

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.*

*Mobile No. 9664440083 Email I.D. [revati.dhakite@gmail.com](mailto:revati.dhakite@gmail.com)*

Date: 06.06.2012

**TITLE CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY that I have investigated the title of the land bearing Survey No.225, Hissa No. 1 (A) admeasuring 11950 sq. meters and Survey NO.225, Hissa No. 1 (C) admeasuring 4590 square meters of Village Ghodbunder, Taluka and District Thane ("the said properties"). I have perused the documents provided to me and from such documents I find that:

- a) The above said properties were originally owned by (1) Bhaskar Shinwar Vaity, (2) Ramchandra Shinwar Vaity and (3) Bhaui Shinwar Vaity. The aforesaid is reflected in the Mutation Entry No 731 dated 01/11/1965.
- b) Upon the death of the said Bhaskar Shinwar Vaity on 15/09/1972, the names of his legal heirs were recorded in the records of rights viz.: - (1) Radhabai Bhaskar Vaity, (2) Kisan Bhaskar Vaity, (3) Pandurang Bhaskar Vaity, (4) Bhimabai Bhalchandra Bhandari. The aforesaid change is reflected in the Mutation Entry No. 1374, made on 13/03/1994.
- c) Upon the death of the said Bhaurao Shinwar Vaity on 07/08/1997, the names of his legal heirs were recorded in the records of rights viz.: - 1) Smt. Nanu Bhaurao Vaity, (2) Umakant Bhaurao Vaity, (3) Prabhakar Bhaurao Vaity, (4) Hemant Bhaurao Vaity, (5) Bharat Bhaurao Vaity, (6) Mangesh Bhaurao Vaity, (7) Rajni Harishchandra Bhandari. The aforesaid change is reflected in the Mutation Entry No. 1562, made on 3-8-2005.
- d) Upon the death of the said Ramchandra Shinwar Vaity, the names of his legal heirs were recorded in the records of rights namely viz.: - (1) Hareswar Ramchandra Vaity, (2) Deepak Ramchandra Vaity, (3) Sunil Ramchandra Vaity, (4) Ganesh Ramchandra Vaity, (5) Hausabai Jaywant Meher, (6) Mandubai Prabhakar Kint, (7) Yamunabai Ramchandra Vaity. The Aforesaid change is reflected in the Mutation Entry No. 1375, made on 13-03-1994.

*Revati N.*

*Mrs. Revati N. Dhakite*

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- e) By and under an Agreement for Sale dated 18/05/1994 executed between the said (1) Shri Bhau Shinwar Vaity (2) Smt. Radhabai Bhaskar Vaity (3) Shri Kisan Bhaskar Vaity (4) Shri Pandurang Rajaram Bhaskar Vaity (5) Smt. Mathurabai Rajaram Keni (6) Smt. Bhimabai Bhalchandra Patil (7) Smt. Yamunabai Ramchandra Vaity (8) Shri. Harehwar Ramchandra Vaity (9) Shri. Deepak Ramchandra Vaity, (10) Shri. Sunil Ramchandra Vaity (11) Shri. Ganesh Ramchandra Vaity (12) Smt. Nandubai Prabhakar Keni & (13) Smt. Hansabai Jaywant Meher therein referred to as the Purchaser, the said Owners (1) Shri Bhau Shinwar Vaity & 12 others have agreed to sell all their rights, title and interest in the said Properties to the said Harshad P. Doshi, at or for consideration and on the terms and conditions contained therein, in respect of the said properties
- f) In pursuance to the said Agreement for Sale dated 18/05/1994, the said Owners (1) Shri Bhau Shinwar Vaity & 12 others have also executed Irrevocable General Power of Attorney dated 13<sup>th</sup> May, 1994, in favour of the said Harshad P. Doshi, in respect of the said properties.
- g) By and under an Agreement dated 30/11/1990 executed between the said Harshad P. Doshi therein referred to as the Vendor and M/s Ravi Development therein referred to as the said Purchasers, the said Harshad P. Doshi has agreed to sell all his right, title and interest in the said properties to M/s Ravi Developments, at or for consideration and on the terms and conditions contained therein.
- h) The said Harshad P. Doshi has also executed Substituted Power of Attorney dated 29<sup>th</sup> October, 1994, in favour of the Partner of M/s Ravi Developments, in respect of the said properties.
- i) By and under an Agreement for Development dated 16/10/2007 executed between the said Owners (1) Late Yamunabai Ramchandra Vaity, (2) Smt. Nandubai Prabhakar Keni, (3) Smt. Hansabai Jaywant Meher, (4) Smt. Rajni Harehwar Vaity, (5) Bhushari Harehwar Vaity, (6) Kavita Harehwar Vaity, (7) Dakshita Harehwar Vaity, (8) Amruta Harehwar Vaity, (9) Deepak Ramchandra Vaity, (10) Smt. Vatsala Deepak Vaity, (11) Arati Deepak Vaity, (12) Jayesh Deepak Vaity, (13) Yogesh Deepak Vaity, (14) Sunil Ramchandra Vaity, (15) Smt. Leena Sunil

