

PMA

502, B-Wing, Glacia, Near Jain Temple, Tembhi Naka, Eduljee Road, Thane (W). Phone : 022-25426677

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

1. a) Name of the Owners of First Property : M/S. CONCORDE REAL ESTATE through its partner SURAJ RAMESH PARMAR
- b) Name of the Owners of Second Property : 1) DIGAMBAR RAGHUNATH SUKHI and 2) ANISH JITENDRA SHAH
- c) Name of the Owners of Third Property : 1) DHAN SORABJI KHARAS
2) NIRANJAN KANCHAN NANAVATI
2. Name of Developer : M/S. DARSHAN SAGAR DEVELOPERS
Address : 401, Dev Corpora, Service Road, Eastern Express Highway, Panchpakhadi, Thane (W)
3. Description of the Property :
All that pieces and parcels of land bearing 1) Survey No. 137/11 admeasuring 3840 Sq. Meters (First Property), 2) Survey No. 137/6 admeasuring 5460 Square Meters (Second Property) and 3) Survey No. 136/1 admeasuring 500 Square Meters (Third Property) all aforesaid properties are situated at Village Kolshet, Taluka and District Thane



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and within the jurisdiction of registration Sub-District Thane (hereinafter collectively referred to as **Said Property**) within the limits of Municipal Corporation of Thane, Maharashtra State.

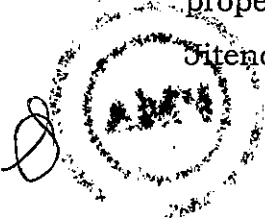
4. List of Documents perused:

- 1.1 Current 7/12 extracts.
- 1.2 7/12 extracts for last 50 years
- 1.3 Relevant Mutation entries.
- 1.4 Search Report
- 1.5 N.A. Permission
- 1.6 ULC Order
- 1.7 IOD and Commencement Certificate
- 1.8 Owners Title Deeds
- 1.9 Developers Title Deeds
- 1.10 Public Notice dated April 23, 2014 published in local daily newspapers viz. Thane Vaibhav and Free Press Journal.

5. Observations:

5.1 In respect of 7/12 extracts

- i) It appears from 7/12 extract of 50 years that, First Property was originally the owned by Premkunvarbai Dwarkadas Thakkar and currently the First Property is owned by M/s. Concorde Real Estate through its partner Suraj Ramesh Parmar.
- ii) It appears from 7/12 extract of 50 years that, originally the Second Property was owned by Faridun Sorabji Patel. Currently the Second property is owned by 1) Digambar Raghunath Sukhi And 2) Anish Jitendra Shah.



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iii) It appears from 7/12 extract of 50 years that, originally the Third Property is owned by Faridun Sorabji Patel.

5.2 6 D Mutation Entries in respect of the First Property:

5.2.1 It appears from the **mutation entry no. 354 dated 31/01/1956** that Undrya Narayan Mhatre was recorded as tenant of the First Property as per the Tenancy Order dated January 14, 1956.

5.2.2 It appears from the **mutation entry no. 1168 dated 14/09/1967** that Premkunwarbai Dwarkadas Thakkar demised on August 16, 1967 leaving behind her 3 daughters namely 1) Kanta Rasiklal Makhecha, 2) Yesumati Anilkumar Makhecha and 3) Shobha Dwarkadas Thakkar as her only legal heirs; hence their names were recorded in the record of rights.

5.2.3 It appears from the **mutation entry no. 1195 dated 17/09/1968** that Undrya Narayan Mhatre demised in or around 1960 leaving behind him legal heirs his 2 sons namely 1) Tukaram Undrya Mhatre and 2) Ganpat Undrya Mhatre.

5.2.4 It appears from the **mutation entry no. 2441 dated 19/09/2007** that, pursuant to the order of Upper Tahasildar Thane under section 32(G) of Maharashtra (Bombay) Tenancy and Agricultural Lands Act, 1948 bearing No. Kolshet/VR/360 dated May 18, 1972 name of Agricultural Tenant Ganpat Undrya Mhatre and Others were recorded as occupants in the record of rights of the First Property.

5.2.5 It appears from the **mutation entry no. 2442 dated 19/09/2007** that, Ganpat Undrya Mhatre and others had paid entire purchase price determined under section 32(G) of Maharashtra (Bombay) Tenancy and Agricultural Lands Act, 1948. Accordingly sale certificate under section 32M was granted by Tahsildar and Agricultural Land Tribunal, Thane.

