

**CERTIFICATE OF TITLE**

1. This is to certify that we have scrutinized various Revenue Records, Deeds and documents for the purpose of investigating the title of one Mr. Hemant Anant Patil Director of M/s. UNICORN INFRAPROJECTS AND ESTATES PRIVATE LIMITED, a private limited company having its registered office at Unicorn House, Shreeji Vihar, Opp. MTNL, S.V. Road, Kandivali (W), Mumbai-400067, with respect to landed property comprised under Old Survey No: 242 Hissa No: 5/1A corresponding to New Survey No: 52 Hissa No: 5/1A admeasuring about 0H-46R-4P equivalent to 4640Sq.Mtrs or thereabouts lying, being and situated at Village Tivri, Taluka Vasai, District Palghar (erstwhile part of Thane District) in the Registration District of Thane and Registration Sub-District of Thane - Bassein within the jurisdiction of Sub Registrar Assurances, Vasai (hereinafter referred to as "THE SAID PROPERTY").
2. We have perused the Revenue Records including 7/12 extracts and relevant Mutation Entries issued by the concerned authority with respect to the said property which shows that the said property is in the name of Mr. Hemant Anant Patil Director of M/s. UNICORN INFRAPROJECTS AND ESTATES PRIVATE LIMITED, as the Occupiers. A copy of 7/12 extracts issued on 21/11/2014 is annexed hereto and marked as ANNEXURE-- "A".
3. The facts as appear from the documents available with us including the Mutation Entries are as under:



- (i) At all material point of time 1950 One Mr.Duming Manya D'Souza was the owner of all that piece and parcel of agricultural land comprised under Old Survey No. 242, Hissa No.5 of village Rajavali, Vasai Taluka, Thane district.
- (ii) The said property has been mutated in the name Mr. Duming Manya D'Souza's Sinister Sister Ms. LUCYBAI MANYA D'SOUZA vide R.T.S. Order No. Hakkanond/TNC 3990 dated 10.12.1964.Mutation Entry No.1347 dated 14/12/1964 records above said facts and circumstances in changes made in the record of rights pertaining to the said property.
- (iii) By and Under a Deed of Will written by the said Ms. LUCYBAI MANYA D'SOUZA, the said property has been bequeathed to one Mr. Albert Dominic D'Souza. The said transaction of bequeath has been registered in the Mutation Entry No.37 dated 03/11/1999. The said testamentary document can into force after the death of the Testator on or about 16.07.1984.
- (v) By Order of Supt. Land Records, Thane bearing No. Survey No/ New Village/ Akar Band/S.R.-281/1994 dated 30/8/1994 Village Rajavli of Taluka Vasai was divided into two new revenue villages namely Village Rajavli and Village Tivri. Accordingly all Survey Nos of old Village Rajavli got new Survey No. and the said property bearing Old Survey No. 242 of village Rajavli was allotted New Survey No. 52 of Village Tivri. The same is reflected in Mutation Entry No. 1 dated 5/1/1996.
- (vi) The Collector of Thane has granted permission for Non- agricultural uses of various properties including the said property vide Order No: Mahsul/1/T-9/N.A.P./S.R.-91/2011 dated 21/4/2012. The same is reflected in Mutation Entry No. 499 dated 17/12/2012.
- i. The said Company has entered into a Memorandum of Agreement on \_\_\_\_\_ with its Director Mr.Hemant Anant Patil, inter alia ratifying all those acts, deeds, things and matters done by him for acquiring land thereto before and also further authorizing him for entering into various material definitive agreement

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Hemant Anant Patil

with various persons for purchasing, holding and transferring landed properties into the name of the said Company, after following due process of law. Consideration, Stamp Duty, Registration charges and other incidental charges incurred for aforesaid matters has been provided by the said Company from time to time. Mr.Hemant Anant Patil, has acted as a Trustee for the Company.

5. By and under a Deed of Conveyance dated 19/10/2010 duly registered with the Sub-Registrar of Assurances Vasai under Serial No.11426/2010 on 19/10/2010 the said Mr. Albert Dominic D'Souza represented by his Constituted Attorney Mrs.Natal Albert D'Souza (therein to referred to as "Vendors") did thereby conveyed, granted, sold, transferred and assured unto Mr. Hemant Anant Patil Director of M/s. UNICORN INFRAPROJECTS AND ESTATES PRIVATE LIMITED, a private limited company having its Registered office at Unicorn House, Shreeji Vihar, Opp. MTNL, S.V. Road, Kandivali (W), Mumbai-400067, (therein referred to as the "Purchasers") the said property for a valuable consideration recorded in the said Deed of Conveyance and for the terms and conditions mentioned therein. The said Deed of Conveyance dated 19/10/2010 is reflected in Mutation Entry No: 388 dated 05/04/2010.

6. Under the circumstances narrated herein above Mr. HEMANT ANANT PATIL has become owners thereof or otherwise well and sufficiently entitled to all the rights, title and interest in the said property and they have absolute possession, ownership and enjoyment over the said property.