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Vaity, (16) Harsh Sunil Vaity, (17) Sakshi Sunil Vaity, therein referred to as the said Owners and M/s Ravi Developments therein referred to as the Developers, the said Owners (1) Late Yamunabai Ramchandra Vaity & 16 theirs have agreed to transfer all their undivided respective share, right, title and interest in the said properties to you, at or for consideration and on the terms and conditions contained therein. The said Agreement for Development dated 16/10/2007 is duly registered with the Sub Registrar of Assurances bearing Registration No TN-10/09053/2007.

j) In Pursuance to the said Agreement for Development dated 16/10/2007, the said Owners Viz.:- Yamunabai Ramchandra Vaity & 16 others have also executed an Irrevocable General Power of Attorney dated 16/10/2007 in favour of Partners of M/s Ravi Developments, in respect of their respective undivided share, right, title and interest in the said properties. The said Power of Attorney dated 16/10/207 is duly registered with the Sub Registrar of Assurances bearing Registration No. SR. No. 211/2207.

k) By and under Right of Way of Agreement dated 16/10/2007 executed between (1) Late Yamunabai Ramchandra Vaity, (2) Smt. Nandubai Prabhakar Kini, (3) Smt. Hausabai Jaywant Meher, (4) Smt. Rajni Hareshwar Vaity, (5) Bhushan Hareshwar Vaity, (6) Kavita Hareshwar Vaity, (7) Daksha Hareshwar Vaity, (8) Amruta Hareshwar Vaity, (9) Deepak Ramchandra Vaity, (10) Smt. Vatsala Deepak Vaity, (11) Aarti Deepak Vaity, (12) Jayesh Deepak Vaity, (13) Yogesh Deepak Vaity, (14) Sunil Ramchandra Vaity, (15) Smt. Leena Sunil Vaity, (16) Harsh Sunil Vaity, (17) Sakshi Sunil Vaity, therein referred to as the Grantors and M/s Ravi Developments therein referred to as the Grantees, the said Grantors (1) Late Yamunabai Ramchandra Vaity & 16 others have agreed to give right of way to M/s Ravi Developments, at or for consideration and on terms and conditions contained therein, in respect of the said properties.

l) By and under an Agreement for Development dated 07/12/2007 executed between the Co-Owners Viz.:- (1) Shri Kisan Bhaskar Vaity, (2) Shri Pandurang Bhaskar Vaity, (3) Smt. Bhimbal Bhalkhandra Patil, therein referred to as the said Co-Owners and you therein referred to as the Developers, the said Co-Owners (1) Shri Kisan Bhaskar Vaity & others have agreed to sell all

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*Mobile No. 9664440083 Email I.D. revati.dhakite@gmail.com*

- their undivided respective share, right, title and interest, in respect of the said properties to M/s Ravi Developments, at or for consideration and on the terms and conditions contained thereon. The said Agreement for Development dated 07/12/2007 is duly registered with the Sub Registrar of Assurances bearing Registration No. TNN 10-10706/2007.
- m) In pursuance to the said Agreement for Development dated 07/12/2007, the said Co-Owners viz.:- (1) Shri Kisan Bhaskar Vaitly & 2 others have also executed an Irrevocable Power of Attorney dated 07/12/2007 in favour of the Partners of M/s Ravi Developments, in respect of the said properties. The said Irrevocable Power of Attorney date 07/12/2007 is duly registered with the Sub Registrar of Assurances bearing Registration No. S.R No. 225/2007.
- n) By and under an Agreement cum Confirmation dated 08/12/2007 executed between the Co-Owners Smt. Parvati K. Vaitly, (2) Shri Vishwa K. Vaitly, (3) Likesh K. Vaitly, (4) Shri Dwarka P. Vaitly, (5) Smt. Madhvi Nandkumar Koli, (6) Shri. Manish P. Vaitly, (7) Priyanka Vaitly, (8) Mitesh P. Vaitly, (9) Shri Vilas Bhalchandra Patil, (10) Shri Pradeep Bhalchandra Patil, (11) Smt. Charulata Lalit Vaitly, (12) Smt. Jayshree Ramesh Bhandari and (13) Smt. Kanta Kishore Koli therein referred to as the Developers, the said Co-Owners Smt. Parvati K. Vaitly & 12 others have agreed to sell their respective undivided share, right, title and interest in the said properties to you and also confirmed the transaction entered under the Agreements in respect of the said properties as mentioned in the said Agreement cum Confirmation dated 08/12/2007, at or for consideration and on terms and conditions contained therein, in respect of the said properties.
- o) In pursuance to the said Agreement Cum Confirmation dated 10/12/2007, the said Smt. Parvati K. Vaitly & 12 others have also executed an Irrevocable General Power of Attorney dated 10<sup>th</sup> December, 2007, in favour of Partners of M/s Ravi Developments, in respect of their respective undivided share, right, title and interest in the said properties.
2. Title Certificate dated 08/03/2007 issued by Advocate Mr. John M. Rodricks, in respect of the said properties bearing Survey No. 225, Hissa No. (1) (Part) admeasuring 119500 square

