

राज्यन माने वाळकूम, सा. व जि.राणे वेधोल नविम स. नं. 5/2, 5/3, 5/3, 5/6, 6, 11, 12/1, 12/2, 12/3, 12/5, 12/6, 12/7, 12/9, 12/11, 13/1, 13/2A, 14/1, 14/2, 14/3, 14/4, 14/6, 14/7, 14/8, 14/9, 14/10, 15/1, 16/1, 16/2, 16/3, 16/4, 16/5, 16/6, 16/7, 16/8, 16/9, 16/10, 16/11, 16/12A, 16/12B, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 17/12, 17/13, 17/14, 18/1, 18/2, 18/3, 18/4, 18/5, 18/6, 18/7, 18/8, 18/9, 18/10, 18/11, 19/23, 19/29, 19/30, 19/31, 19/32, 19/37, 19/38, 19/42, 19/43, 19/45, 21, 22, 23, 24, 25/1, 25/2, 25/3, 25/4, 25/5, 25/6, 25/7, 25/8, 25/9, 25/10, 25/13, 26/1, 26/2, 26/3, 26/4, 26/5, 26/6, 26/7, 26/8, 26/9, 26/10, 26/11, 26/12, 27/1, 27/2, 27/3, 27/4, 27/5, 27/7, 27/8, 27/9, 27/10, 27/11, 27/12, 27/13, 27/15, 27/16, 27/17, 33/16, 33/17, 34/1, 34/2, 34/3, 34/6, 34/7, 34/8, 34/9, 35/1, 35/2, 35/3, 35/4, 35/5, 35/6, 35/7, 35/8, 35/9, 35/10, 35/11, 35/12, 35/13, 35/14, 35/15, 35/16, 35/17, 35/18, 35/19, 35/20, 35/21, 35/22, 35/23, 35/24, 35/25, 35/26, 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दस्तावेज क्र. ६५९८/२०१९
०९/१२०८

- १) सुधारित परवानगी /सी.सी. क्र.ठा.म.पा./साविधि/२२५९/२० दि. २०/१२/२०२१ मधील सर्व संबंधित जमी आणगावर बंधनकारक राहतील.
- २) सुधारित परवानगी /सी.सी. क्र.ठा.म.पा./साविधि/२४२६/१७ दि. ०६/१२/२०२१ मधील सर्व संबंधित जमी आणगावर बंधनकारक राहतील.
- ३) गंधियासाकरिता सुधारित परवानगी /सी.सी. क्र.ठा.म.पा./साविधि/२४५९/१८ दि. ०५/०३/२०२८ मधील सर्व संबंधित जमी आणगावर बंधनकारक राहतील.
- ४) जांता भन्नागपा क्र.ठा.म.पा./साविधि/पॉसीस/०७८३/१७ दि. ०२८/१२/२०२८ मधील सर्व संबंधित जमी आणगावर बंधनकारक राहतील.
- ५) रेंटल झॉइंग बांधलेली इमारतीचे बांधकाम जाळेवर सुरु करणेपूर्वी MMRDA कडून योजनेच्या फांतबद्ध बांधकाम मंजूर करून घेणे आवश्यक.
- ६) पुढील भूअंतर्गत परवानगी पूर्वी ESR धात पाणी सुरवात विभागकडील या हरकत दाखला सादर करणे आवश्यक.
- ७) पुढील इमारतीच्या जांतापूर्वी २५.०० मी. व ३०.०० मी. रुंद रस्त्याने व्यधीत क्षेत्र राणे महानगरपालिकेच्या नावे केल्याचे ७/१२ त्तारे थ TILR कडून अध्यात मोचणी नकारा सादर करणे आवश्यक.
- ८) विजेने इमारत क्र.३, ४, ५ व ६ च्या जांतापूर्वी रेंटल इमारतीबाबत सी.सी.राणे. बंधनकारक राहतील.
- ९) MMRDA कडे भरणा केलेल्या सुरवातेच्या पावतत्र सादर करणे आवश्यक आहे.

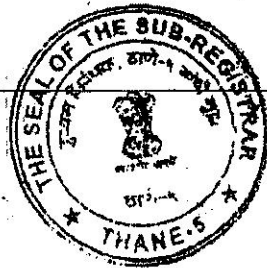
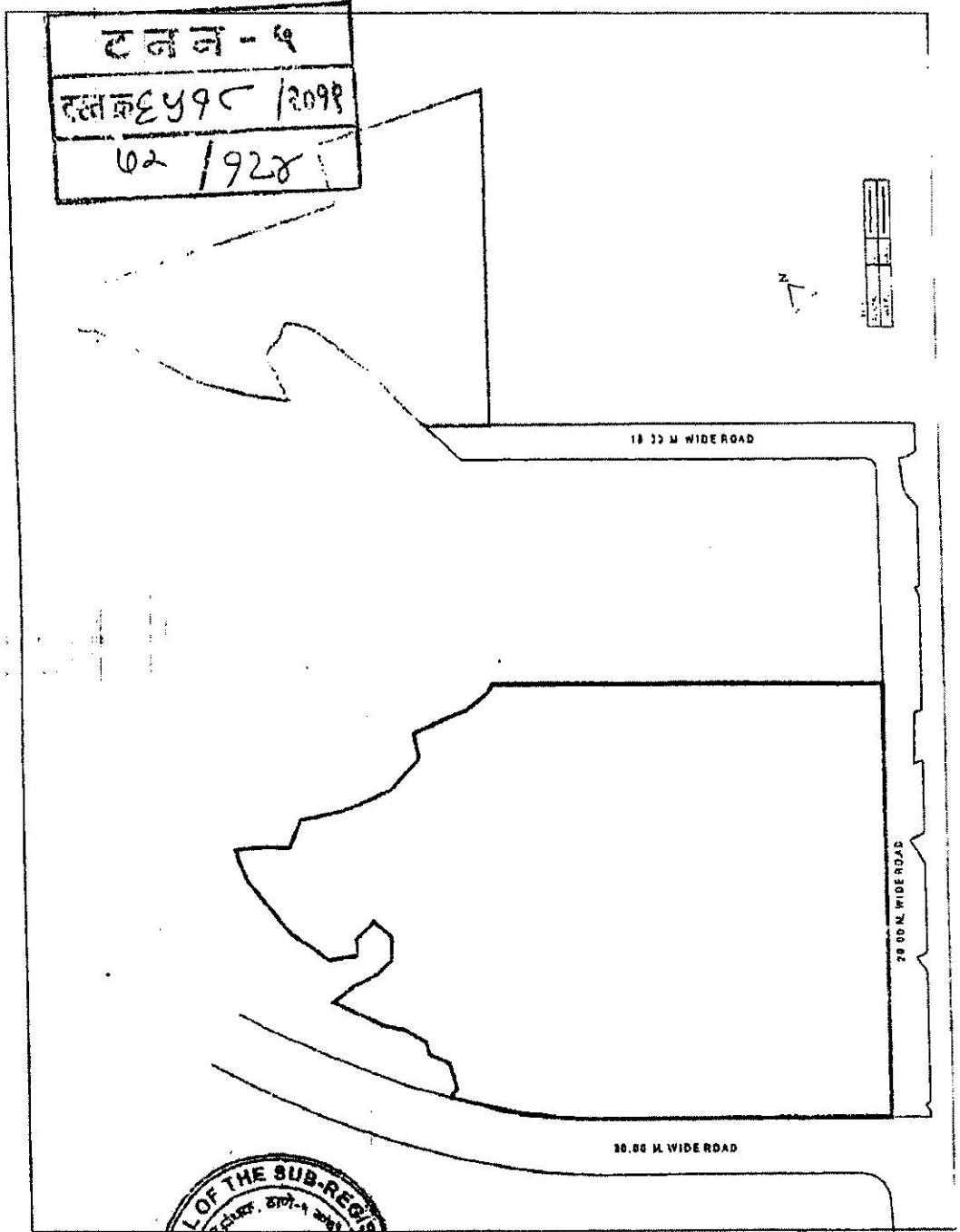