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5.2.6 It appears from the **mutation entry no. 2444 dated 04/10/2007** that, Ramchandra Thakrya Mhatre demised on March 4, 1989 leaving behind him legal heirs namely wife 1) Motibai Ramchandra Mhatre, 2 sons namely 2) Sharad Ramchandra Mhatre, 3) Shankar Ramchandra Mhatre, 3 married daughters namely 4) Damayanti Eknath Kabadi 5) Lalita Chandrakant Mukadam and 6) Kamini Vasant Patil.

Tukaram Undrya Mhatre demised leaving behind him legal heirs namely wife 1) Purnabai Tukaram Mhatre, 2 married daughters namely 2) Leela Uttam Patil and 3) Vithabai Chandrakant Bhoir.

Ganpat Undrya Mhatre demised in or around 1982 leaving behind him his legal heirs namely Wife 1) Gangubai Ganpat Mhatre 3 Sons namely 2) Vasudev Ganpat Mhatre, 3) Jananrdan Ganpat Mhatre, 4) Jaywant Ganpat Mhatre, and 4 married daughters namely 5) Laxmi Parshuram Patil, 6) Prema Keshav Patil, 7) Baby Jaywant Bhoir, 8) Bharti Vasant Tare, and 9) Maina Pandurang Tare.

5.2.7 It appears from the **mutation entry no. 2575 dated 28/04/2010** that, 1) Motibai Ramchandra Mhatre and Others, 2) Gangubai Ganpat Mhatre and Others and 3) Purnabai Tukaram Mhatre and Others have conveyed and transferred the First Property in favor of M/s. Nikhil constructions, a partnership firm represented by its partners Digambar Raghunath Sukhi and Anish Jitendra Shah by executing a registered deed of Conveyance dated April 17, 2010 which is duly registered with the Sub-Registrar of Assurances under serial number 5014/2010.

5.2.8 It appears from the **mutation entry no. 2868 dated 09/12/2013** that, M/s. Nikhil Construction Company through its partners Digambar Raghunath Sukhi and Anish Jitendra Shah conveyed and transferred the First Property in favor of M/s. Concorde Real Estate by executing Deed of Conveyance dated October 18, 2013 which is duly

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registered with the Sub Registrar of Assurances under serial number 10450/2013.

5.3 6 D Mutation Entries in respect of the Second Property:

- 5.3.1 It appears from the **mutation entry no. 127 dated 17/09/1930** that the Government through Mahalkari and repondents 1) Sakharlal Jamnadas, 2) Balkisan Tulshidas, and 3) Parvatibai Gangaram executed a certificate dated July 30, 1930 in favour of Faridun Sorabji Patel in respect of Second Property and Several Property.
- 5.3.2 It appears from the **mutation entry no. 354 dated 31/05/1956** that name of Dina Hashya was recorded as tenant in respect of the Second Property by the order no. TNC 8113.
- 5.3.3 It appears from the **mutation entry no. 466 dated 29/06/59** that, from the statement given by Dina Hashya Mhatre that he was not cultivating the Second Property and several other properties and out of the several properties, the Second Property was cultivated by Dhavalya Sonu and he was in actual possession of the Second Property hence his name were mutated in the records of rights as tenant and name of Dina Hashya Mhatre was deleted.
- 5.3.4 It appears from the **mutation entry no. 499 dated 29/10/1960** that Faridun Sorabji Patel demised on 29/07/1960 leaving behind him only legal heir namely wife Kuma Faridun Patel. As per the RTS order number SR 2559 dated October 8, 1966 name of executor Dosabhai Bahiramji Dongriwala was also mutated along with Kuma Faridun Patel in the Records of Rights.
- 5.3.5 It appears from the **mutation entry no. 590 dated 20/04/1961** that the Agricultural Land Tribunal, Thane, fixed purchase price under the provisions of section 32 G of Bombay (Maharashtra) Tenancy and Agricultural Lands Act, 1948 to be paid by the tenant Dhavalya Sonu



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Surkar to the Kuma Faridun Patel and executor Dosabhai Bahiramji Dongriwala.

