

**Associates:**

Ms. P. L. Bachani  
 Mr. Jay I. Joshi  
 Ms. Rashmi J. Joshi  
 Mr. C. N. Merchant  
 Ms. Bhairavi N. Pathak  
 Ms. Rima R. Paradkar

**I. R. JOSHI & CO.****INDRAVADAN R. JOSHI**

B.Sc. LL.B.

ADVOCATE, SOLICITOR &amp; NOTARY

**ADVOCATES, SOLICITORS & NOTARY**

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Ref. No.

Date

**TO WHOMSOEVER IT MAY CONCERN**

I have investigated the title of M/s.Rathod and Parmar in respect of the property described in the schedule hereunderwritten and issued my certificate of title dated 29<sup>th</sup> June 2017. Hereto annexed and marked **Annx. "A"** is a copy of the certificate of title.

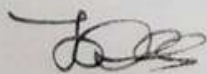
Thereafter the said M/s.Rathod and Parmar and M/s.Om Saath Realities LLP produced before me original of the Articles of Agreement dated 5<sup>th</sup> October 2017 registered with the Sub-Registrar of Assurances at Borivali-8 on 17<sup>th</sup> October 2017 under no.BRL-8/8596/2017 entered into between the said M/s.Rathod and Parmar therein referred to as the Owners on one part and M/s.Om Saath Realities LLP therein referred to as the Purchasers on the other part thereby agreeing to sell the said properties described in the schedule hereunderwritten to the said M/s.Om Saath Realities LLP for the consideration and on the terms and conditions as set out therein. Hereto annexed and marked **Annx. "B"** is a copy of the agreement for sale dated 5<sup>th</sup> October 2017.

The parties also produced before me the original irrevocable power of attorney dated 5<sup>th</sup> October 2017 executed by M/s.Rathod and Parmar in favour of the partners of M/s.Om Saath Realities LLP and registered with the Sub-Registrar of Assurances at Borivali-8 thereby conferring upon the said partners of M/s.Om Saath Realities LLP various power and authorities as conferred therein. A copy of the said Power of Attorney is hereto annexed and marked **Annx. "C"**.

In our opinion and proceeding on the basis of the documents produced before us as narrated above and considering the terms and conditions of both the said documents Annx. "B" and "C" hereto the said M/s.Om Saath Realities LLP in pursuance of the said agreement for sale are entitled to develop the said property more particularly described in the schedule hereunderwritten and put up the construction thereon as per the plans to be sanctioned by the appropriate Authorities and by consuming available FSI and the entire potential of the said land in terms of the FSI, TDR etc. and other benefits arising out of the said land and they i.e. the said M/s.Om Saath Realities LLP are also entitled to enter into the agreements for sale and transfer the flats, shops and premises comprised of in sale portion (save and except the rehab portion) in the said building to be constructed by the said M/s.Om Saath Realities LLP

**:FIRST SCHEDULE HEREUNDERWRITTEN:**

All that pieces and parcels of land or ground bearing Revenue Survey No.167, Hissa No. 4(B) and CTS No. 2482 (part) admeasuring about 935.62 sq. mtrs. or thereabouts and being lying and situate at Village Dahisar Taluka Borivali B.S.D. together with the farm houses/tenements, hereditaments, premises and messuages and appurtenances thereto within the Registration District and Sub-District of Bombay City and Bombay Suburban and bounded as follows:-



- On or towards the North : By CTS No.2483
- On or towards the East : Partly by CTS No.2482 and  
beyond that by CTS No.2408
- On or towards the South : By CTS No.2399 and 2401
- On or towards the West : By CTS No.2487/C and  
2485/B

**:SECOND SCHEDULE HEREUNDERWRITTEN:**

All that pieces and parcels of land or ground bearing Revenue Survey No.167, Hissa No.4 (A) (part) and CTS No.2482 (part) admeasuring about 1378.84 sq. mtrs. or thereabouts and being lying and situate at Village Dahisar Taluka Borivali B.S.D. together with the farm houses/tenements, hereditaments, premises and messuages and appurtenances thereto within the Registration District and Sub-District of Bombay City and Bombay Suburban and bounded as follows:-

- On or towards the North : By CTS No.2483
- On or towards the East : Partly by CTS No.2408
- On or towards the South : By CTS No. 2402
- On or towards the West : By CTS No.2482 (part) and  
Hissa No.4(B)

*sey*

**:THIRD SCHEDULE HEREUUNDERWRITTEN:**

All that pieces and parcels of land or ground along-with the tenanted structure bearing Revenue Survey No.167, Hissa No.4(A) (part) and CTS No.2482 (part) admeasuring about 689 sq. mtrs. or thereabouts and being lying and situate at Village Dahisar Taluka Borivali B.S.D. together-with the farm houses/tenements, hereditaments, premises and messuages and appurtenances thereto within the Registration District and Sub-District of Bombay City and Bombay Suburban and bounded as follows:-

- On or towards the North : By CTS No.2483
- On or towards the East : CTS No.2408
- On or towards the South : CTS No. 2402
- On or towards the West : CTS No.2482 (part) and Hissa No.4(B)

**:FOURTH SCHEDULE HEREUUNDERWRITTEN:**

All that pieces and parcels of land or ground with the structures standing thereon/8 rooms constructed thereon bearing Revenue Survey No.167, Hissa No.7 (part) and CTS No.2408 (part) admeasuring about 320 sq. mtrs. or thereabouts and being lying and situate at Village Dahisar Taluka Borivali B.S.D. within the Registration District and Sub-District of Bombay City and Bombay Suburban and bounded as follows:-



On or towards the East : Part Portion of land bearing  
CTSN0.2408

On or towards the West : Plot of land bearing CTS  
No.2482

On or towards the North : Plot of Land bearing CTS No.  
2482

On or towards the South : Plot of Land bearing CTS  
No.2401 & 2407

Dated this 7<sup>th</sup> day of December 2017



For M/s. I.R. Joshi & Co.