Assistant Director of Town Planning
Town Development Department
Municipal Corporation
of the City of Thane

Office No. _____
Office Stamp _____
Date _____

Pl
Shree
And

ANNEXURE E



१) *Shukla* *April*

ANNEXURE F



Maharashtra Real Estate Regulatory Authority

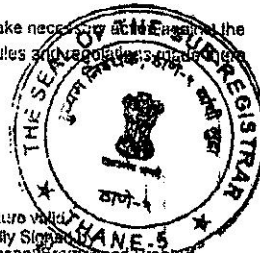
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

ट न न - ५
दस्तावेज क्र ६५९८ / २०१९
७३ / ९२८

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700006565

Project: Dosti West County - Dosti Oak Plot Boaring / CTS / Survey / Final Plot No.: NEW SURVEY NO 17/1, 17/2, 17/3PT, 19/23, 19/29, 19/30PT, 19/31PT, 19/32, 19/43PT at Thane (M Corp.), Thane, Thane, 400507;

1. Dosti Enterprises having its registered office / principal place of business at Tehsil: Ward ABCD, District: Mumbai City, Pin: 400001.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 14/08/2017 and ending with 30/06/2021 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary steps against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid/
Digitally Signed by
Dr. Vasantrao Pramadrao Bhanu
(Registrar, Maharashtra)
Date: 8/14/2017 5:46:27 PM

Dated: 14/08/2017
Place: Mumbai

Signature and Seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Handwritten signatures and initials at the bottom of the page.

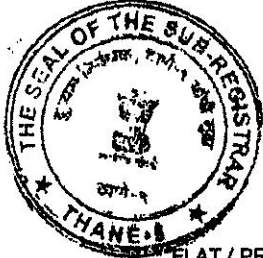
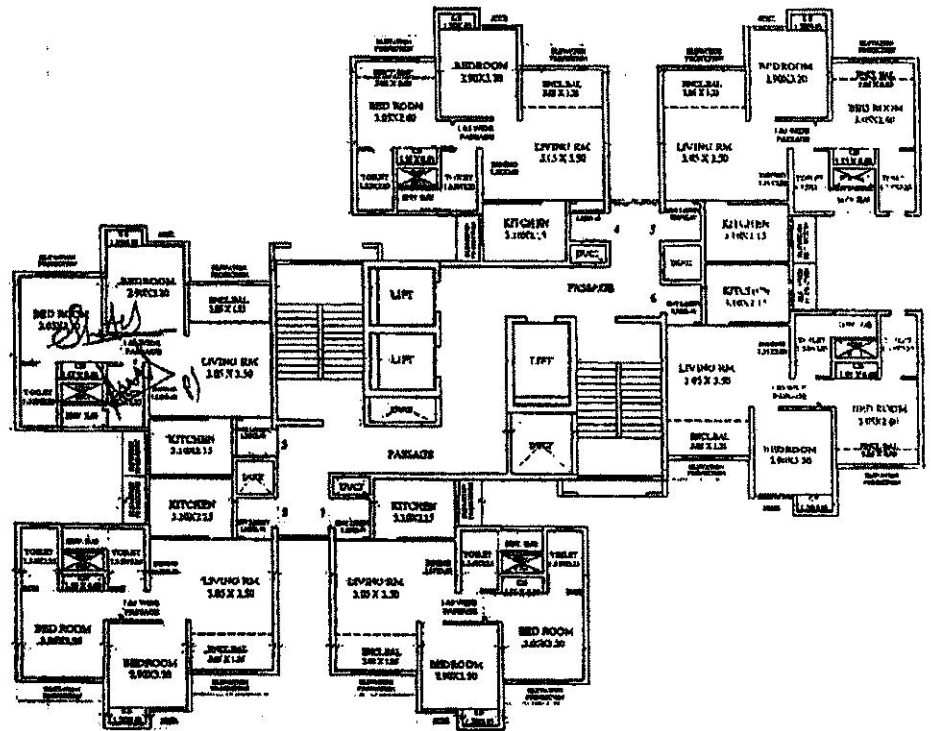
ANNEXURE G

DOSTI WEST COUNTY(DOSTI-OAK)

B - WING

FLAT 3

टलन - ५
दस्तावेज क्र १५१८ / २०१९
७४ / १२४



TYPICAL FLOOR PLAN

1st TO 30th FLOOR

FLAT / PREMISES NO. 1403 ON 14TH FLOOR

11 dated 14/11/19

ANNEXURE-H



KIRAN BADGUJAR
B.A., LL. B.
Advocate High Court

4/576, "Matruchaya", Suryodaya C.H.S. Ltd.,
Kher Section, Ambarnath (E), Thane - 421 501.
Mobile : 7506684427/9822824161
Email : advocate_kiran2008@yahoo.com

Ref. No.: KR/DE/152

Date

25-JUL-2017
दस्तावेज - 4
दस्तावेज संख्या 2495 / 2098
63 / 928

CERTIFICATE OF TITLE

Re. :- The immovable property being lands situated at Village Balkum, Thane, Taluka & District Thane and within the limits of the Municipal Corporation of the City of Thane and having following description as per Revenue Records :-

Sr. No.	Old Survey No.	New Survey No.	Area (Sq. Mtrs.)
1.	18/1	17/1	1290.00
2.	19/3	18/3	840.00
3.	20/23	19/23	1800.00
4.	20/29	19/29	1600.00
5.	20/42	19/42	200.00
6.	30/7	33/7	480.00
7.	37/14	40/14	730.00

7040.00

(hereinafter referred to as the "SAID LANDS")

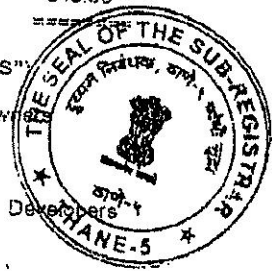
Shri Anna Ganpat Patil and Ors. -

TO

M/s. Dosti Enterprises

Own

Developers



TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CONFIRM THAT, I have investigated the title of the Owners and Developers to the Said Lands and on the basis of search caused

