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ADVOCATE

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Ref.: DAP/2017/100

TITLE REPORT

Date: 02 JUN 2017

To
M/s Likhit Enterprises,
Bhayander Pada,
At Post Kasarvadavali,
Thane.

Re.: Project Land adm. 1850 Sq. Mtrs., and after deducting therefrom an area adm. 1000 Sq. Mtrs., under D.P. Road, net Project Land adm. 850 Sq. Mtrs., out of old Survey No.216/5(P) corresponding New Survey No.42/5A situated at Bhayanderpada, Talathi Saja Ovala, Thane, Taluka and District Thane.

Shri Waman S. Bhoir & Ors - Owners.

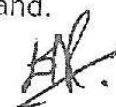
To

M/s. Likhit Enterprises - Promoters

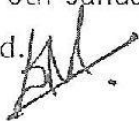
Sir

As desired by you, I have taken search of the title of the Owners abovenamed and your authority and scope of development of the Project Land. On the basis of perusal of Revenue Records, Public Advertisement, search taken with the Office of the Sub-Registrar of Assurances, perusal of various permissions, no objections, orders and sanctions and declarations made and clarifications given by you, I have observed as under -

1. At the relevant point of time, the predecessors of the present Owners abovenamed, owned the Project Land as their ancestral property. Over the period, as per law of inheritance applicable to the Owners, the present Owners have become entitled to the Project Land as sole Owners thereof.
2. The Said Project Land is of "Class One, free-hold" tenure and without any restrictive covenant running therewith.
3. There are no impediments attached to the Project Land.



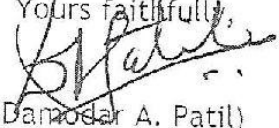
4. There are no tenants/occupiers on the Project Land.
5. There are no existing illegal encroachments on the Project Land.
6. The Owners and/or yourselves have not created any mortgage or lien on the Project Land.
7. The Said Project Land has not been acquired under the provisions of Section 10(5) of Urban Land (Ceiling and Regulations) Act, 1976 (for short "ULC ACT") - since repealed and no order under Section 20 or 21 of the Said ULC Act is in force in respect thereof. Therefore having regards to the provisions of Urban Land (Ceiling & Regulations) - Repeal Act, 1999, the provisions of ULC Act - since repealed are not applicable for holding development and alienation of the Project Land.
8. The Competent Authority under Maharashtra Land Revenue Code, 1966, by and under its Order No. महसुल/क-१/टे-१/विनिश्चिती/एसआर - १३३/२०१५, dated २७ नोव्हेंबर, २०१५, has permitted the user of the Project Land for Non-agricultural purpose.
9. By and under Regd. Agreement for Development and Authenticated Power of Attorney both dated 5th June, 2014, read with Regd. Deed of Confirmation read with further Authenticated Power of Attorney both 9th October, 2014, the Said Owners have granted Development Rights in the Project Land to and in your favour.
10. Thane Municipal Corporation by and under its latest amended building permit and commencement certificate bearing V. P. No.S06/0173/13/TMC/TDDP/TPS/2036/17 dated 6th January, 2017, has granted permission for development of the Project Land.



11. *IN VIEW OF THE ABOVE, IN MY OPINION,*

- a) The title of the Owners to the Project Land is clear, marketable and free from encumbrances and reasonable doubts and
- b) You, as Promoters, have an authority to develop the Project Land as per the Said Sanctioned plans and/or its further amendment as may be permitted under Real Estate (Regulatory and Development) Act, 2016 and be sanctioned by the Competent Authority, from time to time.

Yours faithfully,


(Damodar A. Patil)
Advocate