

K. S. V. Rao

M.A., L.L.B.

ADVOCATE - HIGH COURT

Windsor Plaza,
Flat No., 101, A-wing,
Off. Rajaji Path, Ayare Village,
Dombivli (E) - 421 201.
Dist. Thane
Tel.No. 2454581

Ref. No. _____

Date : _____

Re: All those pieces and parcels of lands or grounds situate, lying and being at Village Parsik, Taluka and District Thane in the registration and sub-district of Thane in the State of Maharashtra and bearing Guy No. 140, Hissa No. 1 to 9, admeasuring 16,776 square meters equivalent to 20,064 square yards or thereabouts("said property").

1. I have perused the Title Clearance Certificate dated 28/05/2007 issued by IC Legal, Advocates and Solicitors in respect of the said property more particularly described in the Schedule hereunder written wherein said IC Legal have certified that Sanghvi Premises Pvt. Ltd., a Company registered under the provisions of the Companies Act, 1956 having its registered office at First Floor, Sanjana Mansion, Dr. B.A Road, Byculla (East), Mumbai – 400 027 ("**Developers**") are entitled to develop the said property and construct building/s thereon and sell the premises therein. I have also perused the documents as stated in the said Title Clearance Certificate issued by IC Legal and have satisfied myself as to the title and right of said Sanghvi Premises Pvt. Ltd. to develop the said property.
2. Thereafter, the Developers, Sanghvi Premises Pvt. Ltd. have (1) vide Agreement dated 28/07/2009 registered under serial No. TNN1-04233-2009 purchased TDR admeasuring 880 square meters from Smt. Dhun Sorabji Kharas and Others, (2) vide Agreement dated 28/09/2010 registered under serial No. TNN1-07693-2010 purchased TDR admeasuring 180 square meters from M/s. Swastik Real Estate Developers, (3) vide Agreement dated 02/12/2011 registered under serial No. TNN1-8293-2011 purchased TDR admeasuring 1,780 square meters from M/s. Shree Krupa Builders (herein after referred to as "**First Old TDR**") I hereby certify as clear and marketable the title of Sanghvi premises Pvt. Ltd to the said First old TDR and they are entitled to develop the said property in accordance with the revised sanctioned plans.



K. S. V. Rao

M.A., L.L.B.

ADVOCATE - HIGH COURT

Windsor Plaza,
Flat No., 101, A-wing,
Off. Rajaji Path, Ayare Village,
Dombivli (E) - 421 201.
Dist. Thane
Tel.No. 2454581

Ref. No. _____

Date : _____

-2-

3. Thereafter, the Developers, Sanghvi premises Pvt.Ltd have (1) vide Indenture dated 08/01/2013 registered under serial No. TNN1 -236-2013 purchased TDR admeasuring 510 square meters from M/s. Jaydeep Enterprises, (2) vide Indenture dated 17/01/2013 registered under serial No. TNN1-508-2013 purchased TDR admeasuring 840 square meters from M/s. Devechha constructions, (3) vide agreement dated 17/01/2013 registered under serial no. TNN1-522-2013 purchased TDR admeasuring 257.46 square meters from M/s. Pride Property Developers; (4) vide Agreement dated 17/01/2013 registered under serial No. TNN1-524-2013 purchased TDR admeasuring 805.13 square meters from M/s. Pride Property Developers (hereinafter referred to as **"Second Old TDR"**) and I hereby certify as clear and marketable the title of Sanghvi Premises Pvt. Ltd. to the said Second Old TDR and they are entitled to develop the said property in accordance with the revised sanctioned plans.
4. Subsequent thereto, I have also perused the following documents produced to me by Sanghvi Premises Pvt. Ltd.:
 - (i) By an Agreement dated 31/10/2013 registered under serial no. TNN1-8101-2013 executed between M/s. Marvell Construction & Techniques Pvt. Ltd. therein referred as the Transferors of the One Part and the Developers herein therein referred as the Transferee of Other Part; the Transferors have sold, transferred, assigned, given, assured & conveyed TDR admeasuring 1355.75 square meters unto and in favour of the Transferee for the consideration and on the terms and conditions as mentioned therein (hereinafter referred to as **"First TDR"**);



Ref. No. _____

Date : _____

-3-

- (ii) By an Agreement dated 31/10/2013 registered under serial No. TNN1-8098-2013 executed between M/s. Marvell Construction & Techniques Pvt. Ltd. therein referred as the Transferors of the One Part and the Developers herein therein referred as the Transferee of Other Part, the Transferors have sold, transferred, assigned, given, assured & conveyed TDR admeasuring 530 square meters unto and in favour of the Transferee for the consideration and on the terms and conditions as mentioned therein (hereinafter referred to as **“Second TDR”**);

The First TDR, Second TDR shall collectively be referred to as the **“said TDR”**.

5. After careful perusal of all the above referred documents I hereby certify that said TDR aggregating to 1,885.75 square meters purchased by Sanghvi Premises Pvt. Ltd. is clear and marketable and free from any defects and encumbrances. I further opine and certify that, Sanghvi Premises Pvt. Ltd. are entitled to develop the said property in accordance with the further revised sanctioned plans and to sell the premises therein.
6. Thereafter, the Developers, Sanghvi premises Pvt. Ltd have vide Indenture dated 22/09/2014 registered under serial No. TNN1-7934-2014 purchased TDR admeasuring 2175.50 square meters from M/s. Theme infra project Pvt .Ltd out of which 1069.46 square meter consumed by Sanghvi premises Pvt Ltd and TDR purchased from TMC totaling to 2626.76 square meters. I herby certify as clear and marketable title of sanghvi premises Pvt Ltd to the said Third Old TDR and their entitlement to develop the said property in accordance with the revised sanctioned plans



K. S. V. Rao

M.A., L.L.B.

ADVOCATE - HIGH COURT

Windsor Plaza,
Flat No., 101, A-wing,
Off. Rajaji Path, Ayare Village,
Dombivli (E) - 421 201.
Dist. Thane
Tel.No. 2454581

Ref. No. _____

Date : _____

-4-

THE SCHEDULE ABOVE REFERRED TO:

All those pieces and parcels of lands or grounds situate, lying and being at Village Parsik, Taluka and District Thane in the registration and sub-district of Thane in the State of Maharashtra and bearing Gut No. 140, Hissa No. 1 to 9, admeasuring 16,776 square meters equivalent to 20,064 square yards or thereabouts.

Dated this 29th July 2017



K.S.V .Rao
Advocate