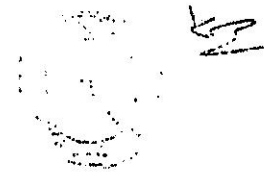
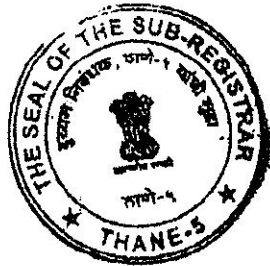
(Handwritten signatures and initials)

क. नं. - ५
२०१५/२०१९
७६/१२४

2 -

to be taken at the Sub-Registrar of Assurances, Thane; on perusal of Revenue Records and documents submitted, I have observed as under :-

1. The Said Lands are ancestral property of Shri Anna Ganpat Patil and others.
2. Under its Order dated 11th December, 2009, Issued under the Urban Land Ceiling and Regulations Act, 1976 ("ULC ACT") - since repealed w.e.f. 29th November, 2007, the Additional Collector and Competent Authority Thana has declared the Said Lands as "Retainable" of the Said Owners.
3. On perusal of 7/12 extracts of Said Lands it appears that the Said Lands have not been declared as "Forest" Lands, under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.
4. By and under registered Agreement for Development read with Authenticated Power of Attorney both dated 2nd May, 2006, Said Owners have granted the Development Rights for valuable consideration in respect of the Said Lands to and in favour of one M/s. Shri Swami Enterprises.
5. By and under registered Agreement for Development dated 5th October, 2006 read with Authenticated Power of Attorney dated 28th December, 2006, executed by and between M/s. Dosti Enterprises as Developers of the First Part, Shri Anna Ganpat Patil and others as Owners, Smt. Shantibai Ganpat Patil and others as family members of the Owners of the Second Part and M/s. Shri Swami Enterprises as Confirming Party of the Third Part, Said Owners with confirmation of Confirming Party, have granted the Development Rights for valuable consideration as more



॥ Shri Swami Enterprises

टनन - ५
दस्तक्र ६५९८ / २०१९
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KIRAN BADGUJAR
Advocate

CONT. SHEET

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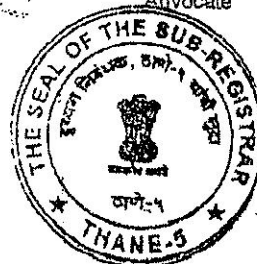
- particularly described therein in respect of the Said Lands to and in favour of M/s. Dosti Enterprises, the Developers and have put them in physical possession of said Land.
8. Vide Vinishiti order No. Mahasul/K-1/T-1/Vinishiti/SR-2/2015, dated 31/07/2015 issued by the Collector, Thane the Developers have paid Conversion and N.A. Tax in respect of their larger property including the lands bearing New Survey No. 17/1, 18/3, 19/23, 19/29, 19/42 & 40/14 described at Sr. No. 1 to 5 & 7 above vide Challan No. MH 00 6989067, dated 28/12/2016.

7. IN VIEW OF THE ABOVE, IN MY OPINION,

- a) The title of the Owners to the Said Lands is clear, marketable and free from all encumbrances and reasonable doubts and;
- b) By and under the aforesaid Agreement for Development & Power of Attorney, said M/s. Dosti Enterprises, the Developers are the lawful Developers and have got subsisting rights and are entitled, empowered and authorized to develop the said Lands fully and completely as per the plans sanctioned/to be sanctioned or their further amendments or modifications as may be approved and to sell and/or to deal with the said lands and/or the Flats and Premises constructed or to be constructed thereon on what is commonly known as "Ownership basis".

Date: 25 JUL 2017

(KIRAN BADGUJAR)
Advocate



11 [Signature]



KIRAN BADGUJAR

B.A., LL.B.

Advocate High Court

4/576, "Metruchaya", Suryodaya C.H.S. Ltd.,
Kher Section, Ambamath (E), Thane - 421 501.
Mobile : 7608684427/9822624181
Email : advocate_kiran2008@yahoo.com

Ref. No. K/19/17/117-7 6
499/2098
LOC / 1928

Date : 25 JUL 2017

CERTIFICATE OF TITLE

The immovable property being land situated at Village Balkum, Thane Taluka & District Thane and within the limits of the Municipal Corporation of the City of Thane and having following description as per Revenue Records :-

Sr. No.	Old Survey No.	New Survey No.	Area (Sq. Mtrs.)
1.	18/2	17/2	100.00

(hereinafter referred to as the "SAID LAND").

Shri Janardhan Gajanan Patil and Ors. - Owners

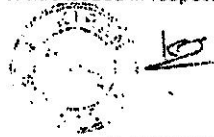
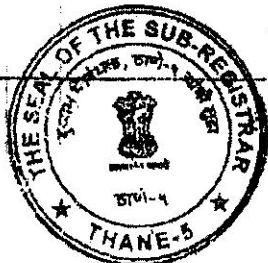
TO

M/s. Dosti Enterprises - Developers

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CONFIRM THAT, I have investigated the title of the Owners and Developers to the Said Land and on the basis of search caused to be taken at the Sub-Registrar of Assurances, Thane; on perusal of Revenue Records and documents submitted, I have observed as under :-

1. The Said Land is an ancestral property of Shri Janardhan Gajanan Patil and others.
2. The said land has not been acquired under the provisions of Section 10(5) of the Urban Land (Ceiling and Regulations) Act, 1976 ("ULC ACT") - since repealed w.e.f. 29th November, 2007, and at no point of time any order under Section 20 or 21 of the said Act was issued in respect thereof



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दस्त क्र ६५९८ / २०१९

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and therefore holding development and transfer of the said land is not affected by the provisions of said Act.

3. On perusal of 7/12 extract of Said Land It appears that the Said Land has not been declared as "Forest" Land, under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.

4. By and under registered Agreement for Development read with Authenticated Power of Attorney both dated 29th December, 2007, Said Owners and their family members have granted full developments rights in respect of Said Land for valuable consideration as more particularly described therein to and in favour of the Developers and have put them in physical possession of said land.

5. Vide Vinishiti order No. Mahasul/K-1/T-1/Vinishiti/SR-2/2015, dated 31/07/2015 issued by the Collector, Thane the Developers have paid Conversion and N.A. Tax in respect of their larger property including the said land vide Challan No. MH 00 6989067, dated 28/

6. IN VIEW OF THE ABOVE, IN MY OPINION,

a) The title of the Owners to the Said Land is clear, marketable and free from all encumbrances and reasonable doubts and

b) By and under the aforesaid Agreement for Development & Power of Attorney, said M/s. Dosti Enterprises, the Developers are the lawful Developers and have got subsisting rights and are entitled, empowered and authorized to develop the said Land fully and completely as per the plans sanctioned/to be sanctioned or their further amendments or modifications as may be approved and to



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KIRAN BADGUJAR
Advocate

CONT. SHEET

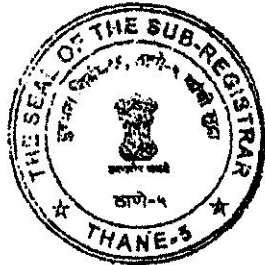
तल्ल - ५
क्र. ६५९८ / २०१९
८० / १२०


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self and/or to deal with the said land and/or the Flats and Premises constructed or to be constructed thereon on what is commonly known as "Ownership basis".

