

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to land bearing Old Survey No.280, New Survey No.307, Hissa No.2, admeasuring 1718 sq. meters and Old Survey No.279, New Survey No.306, Hissa No.4, admeasuring 621.5 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation, owned by Shri Anthony John Pereira and Mrs. Shakundi Anthony Pereira and have to state as hereunder;

1. Shri Anthony John Pereira and Mrs. Shakundi Anthony Pereira, are the owners of land bearing Old Survey No.280, New Survey No.307, Hissa No.2, admeasuring 1718 sq. meters and Old Survey No.279, New Survey No.306, Hissa No.4, admeasuring 621.5 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation, (hereinafter referred to as the "Said Property").

2. The City and Industrial Corporation of Maharashtra Ltd., had sanctioned the layout plan of the said property and accordingly issued Development Permission cum Commencement Certificate No. CIDCO/VVSR/ BP-356/ E/II/4588, dated 14th June, 1995, in the name of the said Shri Anthony John Pereira and Mrs. Shakundi Anthony Pereira, to develop the said property under Group Housing Scheme and the same has been amended vide Order No. CIDCO/VVSR/AM/BP-356/E/1217, dated 4th September, 2003.

3. By a Development Agreement, dated 23rd March, 2003, the said Shri Anthony John Pereira and Mrs. Shakundi Anthony Pereira, agreed to grant the development rights of Building Nos. P/1, P/2, P/3 and P/4 now numbered as Building Nos. P/2C, Q/1A, P/1B and P/2D, totally admeasuring 48870 sq. feet of F.S.I. (F.S.I. includes staircase and balconies) to be constructed in the layout of land bearing Old Survey No.280, New Survey No. 307, Hissa No. 2, and Old Survey No. 279, New Survey No. 306, Hissa No. 4, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation, to the one Mr. Usobio alias Julias Marshall Gonsalves, at the price and on the terms and conditions stipulated therein. In pursuance of the said Development Agreement, dated 23rd March, 2003, the said Shri Anthony John Pereira and Mrs. Shakundi Anthony Pereira, had also executed an Irrevocable General Power of Attorney in favour of the said Mr. Usobio alias Julias Marshal Gonsalves, conferring upon him several powers inter-alia power to develop the said buildings by consuming the said F.S.I. admeasuring 48870 sq. feet of F.S.I.

4. By a Development Agreement, dated 20th December, 2007, registered in the office of Sub-Registrar of Assurance at Vasai under Sr.No. Vasai-1/03745/2008, dated 8th April, 2008, the said Mr. Usobio alias Julias Marshal Gonsalves with the consent and confirmation of the said Shri Anthony John Pereira and Mrs. Shakundi Anthony Pereira, had granted the development rights of the said buildings, to M/s.Woodland Developers, at the price and on the terms and conditions stipulated therein. In pursuance of the said Development Agreement, dated 20th December, 2007, the said Shri Anthony John Pereira and Mrs. Shakundi Anthony Pereira had also executed an Irrevocable General Power of Attorney in favour of the partners of the said M/s.Woodland Developers, conferring upon them several powers inter-alia power to assign the development rights of the said property to the person or persons of their choice.

5. The partnership firm of M/s. Woodland Developers, originally consisting of two partners namely Shri Murarji Malshi Chheda (since deceased) Shri Dinesh Malshi Chheda. The said Shri Dinesh Malshi Chheda and the heirs of Shri Murarji Malshi Chheda namely Shri Ramesh M. Chheda and Shri Rajesh M. Chheda, retired from the partnership business of M/s. Woodland Developers and Shri Jitendra Sohanlal Jain, Shri Manish Sohanlal Jain and Shri Bharat Sohanlal Jain, came to be inducted in the partnership business of M/s. Woodland Developers, vide a Deed of Partnership of Admission cum Retirement, dated 8th July, 2010.

6. By a Development Agreement, dated 1st October, 2012, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-1/10664/2012, dated 1st October, 2012, the said M/s. Woodland Developers agreed to grant the development rights of the said buildings viz. Building Nos. P/1, P/2, P/3 and P/4 now numbered as Building Nos. P/2C, Q/1A, P/1B and P/2D, totally admeasuring 48870 sq. feet of F.S.I. (F.S.I. includes staircase and balconies) to be constructed in the layout of land bearing Old Survey No.280, New Survey No. 307, Hissa No. 2, and Old Survey No. 279, New Survey No. 306, Hissa No. 4, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation, to M/s. K.D. Ventures, at the price and on the terms and conditions stipulated therein.

7. I have also taken the searches in the office of Sub-Registry of Vasai from 1982 to till date and during the course of search, I have come across the following documents pertaining to the said property and save and except the following documents, I have not come across any other registered instruments pertaining to the said property.

- a) Development Agreement, dated 20th December, 2007, registered in the office of Sub-Registrar of Assurance at Vasai under Sr.No.Vasai-1/03745/2008, dated 8th April, 2008, executed by Mr.Usobio alias Julias Marshal Gonsalves with the consent and confirmation of the said Shri Anthony John Pereira and Mrs.Shakundi Anthony Pereira, in favour of M/s. Woodland Developers, in respect of the said buildings to be constructed on the said property.
- b) Development Agreement, dated 1st October, 2012, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-1/10664/2012, dated 1st October, 2012, executed by M/s.Woodland Developers in favour of M/s. K.D. Ventures in respect of the said buildings to be constructed on the said property.

8. On the whole from the searches taken by me in the office of Sub-Registry of Vasai from 1982 to till date and also on the basis of documents furnished to me as well as on the basis of information provided to me, I hereby state and certify that title to the land bearing Old Survey No.280, New Survey No. 307, Hissa No. 2, admeasuring 1718 sq. meters and Old Survey No. 279, New Survey No. 306, Hissa No. 4, admeasuring 621.5 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Thane, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation, owned by Shri Anthony John Pereira and Mrs. Shakundi Anthony Pereira, is clear, marketable and free from all encumbrances.

Dated : 10th December, 2012.



Advocate

TITLE\K.D. VENTURES - 101212