

TITLE REPORT

Re: All that piece or parcel of plots of Non Agriculture lands being (a) land admeasuring about 1370 square meters bearing Survey No. 111 Hissa Nos. 1-P and 2-P and (b) land admeasuring about 490 square meters bearing Survey No. 118 Hissa No. 1-P at Village Temghar, Bhiwandi, District Thane.

1. I have been instructed by M/s. Om Hrim Arham Developers LLP, a limited liability partnership firm duly registered under the Limited Liability Partnership Act, 2008, having its place of business at 305, Manek Smruti, Nehru Road, above HDFC Bank, Vile Parle (West), Mumbai - 400057, (the "Developer") to enquire into its right and authority to develop plots of Non Agriculture lands being (a) land admeasuring about 1370 square meters bearing Survey No. 111 Hissa Nos. 1-P and 2-P (the "First Plot") and (b) land admeasuring about 490 square meters bearing Survey No. 118 Hissa No. 1-P (the "Second Plot"), both situated at Village Temghar, Within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, District Thane, more particularly described in the First and Second Schedule hereunder written (collectively, the "said Plots"), and sell the premises therein.
2. In this connection, I have perused copies of the documents referred to herein, including copies of the Search Report dated 23rd October 2015 of Shri Ashish Javeri, in respect of the search taken by him in the Offices of the Sub-Registrar at Bhiwandi, Thane and Mumbai from the year 1970, relating to the said Plots. The search did not reveal any encumbrance on the said Plots, except as mentioned hereinafter.
3. I have also sought certain information from the Developer.

4. Public notices were caused to be issued in newspapers, namely, Free Press Journal dated 17th September 2014 and Sakaal, dated 17th September 2014. I am informed that no claim or objection from any person whatsoever were received in respect of the said Plots pursuant to the said public notices.
5. Based on the aforesaid, I set out hereafter my understanding on the rights and authorities granted by the present owner of the said property, namely M/s. Lubdhi Auto Gas, (the "said Firm") in favour of the Developer and its partners, inter alia to develop the said Plots and construct building/s thereon.
 - a. By and under a Sale Deed dated 16th September 2005, the said Firm purchased and acquired from Smt. Lalmani Jawaharlal Gupta and others the First Plot (i.e. 890 square metres out of Survey No. 111 Hissa No. 2-P and 480 square meters out of Survey No. 111 Hissa No. 1-P), more particularly described in the First Schedule hereto, for the consideration and on the terms and conditions mentioned therein. The said Sale Deed dated 16th September 2005 is duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi under Sr. No. BWD-3732/2005;
 - b. By and under a Sale Deed dated 10th November 2004, the said Firm purchased and acquired from Mr. Gopinath Madhukar Chaudhari and others, the Second Plot more particularly described in the Second Schedule hereto, for the consideration and on the terms and conditions mentioned therein. The said Sale Deed dated 10th November 2004 is duly registered with the office of the Sub-Registrar of Assurances at Bhiwandi under Sr. No. BWD-4381/2004;
 - c. The name of the said Firm has been recorded in Village Form 7 in respect of the said Plots;

- d. Village Form 7 in respect of the said Plots show that the said Plots are non-agricultural;
- e. The search revealed a lease for 7 years from 2005 by the said Firm in favour of Shivsai Fuel Private Limited, in respect of a portion of the First Plot. I am informed by the Developer that the said lease has come to an end and the possession was handed over to the said Firm.
- f. The said Firm has executed a Development Agreement dated 16th January 2015 in favour of the Developer and also a Power of Attorney also dated 16th January 2015 in favour of the Developer and its partners, granting the Development Rights, which include the right to construct a new building ("**New Building**") on the said Plots utilizing inter alia the FSI and TDR thereof. Both, the said Development Agreement and Power of Attorney both dated 16th January 2015 ("**the said Documents**") are duly stamped and registered with the Office of the Sub-Registrar of Assurances, under Serial Nos. BWD-384 of 2015 and BWD-385 of 2015, respectively;
- g. The Bhiwandi Nizampur City Municipal Corporation, Bhiwandi sanctioned plans for development of the said Plots under जा.क्र.न.र.वि./१०००, and issued Commencement Certificate dated 16th July 2015 for construction of a building comprising of Ground plus three upper floors, on the said Plots.
6. In these circumstances, relying upon the aforesaid documents, and subject to what is stated hereinabove, I am of the view that the Developer is authorised by the said Firm to develop the said Plots, construct the New Building thereon in accordance with the plans sanctioned by the Bhiwandi Nizampur City Municipal

Corporation and sell, allot and/or otherwise deal with Developer's Area in accordance with the said Documents.

The First Schedule Above Referred To
(Description of the First Plot)

All that piece and parcel of land admeasuring about 1370 square meters bearing Survey No. 111 Hissa Nos. 1-P and 2-P (i.e. 890 square metres out of Survey No. 111 Hissa No. 2-P and 480 square meters out of Survey No. 111 Hissa No. 1-P) situated at Village Temghar, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, District Thane and bounded as under:-


ON or towards the North:	Approach Internal Road
ON or towards the South:	Sonadevi Compound
ON or towards the East:	Land Sold to Shree Sukta Dyeing Mills Pvt. Ltd.
ON or towards the West:	Bhiwandi Kalyan Road

The Second Schedule Above Referred To
(Description of the Second Plot)

All that piece and parcel of land admeasuring about 490 square meters bearing Survey No. 118 Hissa No. 1-P situated at Village Temghar, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, District Thane, and bounded as under:-

ON or towards the North:	Land of Survey No. 111-P
ON or towards the South:	Malhotra Compound
ON or towards the East:	Land off Survey No. 111-P
ON or towards the West:	Road

Mumbai dated this 19th day of January 2016.



Shashikala Sharma - Kotian
Advocate