Date: 25 JUL 2017


(KIRAN BADGUJAR)
Advocate



१)  

टनन - ५
दस्तावेज क्र १५९८ / २०१९
८९ / १२४



KIRAN BADGUJAR
B.A., LL.B.
Advocate High Court

4/376, "Matruchaya", Suryodaya C.H.S. Ltd.,
Kher Section, Ambarnath (E), Thane - 421 501.
Mobile : 7508684427/9822824181
Email : advocate_kiran2008@yahoo.com

Ref. No.: KBIDE/148

Date : 25 JUL 2017

CERTIFICATE OF TITLE

Re. :- The immovable property being Land situated at Village Balkum, Thane, Taluka & District Thane and within the limits of the Municipal Corporation of the City of Thane and having following description as per Revenue Records :-

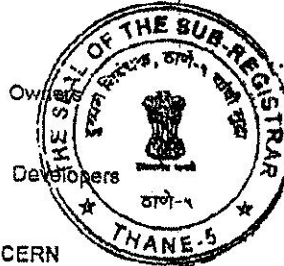
Sr. No.	Old Survey No.	New Survey No.	Area (Sq. Mtrs.)
1.	18/3	17/3	1820.00

(hereinafter referred to as the "SAID LAND").

Shri Bhaskar Balkrishna Bhoir & Ors.

TO

M/s. Dosti Enterprises



TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CONFIRM THAT, I have investigated the title of the Owners and Developers to the Said Land and on the basis of search caused to be taken at the office of the Sub-Registrar of Assurances, Thane; on perusal of Revenue Records and documents submitted, I have observed as under:-

1. The Said Land is an ancestral property of Shri Bhaskar Balkrishna Bhoir and others.



Pl. Shri *Shri*

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The Said Land is not required by the Govt. under Section 10(6) of the Urban Land (Ceiling and Regulations) Act, 1976. (for short ULC ACT). Further, no development scheme under Section 20 and 21 of the said ULC Act has been sanctioned on the Said Land. As such, as per the provisions of ULC Repeal Act 1999, the provisions of ULC Act are not applicable to the Said Land.

3. On perusal of the 7/12 extract of the Said Land, it appears that the Said Land has not been declared as "Forest" Land, under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.

4. By and under documents including --

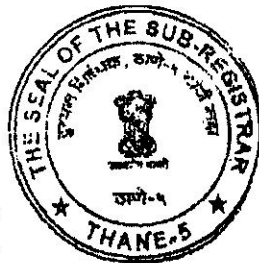
- Regd. Agreement for Sale dated 24th March, 1987;
- POA dated 24th March, 1987, 5th May, 1989, 23rd September, 2001 etc.,

-the Said Owners had agreed to sale, convey, transfer and assign the Said Land for consideration to and in favour of one Smt. Manju Narendra Gupta, Proprietress of RNA Builders (NG), (Said RNA) or its nominees or assignees as the said RNA may desire.

5. By and under further documents including --

- Regd. Development Agreement dated 22nd February, 2007 and;
- Substituted POA dated 22nd February, 2007,

- executed by said RNA for itself and Constituted Attorney for Said Owners for valuable consideration as more particularly described therein, said Owners have granted full development



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KIRAN BADGUJAR
Advocate

टनन - ५
दस्ता क्र ६५९८ / २०१५ SHEET
८३ / १२०४

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rights in the Said Land to and in favour of the Developers and have put them in physical possession of the Said Land.

6. Vide Vinishti order No. Mahasul/K-1/T-1/Vinishti/SR-2/2015, dated 31/07/2015 Issued by the Collector, Thane the Developers have paid Conversion and N.A. Tax in respect of their larger property including the said lands vide Challan No. MH 00 6989067, dated 28/12/2016.

7. IN VIEW OF THE ABOVE, IN MY OPINION,

- The title of the Owners to the Said Land is clear, marketable and free from all encumbrances and reasonable doubts and,
- By and under the aforesaid documents, the said M/s. Dosti Enterprises, the Developers are the lawful Developers and have got subsisting rights and are entitled, empowered and authorized to develop the said Land fully and completely as per the plans sanctioned/to be sanctioned or their further amendments or modifications as may be approved and to sell and/or to deal with the said Land and/or the Flats and Premises constructed or to be constructed thereon on what is commonly known as "Ownership basis".

Date : 25 JUL 2017



KBS
(KIRAN BADGUJAR)
Advocate



P1 Shetal *[Signature]*



KIRAN BADGUJAR
B.A., LL. B.
Advocate High Court

4/576, 'Metruchaya', Suryodaya C.H.S. Ltd.,
Kher Section, Ambarnath (E), Thane - 421 501.
Mobile : 7506684427/9522824181
Email : advocate_kiran2008@yahoo.com

Ref. No.: कडीदल्ल - ५
वस्त क्र ६५९८ / २०१९
८५ / १९२५

Date : 25 JUL 2019

CERTIFICATE OF TITLE

Re. :- The immovable property being lands situated at Village Balkum, Thane, Taluka & District Thane and within the limits of the Municipal Corporation of the City of Thane and having following description as per Revenue Records :-

Sr. No.	Old Survey No.	New Survey No.	Area Sq. Mtrs.
1.	32/12 ✓	35/12	530.00
2.	23/9+10B(P)	26/10A	230.00
3.	37/8(F)	40/8B	460.00
4.	20/45	19/45	200.00
5.	20/30	19/30	1400.00
			2820.00
			=====

(hereinafter referred to as the "SAID LANDS").

Smt. Shakuntala H. Patil and Ors. - Owners



TO

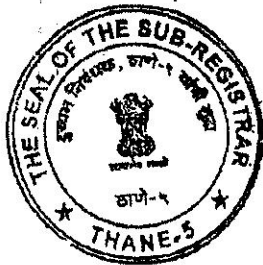
M/s. Dostl Enterprises - Developers



TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CONFIRM THAT, I have investigated the title of the Owners and Developers to the Said Lands and on the basis of search caused to be taken at the Sub-Registrar of Assurances, Thane; on perusal of Revenue Records and documents submitted, I have observed as under :-