5.3.6 It appears from the **mutation entry no. 1419 dated 24/10/1975** that Dhavalya Sonu Surkar deposited the entire purchase price of the Second Property under section 32 G of Bombay (Maharashtra) Tenancy and Agricultural Lands Act, 1948 hence certificate was issued in favour of Dhavalya Sonu Surkar under the provisions of section 32 M of Bombay (Maharashtra) Tenancy and Agricultural Lands Act, 1948.

5.3.7 It appears from the **mutation entry no. 1461 dated 12/10/1976** that Dhavalya Sonu Surkar demised in or around 1975 leaving behind him legal heirs 2 sons namely 1) Rama Dhavalya Surkar 2) Narayan Dhavalya Surkar and 3 married daughters 1) Tulshibai Maruti Chavan 2) Tarabai Soma Gavandhe 3) Shevantibai Dashrath Bamne.

5.3.8 It appears from the **mutation entry no. 2665 dated 25/05/2011** that Tarabai Soma Gavandhe demised on August 3, 1978 leaving behind her legal heirs 3 sons namely 1) Prakash Soma Gavandhe 2) Kailas Soma Gavandhe 3) Ramesh Soma Gavandhe.

5.3.9 It appears from the **mutation entry no. 2867 dated 06/11/2013** that Rama Dhavalya Surkar demised on October 16, 2013 leaving behind him legal heirs wife namely Saibai Rama Surkar, 2 sons namely 1) Rajesh Rama Surkar 2) Nitesh Rama Surkar and 6 daughters namely 1) Sita Rama Surkar alias Sita Balu Chavan 2) Sangita Rama Surkar alias Sangita Vilas Kurkute 3) Sunanda Rama Surkar alias Sunanda Sudam Gavrit 4) Nirmala Rama Surkar alias Nirmala Balu Jadhav 5) Gita Rama Surkar and 6) Manisha Rama Surkar.

 **5.3.10** It appears from the **mutation entry no. 2895 dated 05/06/2014** that Saibai Rama Surkar and others transferred and conveyed the

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Second Property in favour of Mr. Digambar Raghunath Sukhi and Anish Jitendra Shaha in pursuance of order of Collector Thane dated May 17, 2014 passed under the provisions of section 36A of Maharashtra Land Revenue Code, 1966 and under the provisions of Maharashtra Land Revenue (Transfer of occupancy rights by Tribal to Non Tribal) Rules, 1975.

5.4 6 D Mutation Entries in respect of Third Property:

5.4.1 It appears from the **mutation entry no. 127 dated 19/09/1930** that the Government through Mahalkari and respondents 1) Sakharlal Jamnadas, 2) Balkisan Tulshidas, and 3) Parvatibai Gangaram executed a certificate dated July 30, 1930 in favour of Faridun Sorabji Patel in respect of Third Property and Several Property.

5.4.2 It appears from the **mutation entry no. 499 dated 29/10/1960** that Faridun Sorabji Patel demised on July 29, 1960 and the name of his wife Kuma Faridun Patel was recorded as Legal heir and name of Dosabhai Bahiramji Dongariwala was recorded as executor by virtue of Taluka Order No. RTS SR2559 dated October 08, 1960.

5.4.3 It appears from the **mutation entry no. 768 dated 28/12/1962** that pursuant to an Application filed by Kuma Faridun Patel, the name of Dosabhai Bahiramji Dongariwala, which was recorded as executor was deleted.

5.4.4 It appears from **Mutation entry No. 843 dated 05/08/1963** that Bhikhu Sorabji Kharas purchased the Third Property from Husband of Kuma Farudin Patel i.e. Late Farudin Sorabji Patel in or about the year 1951 by virtue of an oral conveyance since then he was in actual possession and occupation of the Third Property hence he submitted



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an application to that effect and as such the name of Kuma Farudin Patel was deleted and the name of Bhikhu Sorabji Kharas was recorded as owner of the Third Property in the record of rights. This Mutation entry appears to have mutated without following due process of law, however, the effect of this mutation entry has been annulled by the subsequent mutation entry number 1214A.

5.4.5 It appears from the **mutation entry no. 1214A dated 09/03/1969** that by virtue of a Deed of Conveyance dated March 07, 1969 1) Bhikhu Sorabji, 2) Leelavati Hiralal Nanavati, 3) Kanchan Hiralal Nanavati, 4) Pravin Hiralal Nanavati, 5) Hoshang M. Golwala and 6) Eruch Sorabji Kharas purchased the Third Property along with other properties from Kuma Faridun Patel. Hence their names were mutated in the Record of Rights. However, on perusal of concerned deed it appears that the above-mentioned purchasers and one Bhupendra Hiralal Nanavati was also one of the partner in partnership named as M/s Echtee and Co.

