

P.M. PATIL  
M. COM. LL.B.  
R.V.GANGARKAR  
B.A.LL.B.

Mob.No : 98678 58777

Mob No : 98200 29073

**M/S.PATIL GANGARKAR & CO.(REGD.)**

ADVOCATES – HIGH COURT

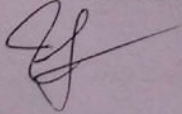
2, Old Bhanbai Niwas, Gr. Floor, Gurunanak Estate, Opp. Gokul Hospital, M.G. Raod,  
Mulund (W), Mumbai-400

RPAD/UCP/HD/COURIER

**TO WHOMSOEVER IT MAY CONCERN**

**Sub:** All that piece or parcel of land in aggregate admeasuring 2500 sq.mtrs. situate, lying and being at Village Kausa, Tal. and Dist. thane within the limits of Thane Municipal Corporation & in the Registration Dist. & Sub-Dist. Thane bearing S.No.47/1A.

This is to certify that as per Revenue Record one Mr. Jainul Abedin Mohammed Raut & Others are the owners of the landed property under reference, which is more particularly described in the schedule written hereunder & hereinafter for brevity's sake referred to as the "said property".

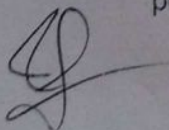


b) One M/s. Sahhyadri Gruhnirman, Thane, a Partnership Firm, having its registered office at Royal Garden, Tower "A" Co-operative Housing Society Ltd. Kausa, Tal. & Dist. Thane, who have acquired development rights in respect of the said property have handed over to us relevant documents, i.e. Title Deeds, Revenue Record, Agreements, Power of Attorney & other documents / record for the purpose of investigation of the title of the aforesaid Owners to the said property.

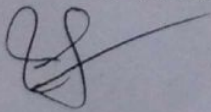
c) Upon going through the relevant documentary record handed over to us by the said Mr. Sahadri Grihaniman, Thane the following position was revealed.

i) Since prior to the year 1993 one Mr. Mohammed Sayyed Abdul Kadir Raut was absolutely seized & possessed of and/or otherwise well & sufficiently entitled to all that piece or parcel of agricultural land admeasuring 2500 sq.mtrs. situate, lying and being at Village Kausa, Taluka & Dist. Thane bearing S.No.47/1B, i.e. the said property.

ii) The said Shri Mohammed Abdul Sayyed Abdul Kadir Raut died on 05/04/1993 and was survived by the aforesaid holders as per Revenue Record and other 17 heirs, who are entitled to inherit the said property as per the provision of the Mohammden Law of Successions.



- iii) Thus the said Shri Jainul Abedin Mohammed Raut & 21 Others are absolutely seized & possessed of and/or otherwise well & sufficiently entitled to the said property.
- d) By a registered Agreement for Development dated 31/02/2014 executed between the said M/s. Sahyadri Grihnirman Thane being the Developer and the said Mr. Jainul Abedin Mohammed Raut & 21 Others being the Owners, the said owners have entrusted the development rights, in respect of the aid property to the said M/s. Sahayadri Grianirman for the consideration & upon the terms & conditions more particularly set out therein. So also handed over vacant & peaceful possession of the said property to them to enable them to develop the same. So also executed an Irrevocable Genial Power of Attorney in favour of partner of the said Developers.
- e) We have also verified relevant papers and title documents furnished to us by the said M/s. Sahyadri Grihanirman for the purpose of investigation of title.
- f) In view of the above, we are of the opinion that the title of the said Owners Shri Jainul Abedin Mohammed Raut & 21 Others to the said property is clear and marketable & free from all encumbrances & beyond reasonable doubts and the said Developers M/s. Sahayadri Grinimran have full right & absolute authority to develop the said property & to sell the developed components thereof.

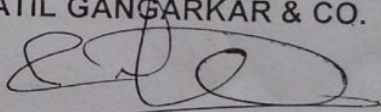


SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All that piece or parcel of agricultural land admeasuring 2500 sq.mtrs. situate, lying and being at Village Kausa, Tal & Dist. Thane within the limits of Thane Municipal Corporation & in the Registration Dist & Sub-Dist. Thane, bearing Survey . No.47/1B

Dated this 25<sup>th</sup> day of May, 2015

For M/s. PATIL GANGARKAR & CO.

  
(P.M. PATIL) 25/05/15  
Partner