1. The Said Lands are an ancestral property of Smt. Shankuntala H. Patil and others.

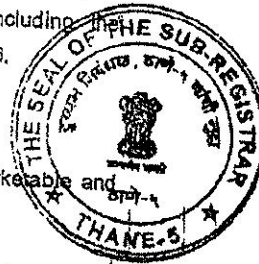


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2. The said lands have not been acquired under the provisions of Section 10(5) of the Urban Land (Ceiling and Regulations) Act, 1976 ("ULC ACT") - since repealed w.e.f. 29th November, 2007, and at no point of time any order under Section 20 or 21 of the said Act was issued in respect thereof and therefore holding development and transfer of the said lands is not affected by the provisions of said Act.
3. On perusal of 7/12 extracts of Said Lands it appears that the Said Lands have not been declared as "Forest" Lands, under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.
4. By and under registered Agreement for Development read with Authenticated Power of Attorney both dated 28th April, 2006, Said Owners have granted full development rights in respect of said Lands for valuable consideration as more particularly described therein to and in favour of the Developers and have put them in physical possession of said lands.
5. Vide Vinishiti order No. Mahasul/K-1/T-1/Vinishiti/SR-2/2015, dated 31/07/2015 issued by the Collector, Thane the Developers have paid Conversion and N.A. Tax in respect of their larger property including said lands vide Challan No. MH 00 6989067, dated 28/12/2016.
6. **IN VIEW OF THE ABOVE, IN MY OPINION,**
 - a) The title of the Owners to the Said Lands is clear, marketable and free from all encumbrances and reasonable doubts and;
 - b) By and under the aforesaid Agreement for Development & Power of Attorney, M/s. Dosti Enterprises, the Developers are the lawful Developers and have got subsisting rights and are entitled, empowered and authorized to develop the said Lands fully and



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KIRAN BADGUJAR

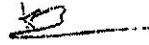
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completely as per the plans sanctioned/ to be sanctioned or their further amendments or modifications as may be approved and to sell and/or to deal with the said lands and/or the Flats and Premises constructed or to be constructed thereon on what is commonly known as "Ownership basis".

Date: 25 JUL 2018


 (KIRAN BADGUJAR)
 Advocate



1) Shetty 

टलज - ५
कतक २५९८ / २०११
८० / १२४



KIRAN BADGUJAR
B.A., LL. B.
Advocate High Court

4/576, "Matruchaya", Suryodaya C.H.S. Ltd.,
Kher Section, Ambamath (E), Thane - 421 501.
Mobile : 7506684427/9822824 (81)
Email : advocate_kiran2008@yahoo.com

Ref. No.: KB/DE/146

Date: 25.11.2017

CERTIFICATE OF TITLE

Re. :- The immovable property being Lands situated at Village Balkum, Thane, Taluka & District Thane and within the limits of the Municipal Corporation of the City of Thane and having following description as per Revenue Records :-

Sr. No.	Old Survey No.	New Survey No.	Area Sq. Mtrs.
1.	15/4	14/4	1220.00
2..	17/1	16/1	580.00
3..	19/9	18/9	130.00
4..	20/31	19/31	700.00
			2610.00
			=====

(hereinafter referred to as the "SAID LANDS")

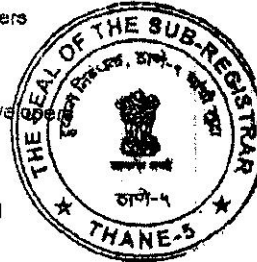
Shri Vinayak Kashinath Patil & Ors.

Owners

TO

M/s. Dostil Enterprises

Developer



TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CONFIRM THAT, I have investigated the title of the Owners and Developers to the Said Lands and on the basis of search caused to be taken at the office of the Sub-Registrar of Assurances, Thane; on perusal of Revenue Records, documents submitted, I have observed as under:-



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1. The Said Lands are ancestral property of Shri Vinayak Kashinath Patil & others and Smt. Narmada Shantaram Tandel & others (the said Owners).
2. Under its Order dated 10th December, 2009 issued under the Urban Land Ceiling and Regulations Act, 1976 ("ULC ACT") - since repealed w.e.f. 29th November, 2007, the Additional Collector & Competent Authority, Thane has cancelled both the Order passed under Section 8 (4) dated 8th May, 2006 and the Notices issued under Section 10(3) & 10(5) & proceedings thereof and declared the said Lands as "Retainable Lands" of the said Owners.
3. On perusal of the 7/12 extracts of the Said Lands, it appears that the Said Lands have not been declared as "Forest" Lands, under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.
4. By and under documents including -
 - i. Regd. Agreement for Sale dated 29th June, 2009;
 - ii. POA dated 29th June, 2009,
 - iii. Regd. Deed of Confirmation cum Supplementary Agreement dated 7th August, 2009 and;
 - iv. Authenticated POA dated 7th August, 2009,

-executed by the said Co-Owners namely Shri. Vinayak Kashinath Patil and others in respect of 1740 Sq. Mtrs. out of total area 2610.00 Sq. Mtrs. representing their two third undivided share in the said Lands for valuable consideration as more particularly described therein, said Co-Owners have agreed to sale, convey, transfer assign and develop in respect of said part area forming



१) Shutey 

KIRAN BADGUJAR
Advocate

टनन - ५
दस्तावेज ६५९८ / २०११
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part of Said Lands to and In favour of the Developers, and have put them in physical possession of Said Lands.

5. Similarly by and under documents including --

i. Regd. Agreement for Sale dated 25th September, 2009 and;

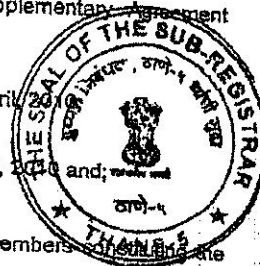
ii. POA dated 25th September, 2009,

-executed by the said Co-Owners namely Smt. Mamada Shantaram Tandel and others in respect of 870 Sq. Mtrs. out of total area 2610.00 Sq. Mtrs. representing their one third undivided share in the said Lands for valuable consideration as more particularly described therein, said Co-Owners have agreed to sale, convey, transfer assign and develop in respect of said part area forming part of Said Lands to and in favour of the Developers and have put them in physical possession of Said Lands.

6. By and under further documents including -

- i) Regd. Deed of Confirmation cum Supplementary Agreement dated 16th April, 2010,
- ii) Authenticated POA dated 17th April, 2010,
- iii) Regd. Deed of Confirmation dated 21st April, 2010,
- iv) Authenticated POA dated 21st April, 2010,
- v) Regd. Deed of Confirmation dated 7th July, 2010 and;
- vi) Authenticated POA dated 7th July, 2010,

-executed by the different sets of family members of the said Owners family in respect of Said Lands for valuable consideration as more particularly described therein have confirmed the grant of development rights by the said Owners in the Said Lands to and in favour of the Developers and confirmed the delivery of physical possession of said Lands to the Developers.



11 [Handwritten signature]

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दस्तावेज १९८ / २०१
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7. Vide Vinishiti order No. Mahasul/K-1/T-1/Vinishiti/SR-2/2015, dated 31/07/2015 Issued by the Collector, Thane the Developers have paid Conversion and N.A. Tax in respect of their larger property including the said lands vide Chalan No. MH 00 8989067, dated 28/12/2016.