5.4.6 It appears from the **mutation entry no. 1965 dated 23/06/1993** that, Bhikhu Sorabji Kharas demised on May 03, 1993 leaving behind her only legal heir her real sister Dhan Sorabji Kharas. Accordingly her name was recorded in the record of rights of the Third Property.

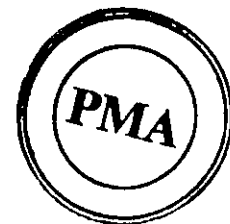
5.4.7 It appears from the **mutation entry no. 2073 dated 21/03/2000** that, Leelavati Hiralal Nanavati demised on April 04, 1977. Late Lilavati Nanavati by her will dated July 30, 1968 bequeathed her share in Echtee and company in favour of her son Kanchan Hiralal Nanavati. Kanchan Hiralal Nanavati also demised on September 11, 1989, leaving behind him son Niranjana Kanchan Nanavati (Grandson of Leelavati Hiralal Nanavati) as his only legal heir.

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- 5.4.8** It appears from the **mutation entry no. 2074 dated 21/03/2000** that, pursuant to a Deed of Release dated January 16, 1991, Pravin Hiralal Nanavati released all his right title and interest in the Third Property in favour of 1) Niranjan Kanchan Nanavati and 2) Dhan Sorabji Kharas and accordingly their names were recorded in the record of rights.
- 5.4.9** It appears from the **mutation entry no. 2075 dated 21/03/2000** that, the name of Hoshang M. Golwala, which was recorded in the record of rights of the Third Property, was removed as he had executed a Deed of Release on April 1, 1971.
- 5.4.10** It appears from the **mutation entry no. 2076 dated 21/03/2000** that, the name of Eruch Sorabji Kharas, who demised on October 11, 1990 was removed as he had by virtue of his Will dated October 09, 1990 bequeathed all his right title and interest in the Third Property in favour of Bhikhu Sorabji Kharas and Dhan Sorabji Kharas.
- 5.4.11** It appears from the **mutation entry no. 2571 dated 25/04/2010** that under provisions of Section 20 of Urban Land (Ceiling and Regulation) Act, 1976 scheme was sanctioned for portion admeasuring 383 square meters out of the Third property and accordingly charge of said scheme was mentioned in the other rights column of the record of rights of the Third Property.
- 5.4.12** It appears from the **mutation entry no. 2865 dated 11/10/2013** that the Hon. Collector of Thane passed an order No. REVENUE/K-1/TE-1/NAP/MOUJE KOLSHET/SR-116/2012 dated 07/03/2013 and thereby granted permission for Non Agricultural use of Third property.

5.5 SEARCH REPORTS



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5.5.1 Search Report in respect of First Property with the Sub-Registrar of Assurances

Search Report issued by Akshay Kinjale, Searcher, in the office of The Sub-Registrar of Assurances at Thane 1, 2 and 5 for the period of year 1980 to July 2014 was placed before me.

- i. Record for the year 1985, 1987 and 1993 is unavailable as the pages in the register are torn. No entries are recorded for the Years 1980 to 1984, 1986, 188 to 1992, 1994 to 2006, 2008, 2009, 2011, 2013 and 2014.
- ii. Relevant transactions were recorded in the Year 2007, 2010 and 2012.
- iii. Apart from the agreements mentioned in the present title report, no other transactions are traced during the years from 1980 to July 2014.

5.5.2 Search Report in respect of Second Property with the Sub-Registrar of Assurances.

Search Report issued by Sachin Patil, Searcher, in the office of The Sub-Registrar of Assurances at Thane 1, 2 and 5 for the period of year 1984 to November 2013 was placed before me.

- i. No entries are recorded for the Years 1984 to November 2013.
- ii. Apart from the agreements discussed in the present title report, no other transaction is found in the search report during the years 1984 to November 2013.

5.5.3 Search Report in respect of Third Property with the Sub-Registrar of Assurances.



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Search Report issued by Akshay Kinjale, Searcher, in the office of The Sub-Registrar of Assurances at Thane 1, 2 and 4 for the period of year 1980 to July 14, 2014 was placed before me.