7. We have perused photocopies of all the above and under mentioned documents.

The City and Industrial Development Corporation of (Maharashtra) Limited (CIDCO) being the Special Planning Authority for Vasai Virar Sub-Region has issued Development Permission in the name of the M/s. DDPL GLOBAL INFRASTRUCTURE PRIVATE LIMITED, vide No: CIDCO/VVSR/CC/BP-4622/E/730 dated 02/7/2010. And for the better and proper implementation of the development, said Company have revised the said Development Permission

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and the same has been approved and sanctioned by the CIDCO by issuing Revised Development Permission vide CIDCO/VVSR/RDP/BP-4622/F/007 dated 01/06/2011. And again for the better and proper implementation of the said development said Company have revised the said Development Permission and building permission, the same has been approved and sanctioned by the CIDCO by issuing Revised Development Permission No: CIDCO/ATPO/VVSR/CBP-4622/CC/2013/28 dated 29/05/2013. The said Company again submitted its proposal to the said CIDCO for amendment of its already sanction plans, the said CIDCO has granted a revised/amended development permission for Building No: 2 with Wing A-I and Building No: 12 with Wing A-D vide its order No: CIDCO/ATPO(VVSR)/BP-4622/CC/53 dated 02/09/2013.

The said Company again submitted its proposal to the said CIDCO for amendment of its already sanction plans, the said CIDCO has granted a revised/amended Development Permission for Building Nos: 5, 6, 7 and 8 with several Wings vide its order No: CIDCO/ATPO(VVSR)/BP-4622/RDP/172 dated 09/01/2015.

7. After perusal of all the above said records and documents we came to conclusion that Mr.Hemant Anant Patil, Director M/s. UNICORN INFRAPROJECTS AND ESTATES PRIVATE LIMITED has rights, title and interest in the said property and thereby we certify that, in our opinion, the title to the said property appears to be free from encumbrances, reasonable doubts and have a clear, valid marketable title to the said property.

Dated this 3<sup>rd</sup> day of March 2015

  
Advocate

**TUSHAR R. PATIL**  
**ADVOCATE HIGH COURT**  
**VASAI (W) - 401 201**

# Tushar R. Patil

B. Com., I.L. B.

## ADVOCATE - HIGH COURT

Tam Talao, Vasai Gaon, Dist. Thane 401 201

Mobile No. 9767416807

Date-03/03/2015.

### Search Report

**Ref** - landed property comprised under Old Survey No: 242 Hissa No: 5/1A corresponding to New Survey No: 52 Hissa No: 5/1A admeasuring about 0H-46R-4P equivalent to 4640Sq.Mtrs or thereabouts lying, being and situated at Village Tivri, Taluka Vasai, District Palghar (erstwhile part of Thane District) in the Registration District of Thane and Registration Sub-District of Thane - Bassein within the jurisdiction of Sub Registrar Assurances, Vasai (hereinafter referred to as "THE SAID PROPERTY").

As per your instruction Search is taken by Mr. Sanjay Patil in the Office OF Sub-Registrar of Assurances AT Vasai-1,2,3,4,5,6,for the period of Sixty Four (64) Years I.e. from 1925 to 28/02/2015

Details of Search is as follows :-

Year	Photo Index Book II	Printed Index Book II
1952	Nil	Nil
1953	Nil	Nil
1954	Nil	Nil
1955	Nil	Nil
1956	Nil	Nil

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1957	Nil	Nil
1958	Relevant Pages Torn	Relevant Pages Torn
1959	Nil	Nil
1960	Relevant Pages Torn	Relevant Pages Torn
1961	Nil	Nil
1962	Nil	Nil
1963	Nil	Nil
1964	Nil	Nil
1965	Nil	Nil
1966	Nil	Nil
1967	Nil	Nil
1968	Nil	Nil
1969	Nil	Nil
1970	Nil	Nil
1971	Nil	Nil
1972	Torn	Torn
1973	Nil	Nil
1974	Nil	Nil
1975	Nil	Nil
1976	Nil	Nil
1977	Torn	Torn
1978	Torn	Torn
1979	Torn	Torn
1980	Nil	Nil
1981	Nil	Nil
1982	Torn	Torn
1983	Torn	Torn
1984	Torn	Torn
1985	Torn	Torn
1986	Torn	Torn

2<sup>nd</sup> 1986

1987	Torn	Torn
1988	Torn	Torn
1989	Nil	Nil
1990	Nil	Nil
1991	Nil	Nil
1992	Nil	Nil
1993	Send Thane for Data Entry	Nil
1994	Nil	Send Thane for Data Entry
1995	Nil	Nil
1996	Nil	Nil
1997	Nil	Nil
1998	Nil	Nil
1999	Nil	Nil
2000	Nil	Nil
2001	Torn	Torn
2002	Nil	Nil
2003	Nil	Nil
2004	Nil	Nil
2005	Nil	Nil
2006	Nil	Nil
2007	Nil	Nil
2008	Nil	Nil
2009	Nil	Nil
2010	<p><b>Entry -</b> Conveyance Deed Dated - 19/10/2010 Having Reg. No 11426/2010 Registered at the Sub- Registrar Office of Assurances at Vasai made By and Between</p> <p><b>Sellers</b> ; Mr. Albert Dominic D'Souza represented by his Constituted Attorney Mrs.Natal Albert D'Souza</p> <p><b>Purchaser</b> ; M/s. UNICORN INFRAPROJECTS AND ESTATES PRIVATE LIMITED,, through its Director Mr. Hemant Anant Patil</p>	

2011	Nil	Nil
2012	Nil	Nil
2013	Nil	Nil
2014	Index II books not ready	
2015	Up to 28/02/2015 Index II books not ready	

- Note -1) The Search is given in the basis of documents submitted to me AND records available for Search
- 2) Most Pages of all Manual Record of Index -2 is Torn and some books send to Thane for Data Entry
- 3) Computer Recode is also not Properly Maintained Most of The Pages of Computer Index - II are Missing

Dated this 3<sup>rd</sup> day of March 2015

  
Advocate

**TUSHAR R. PATIL**  
**ADVOCATE HIGH COURT**  
**VASAI (W) - 401 201**