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

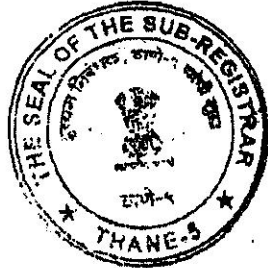
a) The title of the Owners to the Said Lands is clear, marketable and free from all encumbrances and reasonable doubts and;

b) By and under the aforesaid documents, M/s Dosti Enterprises, the Developers are the lawful Developers and have got subsisting rights and are entitled, empowered and authorized to develop the said Lands fully and completely as per the plans sanctioned/to be sanctioned or their further amendments or modifications as may be approved and to sell and/or to deal with the said land and/or the Flats and Premises constructed or to be constructed thereon on what is commonly known as "Ownership basis".

Date: 25 JUL 2017




(KIRAN BADGUJAR)
Advocate



1) *Shrestha* 

ट न न - ५
दस्तावेज ६५९८ / २०१९
२९ / १२८



KIRAN BADGUJAR
B.A., LL. B.
Advocate High Court

4/576, "Matruchaya", Suryodaya C.H.S. Ltd.,
Kher Section, Ambarnath (E), Thane - 421 901.
Mobile : 7506664427/9822824161
Email : advocate_kiran2008@yahoo.com

Ref. No.: KB/DE/1149

Date: 25 JUL 2017

CERTIFICATE OF TITLE

Re. :- The immovable property being Land situated at Village Balkum, Thane, Taluka & District Thane and within the limits of the Municipal Corporation of the City of Thane and having following description as per Revenue Records :-

Sr. No.	Old Survey No.	New Survey No.	Area (Sq. Mtrs.)
1.	20/32	19/32	700.00

(hereinafter referred to as the "SAID LAND").

Shri Bhaskar Balkrishna Bhoir & Ors. - Owners

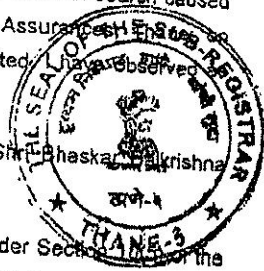
TO

M/s. Dosti Enterprises - Developers

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CONFIRM THAT, I have investigated the title of the Owners and Developers to the Said Land and on the basis of search caused to be taken at the office of the Sub-Registrar of Assurances, Thane, perusal of Revenue Records and documents submitted, I have observed under:-

1. The Said Land is an ancestral property of Shri Bhaskar Balkrishna Bhoir and others.
2. The Said Land is not acquired by the Govt. under Section 3 of the Urban Land (Ceiling and Regulations) Act, 1976 (for short ULC ACT).



21 *[Handwritten signatures]*

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Further, no development scheme under Section 20 and 21 of the said ULC Act has been sanctioned on the Said Land. As such, as per the provisions of ULC Repeal Act 1999, the provisions of ULC Act are not applicable to the Said Land.

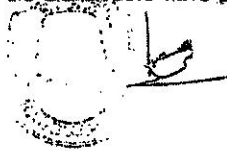
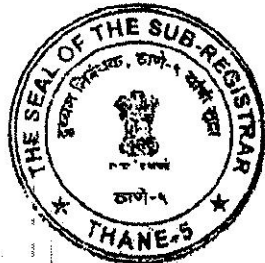
3. On perusal of the 7/12 extract of the Said Land, it appears that the Said Land has not been declared as "Forest" land, under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.
4. By and under documents including -
 - a. Regd. Agreement for Sale dated 24th March, 1987;
 - b. POA dated 24th March, 1987, 23rd September, 2001, 3rd February, 2004 etc.

-the Said Owners had agreed to sale, convey, transfer and assign the Said Land for consideration to and in favour of one Smt. Manju Narendra Gupta, Proprietress of RNA Builders (NG), (Said RNA) or its nominees or assignees as the said RNA may desire.

6. By and under further documents including -
 - a. Regd. Development Agreement dated 22nd February, 2007 and;
 - b. Substituted POA dated 22nd February, 2007,

-executed by said RNA for itself and Constituted Attorney for Said Owners for valuable consideration as more particularly described therein, said Owners have granted full development rights in the Said Land to and in favour of the Developers and have put them in physical possession of the Said Land.

6. Vide Vinishiti order No. Mahasul/K-1/T-1/Vinishiti/SR-2/2015, dated 31/07/2015 issued by the Collector. Thus the Developers have paid



Handwritten signature and initials

टनन - ५
संक्र ६५९८ / २०१९
९३ / १२४

CONT. SHEET

KIRAN BADGUJAR
Advocate

3

Conversion and N.A. Tax in respect of their larger property including the said land vide Challan No. MH/00 6988087, dated 28/12/2016.

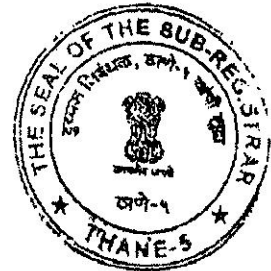
7. IN VIEW OF THE ABOVE, IN MY OPINION,

- The title of the Owners to the Said Land is clear, marketable and free from all encumbrances and reasonable doubts and;
- By and under the aforesaid documents, the said M/s. Dosti Enterprises, the Developers are the lawful Developers and have got subsisting rights and are entitled, empowered and authorized to develop the said Land fully and completely as per the plans sanctioned/ to be sanctioned or their further amendments or modifications as may be approved and to sell and/or to deal with the said Land and/or the Flats and Premises constructed or to be constructed thereon on what is commonly known as "Ownership basis".

Date : 25.11.2017



K
(KIRAN BADGUJAR)
Advocate



P. Shetal



KIRAN BADGUJAR
B.A., U.L.B.
Advocate High Court

4/B76, "Matruchaya", Suryodaya C.H.S. Ltd.,
Kher Section, Ambarnath (E), Thane - 421 501.
Mobile : 7506864427/8822824181
Email : advocate_kiran2008@yahoo.com

Reg. No. **KR121150**

ठ न न - ५

दस्तावेज - ४५१८ / २०११

२४ १९२२

Date : **२६.११.२०११**

CERTIFICATE OF TITLE

Re. :- The immovable property being land situated at Village Balkum, Thane, Taluka & District Thane and within the limits of the Municipal Corporation of the City of Thane and having following description as per Revenue Records :-

Sr. No.	Old Survey No.	New Survey No.	Area (Sq. Mtrs.)
1.	20/43	19/43	2500.00
			2500.00

(hereinafter referred to as the "SAID LAND").

