

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to an area admeasuring 50023 sq. meters forming the portion of land bearing Gut No.59/A,Hissa No.16/B/1/1/1, Gut No.59/A, Hissa No. 16/B/2/1/1, Gut No.59/A, Hissa No.2/B, Gut No. 59/A/2G/1 and Gut No. 59/A/2G/2/, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the City of Thane Municipal Corporation and have to state as hereunder;

1. M/s. D. Dayabhai & Co., were the owner of land bearing Gut No. 59/A, Hissa No.16/B/1/1/1, admeasuring 4200 sq. meters, Gut No.59/A, Hissa No. 16/B/2/1/1, admeasuring 11153 sq.meters,Gut No.59/A, Hissa No.2/B, admeasuring 30030 sq.meters, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the City of Thane Municipal Corporation (hereinafter jointly and collectively referred to as the "**Said Larger Property**" for the sake of brevity and convenience).

2. The Addl. Collector and Competent Authority, Thane had declared the said larger property as surplus vacant land under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 and accordingly, the larger property transferred in the name of Maharashtra Housing & Area Development Authority.

3. The Maharashtra Housing & Area Development Authority had decided to implement a housing project and to develop the larger property in joint venture by adopting Swiss Challenge Method with the approval of State Government Housing Department.

4. By a Letter Ref. No. Allotment/1107/Case No. 186/HSG, dated 17th May, 2007, the State Government of Maharashtra (Housing Department) had accepted the proposal submitted by Maharashtra Housing & Area Development Authority to develop the larger property in joint venture by adopting the Swiss Challenge Method.

5. Pursuant to the permission given by the State Government through Housing Department vide Letter Ref. No. Allotment/1107/Case No.186/HSG, dated 17th May, 2007, the Maharashtra Housing & Area Development Authority, through its Regional Board namely Konkan Housing & Area Development Board had invited tenders for competitive bids in the open market on Swiss Challenge Method to develop the larger property in joint venture.

6. M/s. Shree Developers was one of the highest bidder of Swiss Challenge Method and accordingly, Konkan Housing & Area Development Board, being the unit of Maharashtra Housing & Area Development Authority had passed a Resolution No. 6285, dated 22nd November, 2007 to accept the proposal of M/s. Shree Developers to implement the housing scheme for developing an area admeasuring 42023 sq. meters forming the portion of the larger property through M/s. Shree Developers in joint venture.

7. By a Joint Venture Agreement, dated 13th August, 2009, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-10/7074/2009,the Maharashtra Housing & Area Development Authority had allowed M/s. Shree Developers to develop an area admeasuring 42023 sq. meters forming the portion of the larger property in joint venture.

8. By a Supplementary Agreement of Joint Venture, dated 11th September, 2014, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7096/2014, the Maharashtra Housing & Area Development Authority had granted additional area admeasuring 8000 sq. meters out of which land admeasuring 7200 sq. meters affected by Road reservation and an area admeasuring 800 sq. meters of forming the portion of land bearing Gut No. 59/A/2B of Village Chitalsar/Manpada, Taluka and District Thane to the M/s.Shree Developers.

9. In the premises aforesaid, M/s. Shree Developers is entitled to develop an area admeasuring 50023 sq. meters forming the portion of land bearing Gut No.59/A,Hissa No.16/B/1/1/1, Gut No.59/A, Hissa No. 16/B/2/1/1, Gut No.59/A, Hissa No.2/B, Gut No. 59/A/2G/1 and Gut No. 59/A/2G/2/, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the City of Thane Municipal Corporation (hereinafter referred to as the **"Said Property"** for the sake of brevity and convenience).

10. Pursuant to the development proposal submitted by M/s.Shree Developers through its Architect by name M/s.Archetype Consultants (I) Pvt. Ltd., the City of Thane Municipal Corporation had approved the layout plan of the said property and accordingly, the City of Thane Municipal Corporation had sanctioned the plan of Building Nos. 3, 4 and 5, consisting of Lower Ground – One + Lower Ground Two + Lower Ground – Three + Upper Stilt + First to Twenty Ninth Floors, Building Nos. 1 to 6, consisting of Part Ground + Part Stilt + 1 to 30 Floors and Building No. 7, consisting of Part Ground + Part Stilt + 1 to 26 Floors in the layout of the said property.

