

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No. 78, Old Hissa No. 3 (Part), New Survey No. 10, New Hissa No. 3/B, admeasuring 775 sq. meters, land bearing Old Survey No.78, Old Hissa No.4, New Survey No. 10, New Hissa No. 4, admeasuring 830 sq. meters, land bearing Old Survey No. 78, Old Hissa No.5, New Survey No. 10, New Hissa No. 5, admeasuring 530 sq. meters and land bearing Old Survey No. 78, Old Hissa No. 6, New Survey No. 10, New Hissa No.6, admeasuring 130 sq. meters, situate, lying and being at Village Mahajanwadi, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation and have to state as hereunder;

1. Mr. Anthony Jerome D'souza was the owner of following land situate, lying and being at Village Mahajanwadi (Mira), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation.

Sr. No.	Old Survey No.	Old Hissa No.	New Survey No.	New Hissa No.	Area in Sq. Meters
1.	78	3(Part)	10	3/B	775
2.	78	4	10	4	830
3.	78	5	10	5	530
4.	78	6	10	6	130

For the brevity sake, the property described hereinabove shall be hereinafter collectively referred to as the **"Said Larger Property"**.

2. By a Development Agreement, dated 3rd May, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/4060/2007, dated 3rd May, 2007, Mr. Anthony Jerome D'souza had agreed to grant the development rights of the said larger property to Shri Bharatbhai Manubhai Trapasiya for the consideration mentioned therein. In pursuance of the Development Agreement, dated 3rd May, 2007, Mr. Anthony Jerome D'souza had executed an Irrevocable General Power of Attorney, dated 3rd May, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/4061/2007, dated 3rd May, 2007, in favour of Shri Bharatbhai Manubhai Trapasiya conferring upon him several powers inter-alia power to develop the said larger property by constructing buildings thereon.

3. By a Deed of Conveyance, dated 7th February, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/01007/2011, dated 7th February, 2011, Mr. Anthony Jerome D'souza with the consent and confirmation of Shri Bharatbhai Manubhai Trapasiya had sold, transferred and conveyed the said larger property to M/s. Bhawani Constructions for the consideration mentioned therein. By a Mutation Entry No. 199, dated 10th February, 2011, the name of M/s. Bhawani Constructions came to be recorded in the 7/12 extract the said larger property as the owner thereof.

4. In the Development Plan for the City of Mira Bhayandar, the following area comprising the said larger property as mentioned in Column No. VII of the table given hereunder is reserved for 'D.P. Road'.

Sr. No.	Old Survey No.	Old Hissa No.	New Survey No.	New Hissa No.	Area in Sq. Meters	Area Reserved for D.P.Road
I	II	III	IV	V	VI	VII
1.	78	3(Part)	10	3/B	775	520.02
2.	78	4	10	4	830	315.00
3.	78	5	10	5	530	475.00
4.	78	6	10	6	130	110.00

Area mentioned in Column No. VII of the table mentioned hereinabove, shall be hereinafter jointly and collectively referred to as the **“Reserved Area”** for the sake of brevity and convenience.

5. By an Agreement, dated 1st July, 2014 registered in the Office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-07/5518/2014, M/s. Bhawani Constructions had surrendered the reserved area to the Mira Bhayandar Municipal Corporation and in lieu of the reserved area, the Mira Bhayandar Municipal Corporation has granted F.S.I. admeasuring 1420.02 sq. meters in the form of TDR/DRC vide Development Right Certificate No. 495/2014 dated 20th November, 2014 to be consumed in Zone No. VII-B of the Development Plan for the City of Mira Bhayandar to M/s. Bhawani Constructions. By a Mutation Entry No.364, dated 14th October, 2014, the name of Mira Bhayandar Municipal Corporation came to be recorded in the 7/12 extract of the said larger property corresponding to the reserved area.

6. The following area comprising the said larger property as mentioned in Column No.VII of the table given hereunder is shown in the ‘Residential Zone’ in the Development Plan for the City of Mira Bhayandar.

Sr. No.	Old Survey No.	Old Hissa No.	New Survey No.	New Hissa No.	Area in Sq. Meters	Area meant for Residence
I	II	III	IV	V	VI	VII
1.	78	3(Part)	10	3/B	775	254.98
2.	78	4	10	4	830	515.00
3.	78	5	10	5	530	55.00
4.	78	6	10	6	130	20.00

Area mentioned in Column No. VII of the table mentioned hereinabove, shall be hereinafter jointly and collectively referred to as the **“Said Property”** for the sake of brevity and convenience.

7. In the 7/12 extract of the said larger property, the name of The Estate Investment Co., Pvt. Ltd., was appearing as a Superior Holder. By a Letter Ref. No. EI/335, dated 18th February, 2010, The Estate Investment Co., Pvt. Ltd., had given its No Objection to M/s.Bhawani Constructions to deal with the said larger property in its absolute discretion as the owner thereof.

8. The Mira Bhayandar Municipal Corporation has approved the plan of the Building No. A consisting of stilt + four upper floors to be constructed in the layout of the said property vide its V.P. No.MB/MNP/NR/1037/2014-15, dated 10th July, 2014.

9. The Mira Bhayandar Municipal Corporation has issued Commencement Certificate No. MB/MNP/NR/ 3056/ 2014-15, dated 17th January, 2015, to commence the work of construction of the building on the said property.

10. The Fire Department of Mira Bhayandar Municipal Corporation has granted its No Objection Certificate vide its Letter No. MNP/FIRE/22/2014-15, dated 13th May, 2014.

11. I have also caused the searches in the Office of Sub-Registry of Thane and Bhayandar in respect of the said larger property from 1985 to till date and during the course of searches, the following documents were found.

- i) Development Agreement, dated 3rd May, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/4060/2007, dated 3rd May, 2007 executed by Mr. Anthony Jerome D'souza in favour of Shri Bharatbhai Manubhai Trapasiya in respect of the larger property.
- ii) Irrevocable General Power of Attorney, dated 3rd May, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/4061/2007, dated 3rd May, 2007 executed by Mr. Anthony Jerome D'souza in favour of Shri Bharatbhai Manubhai Trapasiya in respect of the said larger property.
- iii) Deed of Conveyance, dated 7th February, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/01007/2011, dated 7th February, 2011 executed by Mr. Anthony Jerome D'souza with the consent and confirmation of Mr. Bharatbhai Manubhai Trapasiya in favour of M/s. Bhawani Constructions in respect of the said larger property.
- iv) Agreement, dated 1st July, 2014 registered in the Office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-07/5518/2014 executed by M/s. Bhawani Constructions in favour of Mira Bhayandar Municipal Corporation in respect of the said reserved area.

12. On the whole from the searches taken in the office of Sub-Registry of Thane and also on the basis of documents furnished to me as well as on the basis of information provided to me, I state and certify that the title to the said property owned by M/s. Bhawani Constructions is clear, marketable and free from all encumbrances. I further state and certify that M/s. Bhawani Constructions is entitled to construct a building on the said property as per the permissions and sanctions granted by the authorities concerned.

Date : 6th November, 2015.



Advocate

TC\Bhawani Construction - TC - 071115