Shri Shankar Berkya Patil & Ors. - Owners

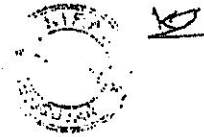
TO

M/s. Dosti Enterprises - Developers

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CONFIRM THAT, I have investigated the title of the Owners and Developers to the Said Land and on the basis of search caused to be taken at the Sub-Registrar of Assurances, Thane; on perusal of Revenue Records, documents submitted and clarifications given, I have observed as under:-

1. The Said Land is an ancestral property of Shri Shankar Berkya Patil and others.

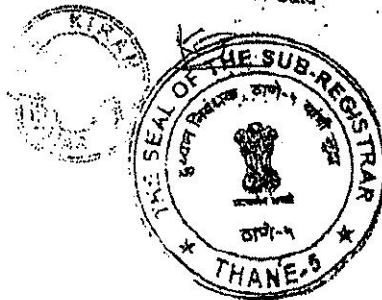


२) *Shankar* *Patil*

ट न न - ५
दस्तावेज ८५९८ / २०१९
८५ / १२४

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2. Under its Order dated 13th November, 2007 issued under Section 8(4) of the Urban Land Ceiling and Regulations Act, 1976 ("ULC ACT") - since repealed w.e.f. 28th November, 2007, the Additional Collector & Competent Authority, Thane, has declared the Said Land as "Retainable Land" of the Said Owners.
3. On perusal of 7/12 extract of said Land it appears that the said Land has not been declared as "Forest" Land, under the provisions of Indian Forest Act, 1927 and/or Maharashtra Private Forest Act, 1975.
4. By and under registered Agreement for Sale dated 9th November, 1987 read with Power of Attorney dated 30th March, 1988 & 26th December, 1990 read with Regd. Confirmation Deed dated 31st January, 2005, the Said Owners had agreed to sale, convey, transfer and assign the Said Land for consideration to and in favour of one Mrs. Manju Narendra Gupta.
5. By and under registered Agreement for Development dated 22nd February, 2007, executed by and between Shri Shankar Barkya Patil and others as Owners of the First Part, Smt. Vithabal Shankar Patil & Others, family members of the Owners of the Second Part, Mrs. Manju Narendra Gupta as Confirming Party of the Third Part and M/s. Dosti Enterprises as Developers of the Fourth Part, read with Authenticated Irrevocable Power of Attorney dated 22nd February, 2007 executed by and between Said Owners and M/s. Dosti Enterprises, the Said Owners with consent from Said Mrs. Manju Narendra Gupta, have granted the full Development Rights in respect of the Said Land for valuable consideration as more particularly described therein to and in favour of said M/s. Dosti Enterprises, the Developers and put them in physical possession of said Land.



21 Shital [Signature]

KIRAN BADGUJAR

CONT. SHEET

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3

Vide Vinishi order No. Mahasu/K-1/T-1/Vinishi/SR-2/2015, dated 31/07/2015 issued by the Collector, Thane the Developers have paid Conversion and N.A. Tax in respect of their larger property including the said land vide Chaffan No. MH 00 6989067, dated 28/12/2016.

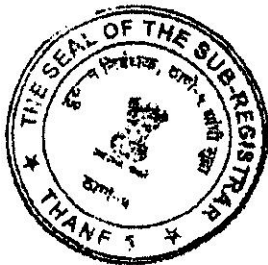
7. IN VIEW OF THE ABOVE, IN MY OPINION,

- a) The title of the Owners to the Said Land is clear, marketable and free from all encumbrances and reasonable doubts and;
- b) By and under the aforesaid Agreement for Development & Power of Attorney, M/s. Dosti Enterprises, the Developers are the lawful Developers and have got subsisting rights and are entitled, empowered and authorized to develop the said Land fully and completely as per the plans to be sanctioned/sanctioned or their further amendments or modifications as may be approved and to sell and/or to deal with the said land and/or the Flats and Premises constructed or to be constructed thereon on what is commonly known as "Ownership basis".

Date: 25 JUL 2017



(KIRAN BADGUJAR)
Advocate



v. Shetye
Amit



Kotak Mahindra Investr

Ref: Dosti Oak-0297
Date: 26-Mar-19

एनन - ५
१६५९८ / २०१९
२० / १२०८

To,
M/s Dosti Enterprises
Lawrence & Mayo House, 1st floor, 276,
Dr. D. N. Road, Fort, Mumbai - 400 001, Maharashtra

Sub. : NOC for Transfer of Flat No. 1403, in Building No "B" Project "Dosti Oak, Dosti West County, Thane West"

We have received your request for seeking our No Objection for transfer of the unit mortgaged with us, details of which are as under:

Flat No.	1403
Wing	B
Carpet Area of the Flat (sq. ft.)	595
Carpet Area of the Flat (sq.Mts.)	55.28
Name of the Purchaser	SHEETAL AMIT MANE & AMIT ARUN MANE
Total Sale Consideration (Rs.)	8037000

We hereby give our No Objection for transfer of above unit by way of sale and/or mortgage subject to compliance of following conditions:

1. This NOC is for sale of above flat to the above Purchaser SHEETAL AMIT MANE & AMIT ARUN MANE only.
2. The sale will have to be made only through Agreement which shall be registered with concerned sub-registrar of assurance within 90 days from hereof post which this NOC stands lapsed.
3. The entire consideration from the purchaser or mortgagee shall be deposited in Dosti Enterprises Collection A/c-Escrow Account bearing No. 4412011166 maintained with Kotak Mahindra Bank Ltd which may be utilized towards construction cost of project and repayment of outstanding dues of the loan granted to Dosti Enterprises.
4. Our first charge will continue till deposit of entire Sale Consideration in above Account and on payment of entire Sale Consideration as above, our mortgage shall automatically stand cancelled and discharged.
5. In the event, the sale is cancelled for any reason, whatsoever at any time, this NOC shall stand revoked automatically.
6. Possession of the Property shall be handed over to the transferee, only after receipt of entire consideration.
7. Our charge on entire land and project of above flat along with other securities created by you in our favour shall remain continue on priority basis.
8. The sale consideration shall be paid as per normal progress of construction or upfront but without any deferred payment plan / flexi payment plan / interest subvention.

Thanking you,
For Kotak Mahindra Investments Limited

Authorised Signatory

Kotak Mahindra Investments Ltd.
CIN U65900MH1988PLC047806
3rd Floor 17BKC, Plot C 12
G Block, Bandra Kurla Complex
Bandra (East), Mumbai - 400 051

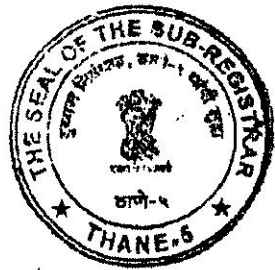
T-81 22 62185000
F-91 22 62215400
www.kotak.com

Registered Office,
27BKC, C 27, G Block
Bandra Kurla Complex
Bandra (E), Mumbai - 400 051
India.