*Revati D.*

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

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*Mobile No. 9664440083 Email I.D. revati.dhakite@gmail.com*

meters or thereabout, wherein it was stated that title of M/s Ravi Developments to said property is clear and marketable.

3. One Mr. Bipin Adhikari, the Title Investigator has Issued the Search Report dated 25<sup>th</sup> August 2007, wherein it was stated that you have entered into an Agreement with the Owners as mentioned Above.
4. By and under an Order dated 05<sup>th</sup> September, 2006 bearing No. ULC/TA/ATP/WSHS-20/SR.1663 the office of the Additional Collector and Competent Authority, Thane Urban Agglomeration, Thane, has granted exemption to the Owners viz Harishwar Ramchandra Vaity, in respect of property bearing Survey No. 225, Hissa Part, under Section 20 of Urban Land (Ceiling & Regulation) Act, 1978 to develop the said property subject to the conditions contained therein.
5. That M/s Ravi Development had purchased the said properties under various agreements from various Owners and other as mentioned above and hence the title of M/s Ravi Developments to the said properties is clear and marketable and you are entitled to develop the said properties on obtaining necessary permissions and sanctions from the Authorities concerns.

*Revati N. D.*

Mrs. Revati N. Dhakite

Advocate

**MRS. REVATI N. DHAKITE**  
 ADVOCATE, HIGH COURT  
 76, Laxmi Palace, Mathuradas Road,  
 Kandivali (West), Mumbai-400067.

**N. N. JADHAV**  
**ADVOCATE HIGH COURT**

**Office: 76, Laxmi Palace, Mathuradas Road, Kandivoli (W), Mumbai 400 067**  
**Cell No. 9969251651, 9321917151 • E-mail: devinfo1981@gmail.com**

**TITLE CERTIFICATE**

TO,

DATE 03/12/2013

**M/S. RAVI DEVELOPMENTS**

Laxmi Palace,

76, Mathuradas Road,

Kandivili (West),

Mumbai - 400 067.

Dear Sir,

Ref: All that piece or parcel of property situate, lying and being at Revenue Village Ghodbunder, Mira Road (E), Taluka and District Thane, bearing Survey No. 86, Hissa No. 1, admeasuring 9940 sq. meters, within the limits of Mira Bhayander Municipal Corporation, in the Registration District, Sub-District of Thane.

You have handed over to me the documents in respect of pieces and parcels of land in Village Ghodbunder, Taluka and District Thane, bearing Survey No. 86, Hissa No. 1, admeasuring 9940 sq. meters, within the limits of Mira Bhayander Municipal Corporation in the Registration District, Sub-District of Thane (hereinafter called as "the said land").

- a) One Ramchandra Budhaji Patil, was the original Khatedar in respect of the said land and the said Ramchandra Budhaji Patil died in the year 1986 and by a Mutation Entry No. 1098 affected by the Revenue Authorities his heirs & legal representatives Shri. Sadashiv

**N. N. JADHAV**  
**ADVOCATE HIGH COURT**

**Office: 76, Laxmi Palace, Matlurdas Road, Kandivali (W), Mumbai 400 007**  
**Cell No. 9969251651, 9321917151- E-mail: devinfo1981@gmail.com**

Ramchandra Patil, Shri. Eknath Ramchandra Patil, Smt. Vithabai Govind Gharat, Smt. Anusuya Harishchandra Mhatre & Smt. Radhabai Ramchandra Patil names were brought on revenue records and they became the Khatedar in respect of the said plot of land.