- i. Record for the year 1980, 1983 to 1985, 1987, 1989 to 1991, and 1996 is unavailable as the pages in the register are torn. No entries are recorded for the Years 1981, 1982, 1986, 1988, 1992 to 1995, 1997 to 2003, 2005 to 2014
- ii. Relevant transactions were recorded in the Year 2004.
- iii. Apart from the documents referred in the present title report, no other transactions are recorded for rest of the years from 1980 to July 14, 2014.

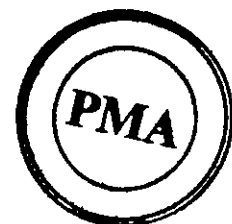
5.6 VARIOUS PERMISSIONS AND SANCTIONS:

5.6.1 Permission for Non-Agricultural use in Respect of First Property:

It appears from order dated March 7, 2013 bearing No. MAHASUL/K1/TE1/NAP/MOUJE KOLSHET/SR-116/2012 passed by Collector, Thane District that permission for Non-Agricultural use of the First Property is granted on such terms and conditions mentioned therein.

5.6.2 Permission for Non-Agricultural use in Respect of Second Property:

Government of Maharashtra has passed an ordinance to amend the Maharashtra Land Revenue Code, 1966 and thereby inserted section 42A in the Maharashtra Land Revenue Code, 1966. As per the provisions of new amendment, prior permission of collector shall not be required for the lands of occupancy class I forming part of development plan, which is being used for the purpose designated in



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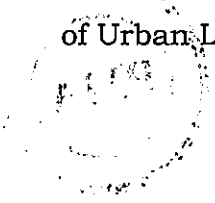
the development plan. The Second property is forming part of residential zone as per the development plan for the time being in force of Thane Municipal Corporation; therefore no prior permission is required for non agricultural use of the Second property. However, it shall be the responsibility of the developers to intimate the change of user to the Talathi and Tahsildar.

5.6.3 Permission for Non-Agricultural use in Respect of Third Property:

It appears from order dated March 07, 2013 bearing No. MAHASUL/K1/TE1/NAP/MOUJEKOLSHET/SR-116/2012 passed by Collector, Thane District has vide the aforesaid order has permitted Non-Agricultural use of the Third property on such terms and conditions as mentioned therein.

5.6.4 Permission under provisions of Urban Land (Ceiling and Regulation) Act, 1976 in respect of First Property:

It appears from Order No. ULC/TA/T-7/KOLSHET/SR/192 dated 05/11/2007 passed by the Competent Authority that the First property was declared as excess land under the provisions of Urban Land Ceiling Act. And accordingly notification under section 10 (1) was issued on April 15, 2000 and under section 10 (3) was issued on August 2, 2002. However, subsequently Competent Authority, Thane Urban Agglomeration passed an order number ULC/TA/T-1/KOLSHET/SR/192 dated November 16, 2009 and thereby removed charge of excess land from the other rights column of the record of rights of the First property and several other properties in pursuance of Urban Land (Ceiling and Regulation) Repeal Act.



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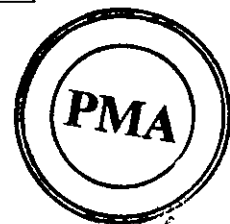
5.6.5 Permission under provisions of Urban Land (Ceiling and Regulation) Act, 1976 in respect of Second Property:

It appears from the order No. ULC/TA/KOLSHET/SR/57 dated 27/09/1982 passed by the Competent Authority that the portion admeasuring 4963 square meters out of the Second property was declared to be an Excess Land. The Competent Authority passed u/s **10 (3)** dated 13/04/1987. The Hon. Collector, Thane passed an order for disposal of Second property/excess portion thereof under the provisions of section 36 and 36 A of Maharashtra Land Revenue Code, 1966 and further passed an order for disposal of the Second property as per the prevailing rules for disposal of Government property. However, possession of the Second property continued to have vested with the original landowners, therefore, the original landowners filed the petition number 10,800 of 2012 challenging order of the Hon. Collector, Thane and other orders passed under the provisions of Urban Land (Ceiling and Regulation) Act, 1976. The Hon. High Court quashed orders passed under section 10 of Urban Land (Ceiling and Regulation) Act, 1976 as well as order passed by the Hon. Collector, Thane dated August 8, 2012 as far as it was concerned for the Second property.