Annex - A

**Associates:**

Mr. Jay I. Joshi  
Ms. Rashmi J. Joshi  
Mr. C. N. Merchant  
Ms. Bhidigvi N. Potnolk

**I. R. JOSHI & CO.**

**INDRAVADAN R. JOSHI**  
B.Sc. LL.B.  
ADVOCATE, SOLICITOR & NOTARY



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E-mail : joshi@doms.veer.net.in  
joshi.indravadan@gmail.com

Ref. No.

Date

**TO WHOMSOEVER IT MAY CONCERN**

Re:- (i) Property bearing C.T.S No.2482 (part) admeasuring about 935.66 sq.mtr. or thereabouts and being lying and situate at Village-Dahisar, Taluka Borivali (more particularly described in the first schedule hereunderwritten).

(ii) Property bearing C.T.S No.2482 (part) admeasuring about 1378.84 sq.mtr or thereabouts and being lying and situate at Village-Dahisar, Taluka Borivali (more particularly described in the Second schedule hereunderwritten).

(iii) Property bearing CTS No. 2482 (part) admeasuring about 689 sq.mtrs. or thereabouts and being lying and situate at Village-Dahisar, Taluka Borivali (more particularly described in the Third schedule hereunderwritten)

(iv) Property bearing CTS No.2408 (part) admeasuring about 320 sq.mtrs. or thereabouts and being lying and situate at Village-Dahisar, Taluka Borivali (more particularly described in the Fourth schedule hereunderwritten)

This is to certify that I have investigated the title of M/s. Rathod and Parmar being a partnership consisting of (1) Anjuben Narayan Parmar (2) Kishor Ramji Rathod (3) Mr. Nandkishor Narayan Parmar and (4) Dhruv Kishor Rathod relating to the above property more particularly described in the First, Second, Third and Fourth schedule hereunderwritten by perusing original title deeds and also getting the search in the office of the Sub-Registrar of Assurances at Borivali and Sub-Registrar of Assurances at Bandra and also the search of the revenue records in the office of Talathi, Dahisar, Taluka Borivali and also getting the Public Notices issued for inviting third party claims in respect of the said property and in my opinion and as disclosed by the title deeds and the

search reports the title of M/s. Rathod and Parmar the said property is cleared, marketable and free from any encumbrances.

**FIRST SCHEDULE HEREUNDERWRITTEN**

All that pieces and parcels of land or ground bearing Revenue Survey No.167, Hissa No.4(B) and CTS No. 2482 (part) admeasuring about 935.62 sq. mtrs. or thereabouts and being lying and situate at Village Dahisar, Taluka Borivali B.S.D. togetherwith the farm houses/tenements, hereditaments, premises and messuages and appurtenances thereto within the Registration District and Sub-District of Bombay City and Bombay Suburban and bounded as follows:-

- On or towards the North : By CTS No.2483
- On or towards the East : Partly by CTS No.2482 and beyond that by CTS No.2408
- On or towards the South : By CTS No.2399 and 2401
- On or towards the West : By CTS No.2487/C and 2485/B

**SECOND SCHEDULE HEREUNDERWRITTEN**

All that pieces and parcels of land or ground bearing Revenue Survey No.167, Hissa No.4(A) (part) and CTS No.2482 (part) admeasuring about 1378.84 sq. mtrs. or thereabouts and being lying and situate at Village Dahisar Taluka Borivali B.S.D. togetherwith the farm houses/tenements, hereditaments, premises and messuages and appurtenances thereto within the Registration



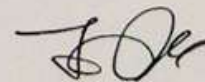
District and Sub-District of Bombay City and Bombay Suburban and bounded as follows:-

On or towards the North : By CTS No.2483  
On or towards the East : Partly by CTS No.2408  
On or towards the South : By CTS No. 2402  
On or towards the West : By CTS No.2482 (part) and  
Hissa No.4(B)

**THIRD SCHEDULE HEREUNDERWRITTEN**

All that pieces and parcels of land or ground alongwith the tenanted structure bearing Revenue Survey No.167, Hissa No.4(A) (part) and CTS No.2482 (part) admeasuring about 689 sq. mtrs. or thereabouts and being lying and situate at Village Dahisar, Taluka Borivali B.S.D. togetherwith the farm houses/tenements, hereditaments, premises and messuages and appurtenances thereto within the Registration District and Sub-District of Bombay City and Bombay Suburban and bounded as follows:-

On or towards the North : By CTS No.2483  
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On or towards the West : CTS No.2482 (part) and  
Hissa No.4(B)






**FOURTH SCHEDULE HEREUNDERWRITTEN**

All that pieces and parcels of land or ground with the structures standing thereon/8 rooms constructed thereon bearing Revenue Survey No.167, Hissa No.7 (part) and CTS No.2408 (part) admeasuring about 320 sq. mtrs. or thereabouts and being lying and situate at Village Dahisar, Taluka Borivali B.S.D. within the Registration District and Sub-District of Bombay City and Bombay Suburban and bounded as follows:-

- On or towards the East : Part Portion of land bearing CTS No.2408
- On or towards the West : Plot of land bearing CTS No.2482
- On or towards the North : Plot of Land bearing CTS No. 2482
- On or towards the South : Plot of Land bearing CTS No.2401 & 2407

Dated this 29<sup>th</sup> day of June 2017

  
For M/s. I R Joshi & Co.