- b) Eknath Ramchandra Patil died leaving behind Smt. Jayantibai Eknath Patil, Shri. Kiran Eknath Patil, Shri. Ravindra Eknath Patil, Smt. Babibai Ramchandra Mhatre & Shri. Gulab Ashok Patil were brought on revenue record by a Mutation Entry No. 1415 dated 17/11/1995.
- c) The said owners Shri. Sadashiv Ramchandra Patil, Shri. Eknath Ramchandra Patil, Smt. Vithabai Govind Gharat, Smt. Anusuya Harishchandra Mhatre & Smt. Radhabai Ramchandra Patil, have by an Agreement dated 21<sup>st</sup> March 1989, agreed to sell and transfer the said land to one M/S. EMESVEE DEVELOPERS PVT. LTD., on the terms and conditions mentioned therein. In pursuance to the said Agreement, the said Owners Shri. Sadashiv Ramchandra Patil & others have also executed the Power of Attorney dated 21/03/1989 in favour of Shri. Vijaykumar N. Raach to do any act, deed and things described therein in respect of the said land.
- d) By an Agreement dated 26<sup>th</sup> June, 1991, the said M/S. EMESVEE DEVELOPERS PVT. LTD., therein called the Vendors, agreed to sell, transfer and assign their all right title and interest of the said land mentioned in the said Agreement dated 21<sup>st</sup> March 1989 to one M/s. Ganesh Constructions, at or for the consideration and on the terms and conditions contained therein. In pursuance to the said agreement, the Vendor has also executed Power of Attorney dated 06/09/1993 in favour of Shri. Pravin Shantilal Dave &

**N. N. JADHAV**  
**ADVOCATE HIGH COURT**

**Office: 76, Laxmi Palace, Mathuradas Road, Kandivoli (W), Mumbai 400 067**  
**Cell No. 9969251651, 9321917151- E-mail: devinfo1901@gmail.com**

Shri. Narendra Kasturilal Sodhi, to do any act, deed and things described therein in respect of the said land.

- e) The said M/s. Ganesh Construction Co., by an Agreement dated 1<sup>st</sup> December, 1994 agreed to sell, transfer and assign their all right, title and interest in respect of the said land to one M/s. Ravi Developments, at or for the consideration and on the terms and conditions contained therein. In pursuance to the said agreement dated 1<sup>st</sup> December 1994, Shri. Pravin Shantilal Dave & Shri. Narendra Kasturilal Sodhi have executed Substituted Power of Attorney dated 01/12/1994 in favour of Shri. Jayesh T. Shah & Shri. Ketan T. Shah Partners of M/s. Ravi Developments to do any act, deed and things described therein in respect of the said land.
- f) By an Order No. ULC/TA/WSHG/20/SR-285 dated 15/10/1990 of the Office of the Collector & Competent Authority, Thane Urban Agglomeration & Corrigendum Order bearing No. ULC/TA/WSHG/20/SR-285 dated 15/11/2002 of the Office of the Addl. Collector & Competent Authority, Thane Urban Agglomeration, Thane Urban Agglomeration & KMS Peripheral Area of Greater Bombay Agglomeration, Thane has issued Orders under section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 in the name of Shri. Sadashiv Ramchandra Patil, in respect of the said land.
- g) By a letter bearing Ref. No. EI/94 dated 03/02/1992 the Estate Investment Co. Pvt. Ltd., Mumbai have given "NO OBJECTION" to the Collector for granting N. A. Permission in respect of the said land.



**N. N. JADHAV**  
**ADVOCATE HIGH COURT**

**Office: 76, Laxmi Palace, Mathurdas Road, Kandivali (W), Mumbai 400 067**  
**Cell No. 9969251651, 9321917151- E-mail: devinfo1981@gmail.com**

- b) By an Order No. Mahasul/K-1/T-1/NP/SR/231/97 dated 13/05/2002 of the Office of the Collector & Competent Authority; There has granted N. A. Permission in the name of Shri. Sadashiv Ramchandra Patil & others in respect of the said land.

I have investigated the title in respect of the said land and subject to the terms and conditions of the ULC orders and subject to compliance of all the terms and conditions of documents mentioned hereinabove, the title of Shri. Sadashiv Ramchandra Patil & Others, in respect of the said Plot of land is Clear, Marketable and Free from all encumbrances, whatsoever.

FROM,

  
ADV N. N. JADHAV

Mrs. Revati N. Dhakite

Dhakite Associates

Advocates

Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai-400067.