5.6.6 Permission U/s 20 of Urban Land (Ceiling and Regulation) Act, 1976 in respect of Third Property:

It appears from Order No. ULC/TA/WSHS-20/SR-1399 dated June 14, 2012 passed by the Competent Authority under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 and thereby Third property was exempted for implementation of special land Dispensation Scheme.

5.6.7 Development Permission/Commencement Certificate:



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Development Permission/Commencement Certificate granted by Executive Engineer, Town Development Department, Thane Municipal Corporation under V.P. No. S05/0051/12TMC/TDD/1183/14 dated July 04, 2014 for carrying construction on the said property as well as adjoining property bearing Survey No. 136, Hissa No. 1 for carrying on construction of Building No.1:- Ground (part) + Stilt (part) + Podium + 1st Floor + 2nd Floor part and Building No. 2:- Stilt + Podium + 2 Floors.

5.7 TITLE DEEDS IN RESPECT OF FIRST PROPERTY:

I) Antecedents Title Deeds:

a) Agreement for Sale:

M/s. Nikhil Construction Company through its partner Anil H. Bhalja entered into an Agreement for sale dated December 19, 2006 with Sharad Ramchandra Mhatre and other Co-owners of the First Property which was duly registered with the Sub - Registrar of Assurances Thane at serial no. 543/2007.

b) Power of Attorney:

Power of Attorney dated January 26, 2007 executed by Sharad Ramchandra Mhatre and other Co-owners of the First Property in favour of Anil H. Bhalja, partner of M/s. Nikhil Construction Company duly registered with the Sub - Registrar of Assurances Thane.

c) Supplementary Development Agreement:

Supplementary Development Agreement executed between M/s. Nikhil Construction Company and Sharad Ramchandra Mhatre and other Co-owners of the First Property duly registered with the Sub - Registrar of Assurances Thane vide Sr. No. 545/2007 dated January 18, 2007.

d) Deed of Confirmation cum Supplementary Agreement:

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Deed of Confirmation cum Supplementary Agreement executed between M/s. Nikhil Construction Company and Gangubai Ganpat Mhatre and others of the Second Part and Sharad Ramchandra Mhatre and others of the third part in respect of the First Property which is duly registered with the Sub Registrar of Assurances Thane at serial number 1805/2007 dated March 17, 2007.

e) Power of Attorney:

Power of Attorney dated March 3, 2007 executed by Gangubai Ganpat Mhatre and Others in favour of Anil H. Bhalja, partner of M/s. Nikhil Construction Company duly registered with the Sub Registrar of Assurances Thane.

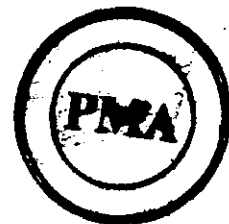
f) Deed of Confirmation cum Supplementary Agreement:

Deed of Confirmation cum Supplementary Agreement executed between M/s. Nikhil Construction Company and Motibai Ramchandra Mhatre and others of the Second Part and Sharad Ramchandra Mhatre and others of the third part in respect of the First Property which is duly registered with the Sub Registrar of Assurances Thane at serial number 7136/2008 dated May 15, 2008.

g) Deed of Conveyance:

Deed of Conveyance dated April 17, 2010 entered into between Sharad Ramchandra Mhatre and others of the first Part, Gangubai Ganpat Mhatre and Others of the Second Part, Motibai Ramchandra Mhatre and others of the third part and M/s. Nikhil Construction Company of the fourth part in respect of the First Property which is duly registered with the Sub Registrar of Assurances Thane at serial number 5014/2010.

h) Power of Attorney:



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Power of Attorney dated May 15, 2008 executed by Motibai Ramchandra Mhatre and Others in favour of Digamber Raghunath Sukhi and Others partners of M/s. Nikhil Construction Company which is duly registered with the Sub Registrar of Assurances Thane at serial number 3400/2009.

i) Deed of Correction:

Deed of Correction dated January 11, 2012 entered into between Sharad Ramchandra Mhatre and others of the first Part, Smt. Gangubai Ganpat Mhatre and Others of the Second Part, Smt. Motibai Ramchandra Mhatre and others of the third part and M/s. Nikhil Construction Company of the fourth part in respect of the First Property, which is duly registered with the Sub Registrar of Assurances Thane at serial number 355/2012.