11. The City of Thane Municipal Corporation had issued Commencement Certificate under V.P. No.S-04/0019/ 10/TMC/ TDD/1430/15, dated 10th June, 2015 to M/s.Shree Developers to commence with the construction of the buildings in the layout of the said property.

12. Building Nos. 1 to 6, consisting of Part Ground + Part Stilt + 1 to 30 Floors and Building No. 7, consisting of Part Ground + Part Stilt + 1 to 26 Floors to be constructed in the layout of the said property (hereinafter referred to as the **“Said Building”** for the sake of brevity and convenience) are to be allotted by M/s. Shree Developers to Konkan Housing & Area Development Board, being the unit of Maharashtra Housing & Area Development Authority and as such, M/s.Shree Developers has to construct the said buildings at its own cost and expenses and to handover the possession of the same to the Konkan Housing & Area Development Board, being the unit of Maharashtra Housing & Area Development

Authority in consideration of development rights granted to M/s.Shree Developers by the Maharashtra Housing & Area Development Authority as per the terms of Agreement for Joint Venture, dated 13th August, 2009 and Supplemental Agreement of Joint Venture, dated 11th September, 2014, executed by and between the parties thereto in respect of the said property.

II. I have also considered the Search Report of Advocate Shri S. D. Kulkarni taken in the Office of Sub-Registry of Assurance of Thane from 1983 onwards in respect of the said property and during the course of searches, Shri S.D. Kulkarni came across the following documents pertaining to the said property and save and except the documents as mentioned below, no any other registered documents were found by Shri S. D. Kulkarni pertaining to the said property.

- i) Joint Venture Agreement, dated 13th August, 2009, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-10/7074/2009, executed by Maharashtra Housing & Area Development Authority in favour of M/s.Shree Developers to develop in respect of an area admeasuring 40023 sq. meters forming the portion of land bearing Gut No.59/A,Hissa No.16/B/1/1/1, Gut No.59/A, Hissa No. 16/B/2/1/1, Gut No.59/A, Hissa No.2/B, Gut No. 59/A/2G/1 and Gut No. 59/A/2G/2/, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane

and now within the limits of the City of Thane Municipal Corporation.

- ii) Supplementary Agreement of Joint Venture, dated 11th September, 2014, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7096/2014, executed by Maharashtra Housing & Area Development Authority in favour of M/s. Shree Developers in respect of an area admeasuring 8000 sq. meters out of which land admeasuring 7200 sq. meters affected by Road reservation and an area admeasuring 800 sq. meters of forming the portion of land bearing Gut No. 59/A/2B of Village Chitalsar/Manpada, Taluka and District Thane.

III. On the whole from the searches taken by Advocate Shri S. D. Kulkarni in the office of Sub-Registry of Assurance at 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 viz. an area admeasuring 50023 sq. meters forming the portion of land bearing Gut No.59/A,Hissa No.16/B/1/1/1, Gut No.59/A, Hissa No.16/B/2/1/1, Gut No.59/A, Hissa No.2/B, Gut No. 59/A/2G/1 and Gut No.59/A/2G/2/, situate, lying and being at Village Chitalsar/Manpada, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the City of Thane Municipal Corporation owned by Maharashtra Housing & Area Development Authority is clear, marketable and free from all encumbrances.

D. G. NAIK

B.Com., L.L.M.

ADVOCATE, HIGH COURT

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IV. I also hereby state and certify that Smt. Madhu Harshad Doshi, Proprietrix of M/s. Shree Developers is entitled to construct Building Nos. 3, 4 and 5, consisting of Lower Ground – One + Lower Ground Two + Lower Ground – Three + Upper Stilt + First to Twenty Ninth Floors, Building Nos. 1 to 6, consisting of Part Ground + Part Stilt + 1 to 30 Floors and Building No. 7, consisting of Part Ground + Part Stilt + 1 to 26 Floors in the layout of the said property and to sell the flats in Building Nos. 3, 4 and 5, consisting of Lower Ground – One + Lower Ground Two + Lower Ground – Three + Upper Stilt + First to Twenty Ninth Floors to the prospective purchasers thereof.

Dated : 8th January, 2016.



Advocate