

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to an area admeasuring 291 sq. meters forming the portion of land bearing Old Survey No.444, Old Hissa No. 2 (Part), New Survey No.128, New Hissa No.2/B, situate at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation and have to state as hereunder.

1. Mr. Novel Dominic D'Souza was the owner of land bearing Old Survey No.444, Old Hissa No. 2 (Part), New Survey No.128, New Hissa No.2/B, admeasuring 4300 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the "Larger Property").
2. Mr Novel Dominic D'Souza died intestate on 22nd February, 2001 leaving behind his widow by name Mrs. Delphine Novel D'Souza and son by name Mr. Gavin Novel D'Souza as his heirs and legal representatives entitled to the estate of the deceased including the larger property.
3. Mr. Novel Dominic D'Souza during his life time had agreed to assigned the development rights of the larger property to M/s. Matushree Builders. After the demise of Mr. Novel Dominic D'Souza, Mrs. Delphine Novel D'Souza and son by name Mr. Gavin Novel D'Souza had executed a Power of Attorney, dated 3rd June, 2001 in favour of Shri O. P. Chaudhary, being one of the partners of M/s. Matushree Builders conferring upon him several powers inter-alia power to deal with the larger property or any portion thereof.

4. Shri Shailesh Sevantilal Shah had agreed to acquired the development rights of an area admeasuring 291 sq. meters forming the portion of land bearing Old Survey No.444, Old Hissa No. 2 (Part), New Survey No.128, New Hissa No.2/B, situate at Village Navghar, Bhayandar (East), Taluka and District Thane (for short hereinafter referred to as the "**Said Property**") from M/s. Matushree Builders and accordingly, M/s. Matushree Builders had executed a Power of Attorney, dated 1st May, 2005 in favour of Shri Shailesh Sevantilal Shah conferring upon him several powers inter-alia power to deal with the said property.

5. In the Occupancy Column of 7/12 extract of the said property, the name of the Estate Investment Co., Pvt. Ltd., is appearing as the Grantee of the Government. The Estate Investment Co., Pvt. Ltd., had given up its rights in the said property by issuing its No Objection Certificate No.RE/685, dated 12th December, 2005.

6. On 25th April, 2012, Shri Shailesh Sevantilal Shah had executed a General Power of Attorney in favour of his son Shri Harshil Shailesh Shah conferring upon him several powers inter-alia power to sell the said property to the person or persons of his choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

7. By a Development Agreement, dated 29th May, 2017 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-12/1381/2017, Mrs. Delphine Novel D'Souza and Mr. Gavin Novel D'Scuza through their constitute attorney Shri O.P. Chaudhary, Shri Shailesh Sevantilal Shah and Shri Harshil Shailesh Shah had

granted the development rights of the said property to M/s. Sonam Builders at the price and on the terms and conditions stipulated therein.

8. In pursuance of Development Agreement, dated 29th May, 2017, Mrs. Delphine Novel D'Souza and Mr. Gavin Novel D'Souza through their constitute attorney Shri O.P. Chaudhary, Shri Shailesh Sevantilal Shah and Shri Harshil Shailesh Shah had executed an Irrevocable General Power of Attorney, dated 29th May, 2017 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-12/1382/2017 in favour of Shri Bharat Mithalal Jain, being one of the partners of M/s. Sonam Builders conferring upon him several powers inter-alia power to develop the said property.

9. I have also considered the Search Report dated 24th March, 2019 taken by Advocate Shri Ajit Shrinivas Kulkarni in the office of Sub-Registry of Assurance at Thane-4, 7, 10 and 12 from the year 1990 to 20th March, 2019. From the search report of Advocate Shri Ajit Shrinivas Kulkarni it appears that the following documents pertaining the said property came to be executed by and between the parties thereto.

- i. Development Agreement, dated 29th May, 2017 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-12/1381/2017 executed by Mrs. Delphine Novel D'Souza and Mr. Gavin Novel D'Souza through their constitute attorney Shri O.P. Chaudhary, Shri Shailesh Sevantilal Shah and Shri Harshil Shailesh Shah had granted the development rights of the said property to M/s. Sonam Builders.

- ii. Irrevocable General Power of Attorney, dated 29th May, 2017 registered in the office of the Sub-Registrar of

Assurance at Thane under Sr. No. TNN-12/1382/2017 executed by Mrs. Delphine Novel D'Souza and Mr. Gavin Novel D'Souza through their constitute attorney Shri O.P. Chaudhary, Shri Shailesh Sevantilal Shah and Shri Harshil Shailesh Shah in favour of Shri Bharat Mithalal Jain, being one of the partners of M/s. Sonam Builders in respect of the said property.

10. On the whole from the searches taken by Advocate Shri Ajit Shrinivas Kulkarni in the office of Sub-Registry of Thane from 1990 to 24th March, 2019 and also on the basis of documents produced before me as well as on the basis of information provided to me, I hereby state and certify that title to land bearing Old Survey No.444, Old Hissa No. 2 (Part), New Survey No.128, New Hissa No.2/B, admeasuring 4300 sq. meters, situate at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation owned by Mrs. Delphine Novel D'Souza and Mr. Gavin Novel D'Souza is clear, marketable and free from all encumbrances. I further state and certify that M/s. Sonam Builders is entitled to develop the said property by constructing building thereon after obtaining the necessary permissions and sanctions from the authorities concerned.

Date : 3rd April, 2019.



Advocate