PI

पत्र - ५
६५९८ / २०१९
६८ / १२४



10 FOLDS

ARCHITECTS & CONSULTANTS

This is to further certify that the Building No.5 & 6 known as "Dosti Cedar" in the project known as "Dosti West County" are on plot bearing S.Nos.17/6 (Pt), 19/43(Pt), 25/13A(Pt), 49/1(Pt), 17/3(Pt), 17/5(Pt), 17/9(Pt), 17/14(Pt), 17/10(Pt), 17/11A(Pt), 17/11B(Pt), 17/11C(Pt), 17/12(Pt), 17/13(Pt), 16/4(Pt), 16/11A(Pt), 49/3(Pt), 49/4(Pt), 49/5(Pt), 49/7A(Pt), 51/3A(Pt), 51/5A(Pt), 49/2(Pt), 49/6(Pt), 49/8A(Pt), 50/5A(Pt) from the above mentioned property at Village Balkum, Tal. & Dist. Thane

न - ५
 ५९८ / २०९९
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The details of building name & nos. of Building No. 5 & 6 known as "Dosti - CEDAR" as per Sanctioned Plan & as per Sale Plan are as under:

Building Nos. as per TMC Approved Plan	Name of Buildings as per Sale Plan	
	Building	Wing
Building No.6	DOSTI CEDAR	A
Building No.5	DOSTI CEDAR	B

This is to certify that the Building No.13, 14, 15 & 16 known as "Dosti Oak" in the project known as "Dosti West County" are on plot bearing S.Nos.17/1, 17/2, 17/3(Pt), 19/23, 19/29, 19/30(Pt), 19/31(Pt), 19/32 & 19/43(Pt) from the above mentioned property at Village Balkum, Tal. & Dist. Thane.

The details of building name & nos. of Building No. 13, 14, 15 & 16 known as "Dosti - OAK" as per Sanctioned Plan & as per Sale Plan are as under:

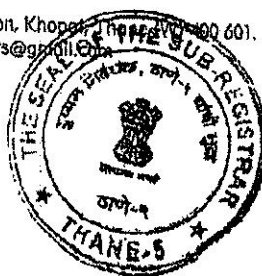
Building Nos. as per TMC Approved Plan	Name of Buildings as per Sale Plan	
	Building	Wing
Building No.13	DOSTI OAK	D
Building No.14	DOSTI OAK	C
Building No.15	DOSTI OAK	B
Building No.16	DOSTI OAK	A

Yours faithfully,
 for, 10 FOLDS
 Architects & Consultants.

(Signature)

(ARCHITECT)
 Reg. No. CA/2001/27699.

G-2, A Wing, Dev Corpora, Eastern Express Highway, Cadbury Junction, Khopoli, Maharashtra - 400 601.
 Tel. : 022-41008682 / 83 / 34 • Email : 10foldsarchitects@gmail.com



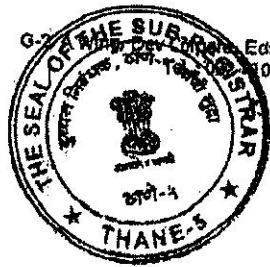
Date: 14/05/2018.

टनन - ५
दस्तावेज नं. ९५७८/२०१८
१००/१२५

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the project known as "Dosti West County" is under construction on plot bearing New Survey No. 5/2, 5/3, 5/5, 5/6, 6, 11, 12/1, 12/2, 12/3, 12/5, 12/6, 12/7, 12/9, 12/11, 13/1, 13/2A, 14/1, 14/2, 14/3, 14/4, 14/6, 14/7, 14/8, 14/9, 14/10, 15/1, 16/1, 16/2, 16/3, 16/4, 16/5, 16/6, 16/7, 16/8, 16/9, 16/10, 16/11, 16/12A, 16/12B, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 17/12, 17/13, 17/14, 18/1, 18/2, 18/3, 18/4, 18/5, 18/6, 18/7, 18/8, 18/9, 18/10, 18/11, 19/23, 19/29, 19/30, 19/31, 19/32, 19/37, 19/38, 19/42, 19/43, 19/45, 21, 22, 23, 24, 25/1, 25/2, 25/3, 25/4, 25/5, 25/6, 25/7, 25/8, 25/9, 25/10, 25/13, 26/1, 26/2, 26/3, 26/4, 26/5, 26/6, 26/7, 26/8, 26/9, 26/10, 26/11, 26/12, 27/1, 27/2, 27/3, 27/4, 27/5, 27/7, 27/8, 27/9, 27/10, 27/11, 27/12, 27/13, 27/15, 27/16, 27/17, 33/16, 33/17, 34/1, 34/2, 34/3, 34/6, 34/7, 34/8, 34/9, 35/1, 35/2, 35/3, 35/4, 35/5, 35/6, 35/7, 35/8, 35/9, 35/10, 35/11, 35/12, 35/13, 35/14, 35/15, 35/16, 36/6B, 36/13, 39/1, 39/2, 39/3, 39/9B+C, 39/10B, 40/1, 40/2, 40/3, 40/4, 40/5, 40/6, 40/7, 40/8, 40/9B, 40/10, 40/11, 40/12, 40/13, 40/14, 40/15, 40/16, 40/18, 40/17, 40/19, 40/20, 40/21A, 40/22, 41/2, 41/3B, 41/3C, 41/8, 41/9, 41/10, 41/12, 41/13, 41/14, 41/17, 41/18, 42/1, 42/2, 42/3, 43/1, 43/2, 43/3, 43/4, 43/5, 44/1, 44/2, 44/3, 45/2, 46/1A, 46/5B, 47/1, 47/2/1, 47/2/2, 47/3/1, 47/3/2, 47/4B, 47/5, 47/6, 47/7, 47/8A, 47/8C, 47/8B, 48/1, 48/2, 48/3A, 48/4A, 49/1, 49/2, 49/3, 49/4, 49/5, 49/6, 49/7, 49/8A, 50/2A, 50/3A, 50/4A, 51/1, 51/2, 51/3A, 51/4A, 51/5, 52/1, 53, 54/1, 54/2, 54/3, 77/1, 77/2, 77/5, 77/7, 77/8A, 77/8C, 77/8E, 77/9, 77/10, 77/11, 77/12, 77/13, 77/14, 77/15, 78/1, 78/3 & 78/4 At Village Balkum, Tal. & Dist. Thane for M/s. Dosti Enterprises.

Amended plans on the above referred property have been approved by Thane Municipal Corporation vide V.P. No. S05/0006/08 vide no. TMC/TDD/2548/18 dated 21/04/2018.



335/3544

पावती

Original/Duplicate

Wednesday March 14, 2018

नोंरणी क्र. :39M

4:29 PM

Regn.:39M

पावती क्र.: 4346 दिनांक: 14/03/2018

गावाचे नाव: बाळकूम

दस्तऐवजाचा अनुक्रमांक: टनन5-3544-2018

दस्तऐवजाचा प्रकार: पॉवर ऑफ अटॉर्नी

सादर करणाऱ्याचे नाव: गोविंद सोपान काकडे

नोंरणी फी
दस्त हाव्याळणी फी
पुढाची संख्या: 15

टनन-५	
दस्त क्र ६५९८/२०१८	₹. 100.00
९०९/१२४	₹. 300.00

एकूण:

₹. 400.00

आपणास मूळ दस्त, यंबनेल पिट, सूची-२ अंवाजे
4:23 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 5
सह दुय्यम निबंधक, ठाणे क्र. ५

वाजार मूल्य: ₹. 1/-

मोबदला ₹. 1/-

मरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: By Cash रकम: ₹ 100/-

2) देयकाचा प्रकार: By Cash रकम: ₹ 300/-

Li. S. K. K. K.

Received Original Documents