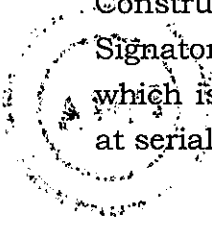
II) Developers Title Deeds:

a. Agreement for Sale:

Agreement for Sale dated November 30, 2012 entered into between M/s. Nikhil Construction Company and M/s. Concorde Real Estate in respect of the First Property which is duly registered with the Sub Registrar of Assurances Thane at serial number 4873/2012.

b. Power of Attorney:

Power of Attorney dated November 30, 2012 given by Digamber Raghunath Sukhee and Anish Jitendra Shah Partners of M/s. Nikhil Construction Company in favour of Suraj Ramesh Parmar, authorized Signatory of M/s. Concorde Real Estate in respect of the First Property which is duly registered with the Sub Registrar of Assurances Thane at serial number 4874/2012



III) Owners Title Deeds:

A handwritten signature in black ink, appearing to be a stylized 'S' or similar character.

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a. Deed of Conveyance:

Deed of Conveyance dated October 18, 2013 entered into between Digambar Raghunath Sukhee and Anish Jitendra Shah Partners of M/s. Nikhil Construction Company and M/s. Concorde Real Estate and M/s. Nikhil Construction Company in respect of the First Property, which is duly registered with the Sub Registrar of Assurances Thane at serial number 10450/2013.

b. Agreement for Sale:

Agreement for Sale dated April 19, 2014 entered into between M/s. Concorde Real Estate and M/s. Darshan Sagar Developers in respect of the First Property which is duly registered with the Sub Registrar of Assurances Thane at serial number 4042/2014.

5.8 Title Deeds in respect of Second Property:

I. Developers Title Deeds :

a) Agreement for Sale and Development :

Agreement for sale dated 05/06/2014 executed by 1) Digambar Raghunath Sukhi and 2) Anish Jitendra Shah of the First Part, M/s. Nikhil Construction Company as Confirming Party of the Second Part in favour of M/s. Darshan Sagar Developers which is duly registered with the Sub Registrar of Assurances, Thane - 5 at serial number 5752/2014.

b) Power of Attorney :

Power of Attorney dated 05/06/2014 executed by 1) Digambar Raghunath Sukhi and 2) Anish Jitendra Shah in favour of 1) Suresh Devichand jain and 2) Naresh Sudama Khetwani, partners of M/s. Darshan Sagar Developers which is duly registered with the Sub Registrar of Assurances, Thane - 5 at serial number 5753/2014.



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II. Owners Title deeds

Sale Deed:

Sale Deed dated 27/05/2014 executed by 1) Saibai Rama Surkar and Others 2) Narayan Dhavalya Surkar and Others 3) Tulshibai Maruti Chavan 4) Taibai Soma Gavandhe and Others 5) Shevantibai Dashrath Bamne of the First Part, M/s. Nikhil Construction Company as Confirming Party of the Second Part in favour of 1) Digambar Raghunath Sukhi and 2) Anish Jitendra Shah which is duly registered with the Sub Registrar of Assurances, Thane - 5 at serial number 5347/2014.

5.9 Title Deeds in respect of Third Property:

I. Developers Title Deeds:

a) Agreement for Assignment of Development Rights :

M/s. Darshan Enterprises assigned development rights in respect of the Second Prop Third Property erty in favour of M/s. Darshan Sagar Developers by executing Agreement for Assignment of Development Rights dated July 01, 2014 which is duly registered with the Sub-Registrar of Assurances Thane under serial number 6577/2014.

b) Power of Attorney :

Power of Attorney dated June 25, 2014 executed by the partners of M/s. Darshan Enterprises namely 1) Naresh Sudama Khetwani, 2) Suresh Devichand Jain in favour of 1) Naresh Sudama Khetwani, 2) Suresh Devichand Jain which is duly registered with the Sub Registrar of Assurances Thane under serial number 6578/2014.

II. Antecedents Title deeds

a) Deed of Conveyance :



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By virtue of Deed of Conveyance dated March 7, 1969, 1) Leelavati Hiralal Nanavati, 2) Kanchan Hiralal Nanavati, 3) Pravin Hiralal Nanavati, 4) Hoshang M. Golwala, 5) Bhupendra Hiralal Nanavati, 6) Bhikhu Sorabji Kharas and 7) Eruch Sorabji Kharas all the partners of the partnership firm named M/s. Echtee & Co. purchased the Third Property along with other properties from Kuma Faridun Patel which is duly registered with the Sub Registrar of Bombay at serial number 967/1969.

b) Development Agreement :

1) Bhikhu Sorabji Kharas, 2) Pravin Hiralal Nanavati, 3) Kanchan Hiralal Nanavati and 4) Eruch Sorabji Kharas owners of Second Property have executed Development Agreement of Said Prop Third Property in favor of M/s Gandhi Patel and Agarwal Associates on August 27, 1987.

