaser of other part, duly registered vide registration receipt bearing No. 5241 dated 16/12/2011 as document No. TNN7/5241 dated 16/12/2011 at the office of Joint sub-registrar class – 2 Thane, the said Sakhubai Mahadev Patil, Namdev Mahadev Patil, Dinesh Mahadev Patil, Ramesh Mahadev Patil, Kalpana Shekhar Patil, Bhavesh Shekhar Patil, & Dakshata Shekhar Patil, demised unto the said Snehal Madhukant Kalsaria all that pieces and parcels of lands or grounds bearing survey No. 221/3 admeasuring 660 sq. mtrs. area or thereabout (the said 'Property - V') and accordingly, the said Snehal Madhukant Kalsaria was put to vacant and peaceful possession of the said Property – V. The said Property, I, II, III, IV & V shall hereinafter be called and referred to as the said Property.
5. AND WHEREAS by an Agreement dated 31/12/2014 made and executed between M/s. Jailaxmi Construction a proprietary concern of Snehal Madhukant Kalsaria, therein referred to as 'Owner/Assignor' of one part, and the Developers herein, therein referred to as the 'Developer/Assignee' of the other part, duly registered vide registration receipt bearing No. 150 dated 05/01/2015 as document No. TNN7/117 at the office of Joint sub-registrar class – 2 Thane, the said Snehal Madhukant Kalsaria demised unto the Developers herein all the development rights pertaining to the said Property at a consideration and on the terms and conditions more particularly cited in the said Agreement dated 31/12/2014.

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6. The Commissioner Mira Bhayander Municipal Corporation (the "MBMC") sanctioned the plan for construction of building/s on the said Property and accordingly, issued commencement certificate bearing No. अ. अ. सी.अ.संभासं/२७२/१५-१६ dated 18/04/2015 to the said Snehal Madhukant Kalsaria.
7. WHEREAS parties to the said Agreement dated 31/12/2014 discovered in error as regards to the schedule of the property thus, by a deed of rectification dated 03/09/2015 duly registered vide registration receipt bearing No.7638 dated 03/09/2015 under serial No. TNN7/6122 at the office of Joint sub-registrar class – 2 Thane.
8. I have seen copy of the following:-
 - a. Deed of conveyance dated 09/12/2010 duly registered vide registration receipt bearing No. 10077 dated 09/12/2010 as document No. TNN7/10079 dated 09/12/2010 at the office of Joint sub-registrar class – 2 Thane;
 - b. Deed of conveyance dated 28/09/2011 duly registered vide registration receipt bearing No. 7028 dated 28/09/2011 as document No. TNN7/7029 dated 28/09/2011 at the office of Joint sub-registrar class – 2 Thane;
 - c. Deed of conveyance dated 02/07/2010 duly registered vide registration receipt bearing No. 5932 dated 02/07/2010 as document No. TNN7/5932 dated 02/07/2010 at the office of Joint sub-registrar class – 2 Thane;
 - d. Deed of conveyance dated 20/12/2011 duly registered vide registration receipt bearing No. 9642 dated 20/12/2011 as document No. TNN4/9641 dated 20/12/2011 at the office of Joint sub-registrar class – 2 Thane;
 - e. Deed of conveyance dated 16/12/2011 duly registered vide registration receipt bearing No. 5241 dated 16/12/2011 as document No. TNN7/5241 dated 16/12/2011 at the office of Joint sub-registrar class – 2 Thane;
 - f. Agreement dated 31/12/2014 duly registered vide registration receipt bearing No. 150 dated 08/01/2015 as document No. TNN7/117 at the office of Joint sub-registrar class – 2 Thane.
 - g. Commencement certificate bearing No. अ. अ. सी.अ.संभासं/२७२/१५-१६ dated 18/04/2015.

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- h. Deed of rectification dated 03/09/2015 duly registered vide registration receipt bearing No.7638 dated 03/09/2015 under serial No. TNN7/6122 at the office of Joint sub-registrar class – 2 Thane

I have taken the search for last 30 years at the office of the sub-registrar of assurances, I have not come across any adverse entries.

In the circumstances and subject to what is stated hereinabove, I am of the opinion that the title of the said Developers to the said property more particularly written in the schedule hereunder is clear, marketable and free from all encumbrances beyond reasonable doubts.

The Schedule of the property hereinabove referred to

(FSI) admeasuring 138.52 sq. mtrs. per floor upto 7th Floor (excluding 32.16 sq. mtrs. area for refuse on the 8th Floor) and 104.38 sq. mtrs. FSI on the ninth Floor totaling to 1196.54 sq. mtrs. areas or thereabouts in respect of lands or grounds bearing survey No. 221/1, 221/2, 221/3, 139/1 & 141/1A, situate, lying and being at Ghodbunder, Taluka & Dist. Thane.

Dated this 16th day of September, 2015.

S. Gor
Adv. Sushma Gor
Date - 11 - 10 - 2015

SUSHMA P. GOR
Advocate High Court
Bhagavati Niwas, Karver Road No. 8,
Borivali (East), Mumbai - 66
- M: 9869479357 / 8097775827