

DEBAJIT DUTTA

B.A.L.L.B MBA

ADVOCATE, HIGHCOURT

110, Punit Chambers

Plot no-796 Sector- 18

Vashi Navi Mumbai-400703

TITLE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

This is to certify that under instructions of my client, M/s Paradise Superstructures, I have conducted an investigation of title in respect of the properties more particularly described in the schedule given below situate at Village Rohinjan, Taluka Panvel-District - Raigad based on the documents provided to us. The search of above mentioned property is taken in the office of Sub Registrar Panvel and in the office of Talathi Saza Owe Taluka Panvel District Raigad. I have perused all relevant papers such as 7/12 Extracts, Mutation entries and registered documents for investigation of the Title of the said company or/and their partners with respect to the properties.

SCHEDULE:

Sr. No	Survey /Hissa no	Area in Sq. M	Area H.R.P.	Assessment Rs=Ps
1	93/1	3340	0.33.4	5.69
2	93/3	2760	0.27.6	4.94
3	93/2 + 4	10900	1.09.0	17.74
4	94/1	3160	0.31.6	4.87
5	94/2	2900	0.29.0	5.69
6	94/3A	5910	0.59.1	11.44
7	94/3B	800	0.08.0	0.81

8	94/4	5330	0.53.3	10.44
9	102/1A	1420	0.14.2	2.56
10	102/1B	2720	0.26.6	4.44
11	102/3	2600	0.26.0	4.5
12	102/4	4990	0.49.9	8.62
13	102/5A2	5120	0.51.2	9.51
14	102/5B	1310	0.13.1	2.46
15	102/5K	1620	0.16.2	3.00
16	103/1A	1090	0.10.9	0.81
17	103/1B	3720	0.37.2	6.7
18	103/2A	5160	0.51.6	9.13
19	103/2B	1310	0.10.9	2.31
20	103/3	3440	0.34.4	6.00
	TOTAL	69,600	6.96.0	

M/s Paradise Superstructures, a registered Partnership Firm, PAN : AAQFP7752A, having Registered office at Amit Ashiana, near Bhaji Market Gol Maidan Ulhasnagar-421002 and Corporate office at 1701, Satra Plaza, Plot no 19 & 20 Sector 19D Vashi Navi Mumbai - 400703, has entered in to a development agreement registered on 28th September 2016 with sub-registrar Panvel-4 on serial no 8299/2016 with M/s Blue Circle Infratech, a partnership firm, registered under Indian Partnership Act-1932, Shri Ajay Raychand Nensee, Shri Vijay Raychand Nensee and Shri Akshay Bansarilal Arora who are the Owners and possess all rights, title and interest and are sufficiently entitled to and in possession of all that piece and parcel of land admeasuring in aggregate about 66260 sq meters or thereabouts situated at

Village - Rohinjan, Taluka - Panvel, Dist.- Raigad more particularly described in "Schedule".

Mr. Vijay Raychand Nensee and Mr. Akshay Bansarilal Arora are the owners of the Land bearing survey no 93/1 admeasuring 3340 Sq. Meters which is abutting to the 32 M wide CIDCO road. The owners have given right of way from the said land to the properties of survey no 94/1 onwards.

M/s Paradise Superstructures is developing the said Land by constructing thereon residential and commercial units under Rental Housing Scheme of the Government of Maharashtra and amendments/notification issued from time to time. Accordingly, Mumbai Metropolitan Region Development Authority (the "**MMRDA**") has granted location clearance and approved layout plan vide its letter no MMRDA/RHD/RHS-36(A)/16/171 dated: 22nd September 2016.

The Collector Raigad (the **Competent Authority**) has granted Commencement Certificate for the said Rental Housing Scheme vide letter dated 30/09/ 2016 bearing Serial no/LNA-1(B)/194/2016.

M/s Blue Circle Infratech, Mr. Ajay Raichand Nensee, Mr. Vijay Raichand Nensee and Mr. Akshay Bansarilal Arora have executed Power of Attorney in favour of Mr. Amit Madhu Bathija partner of M/s Paradise Superstructures registered on 29.11.2016 with sub-registrar of assurances Panvel-1 at serial no. 7972/2016 for the purpose of creating a valid mortgage for availing finance for Construction and performance of the Development Agreement dated 28/9/2016.

M/s Paradise Superstructures has created a mortgage in favour of Indiabulls Housing Finance Limited for a secured amount of Rs. 12500000000 (Rs. One hundred twenty five crores only) by mortgage deed registered at Panvel-4 at serial no 802/2017 on 12.01.2017.

Conclusion -

On the basis of the Registered Documents mentioned above and on the strength of the relevant revenue documents mentioned above, I certify that the Title of the properties mentioned at serial no 1 to 20 at Village Rohinjan, Taluka Panvel District Raigad is clean, clear and marketable. There is no other encumbrance except the mortgage created in favour of Indiabulls Housing Finance Limited for construction finance of Rs. One Hundred Twenty Five Crores only.

Date: 04/07/2017

Place: Navi Mumbai



DEBAJIT DATTA

Advocate, High Court