Deed of Dissolution :

The Partnership Firm M/s. Echtee & Co. dissolved by executing Deed of Dissolution dated January 16, 1991 between 1) Bhikhu Sorabji Kharas 2) Pravin Hiralal Nanavati 3) Niranjan Kanchan Nanavati and 4) Dhan Sorabji Kharas.

d) Development Agreement :

M/s Gandhi Patel and Agarwal Associates have executed development Agreement dated June 13, 2000 in favour of M/s. Sai Enterprises.

e) Development Agreement :

M/s. Sai Enterprises assigned development rights in respect of the Second Prop Third Property in favor of M/s. Darshan Sagar Developers in Confirmation with M/s Gandhi Patel and Agarwal Associates vide Development Agreement dated May 31, 2004 which is duly registered with the Sub-Registrar of Assurances under serial number 4182/2004.

f) Power of Attorney :



A handwritten signature or mark, possibly a stylized 'A' or 'B', located in the bottom left corner of the page.

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Power of Attorney dated May 28, 2004 executed by M/s. Sai Enterprises in favour of 1) Suresh D. Jain and 2) Naresh S. Khetwani which is duly registered with the Sub Registrar of Assurances Thane.

6. Paper Notice:

6.1 Paper Notice published in respect of First Property

As a part of due diligence Adv. Sachin Satpute had caused to be published Notice inviting claims on April 23, 2014 in local Daily newspaper namely Thane Vaibhav and Free Press Journal. no objection is received in respect of above mentioned public notice till date.

6.2 Paper Notice published in respect of Second Property

As a part of due diligence Adv. Prasanna Mate had caused to be published Notice inviting claims on July 11, 2014 in local Daily newspaper namely Thane Vaibhav. Adv Prasanna Mate issued letter dated November 28, 2014 stating no objection is received in respect of above mentioned public notice till date.

6.3 Paper Notice published in respect of Third Property:

As a part of due diligence Sachin Satpute had caused to be published Notice inviting claims on April 23, 2014 in local Daily newspaper namely

Thane Vaibhav and Free Press Journal.

An objection to the said notice was received from Advocate Sachin M. Bandkar on April 24, 2014 on behalf of his client Mr. Aspandiar Jamished Irani that Third Property is belong to Mr. Aspandiar

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Jamshed Irani by virtue of will, but it is clearly revealed from the Deed of Conveyance dated March 7, 1969 that 1) Leelavati Hiralal Nanavati, 2) Kanchan Hiralal Nanavati, 3) Pravin Hiralal Nanavati , 4) Hoshang M. Golwala, 5) Bhupendra Hiralal Nanavati, 6) Bhikhu Sorabji Kharas and 7) Eruch Sorabji Kharas all the partners of the partnership firm named M/s. Echtee & Co. purchased the Third Property along with other several properties from Kuma Faridun Patel which is duly registered with the Sub Registrar of Bombay at serial number 967/1969.

7. Conclusion:

- 7.1 On behalf of the owner and developer I have investigated the title of the owner and rights of development of the developer to the Said Property on request of the developers to ascertain the status of the property.
- 7.2 I have perused the certified copies and plain copies of document of title relating to the property which are known to us to be relevant for the purpose of this certificate.
- 7.3 I have been provided search report of the Index II Register with the Sub Registrar of Assurances for the period of 1980 to July 2014. Therefore opinions and observations shall be qualified and restricted to the said period and also to the extent of availability of record only, as it appears that in some of the cases record is torn or unavailable.
- 7.4 The information given in this report arises from the examination of the searches and inquiries to the extent of documents provided for perusal which are attached herewith.
- 7.5 Prima facie it appears that title of the respective Owners of First Property to Eight Property is clear and marketable and the Developers



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are entitle to Develop Said Entire Property and in particular Said Property, subject to

- Compliance of various terms and conditions of sanctions and permissions granted by various authorities,
- Fulfillment of contractual obligation with the respective land owners.

Date: 29/11/2014

Place: Thane

For Prasanna Mate & Associates


Adv. Supriya Shinde