Mobile No. 9664440083 Email I.D. revati.dhakite@gmail.com.

Date: 06.06.2012

**TITLE CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY that I have investigated the title of the land bearing Survey no. 87, Hissa No. 1 (Part), admeasuring about 1000 sq. Mtrs, equivalent to 1196 sq. yards, and Survey No. 86, Hissa No. 8(P), admeasuring 730 sq. Mtrs. Equivalent to 873 Sq. Yards, of village Ghodbunder, Mira Road (E) Tal. & Dist. Thane, within the limits of Mira Bhyander Municipal Corporation, in the Registration District, Sub-District, Bhyander/ Thane, (hereinafter referred to as "the said property").

Originally one Smt. Yamunabai Ramchandra Vaity & 10 others, was entitled to undivided share of the said property.

The said Smt. Yamunabai Ramchandra Vaity & 10 others, by an Agreement for Development dated 16<sup>th</sup> October, 2007, agreed to transfer and assign the developments rights in favour of M/s Ravi Developments, upon the terms and conditions mentioned in the said Agreement and the said Agreement for Development dated 16<sup>th</sup> October, 2007, in respect of the said property has been duly registered with Sub- Registrar of Assurances at Thane-10, bearing Registration No. TNN-10/9052/2007 Dated 16<sup>th</sup> October, 2007.

Revati D.

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

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*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai-400067.*

*Mobile No. 9664440083 Email I.D. revati.dhakite@gmail.com.*

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The said Smt. Yamunabai Ramchandra Vaity & 10 others have also executed Irrevocable Power of Attorney dated 16<sup>th</sup> October, 2007, in favour of Shri Jayesh T. Shah & Ketan T. Shah, partners of M/s Ravi Developments, which is also duly registered with Sub-Registrar of Assurances at Thane-10, bearing Registration Serial No.212/2007 on Dated 16/10/2007.

Under the Order bearing No. ULC/TA/TN-4/Ghodbunder/SR/67 Dated 5/07/2007 of Add. Collector & Competent Authority, Thane Urban Agglomeration & 8 Kms. Peripheral area of Greater Mumbai, under Section 8(4) of the urban Land (Ceiling & Regulation) Act, 1997, the said property is allowed to be developed as per the terms and conditions of the said Order.

I have investigated the title Of Smt. Yamunabai Ramchandra Vaity & 10 others, to the said property subject to the claims of the Estate Investment Co. Pvt. Ltd., is clear, marketable and free from all encumbrances of any nature whatsoever and that the said M/s Ravi Developments, are entitled to develop the said property subject to the terms and conditions of the above mentioned Agreements and Subject to complying with the Development Rules of Mira Bhyander Municipal Corporation.

*Revati D.*

Mrs. Revati N. Dhakite  
Advocate

**MRS. REVATI N. DHAKITE**  
ADVOCATE, SUPR. COURT  
76, Laxmi Palace, Mathuradas Road,  
Kandivali (West), Mumbai-400067.

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.*

*Mobile No. 9664440083 Email I.D. [revati.dhakite@gmail.com](mailto:revati.dhakite@gmail.com)*

Date: 06.06.2012

**TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY that I have investigated the title of the land bearing Survey No. 87, Hissa No. 1 (Part), now having corresponding Hissa No.1/A, admeasuring 6100 sq. Meters, situate, lying and being at Village Ghodbunder, Taluka and District Thane and in the Registration District and Sub-District Thane, owned by Smt. Sonabai Mukund Vaity, Shri Jagannath Mukund Vaity, Smt. Changuna Yeshwant Vaity, Smt. Rukumini Narendra Bhoir, Smt. Radhabal Dyaneshwar Keni, Smt. Saraswati Ramakant Vaity, Smt. Hemvati Kamalakar Tare, Shri Parsuram Mukund Vaity, Smt. Revati Kashinath Patil, Shri Kishan Bhaskar Vaity, Shri Pandurang Bhaskar Vaity, Smt. Mathurabai Rajaram Bhandari, Smt. Bhimabai Bhalchandra Bhandari, Shri Matesh Anthony Telles, Anna Martin Telles, Charly Anthony Telles, Peter Antony Telles, Joshwin Peter Keni, Trizabal Andrew Rodrigues, Uma Alias Phiomina Pauli Koli, Leela Burner Lewis, Sivi Antony Kenny, Manisha Sunil Kenny, Snehal Martin Telles, Rahul Martin Telles, Wilson John Perrira, Meribal Marshal D'mello, Mina Thomas Soj, Rukina John Kenny and Sushila Adison Kotiya and I have to state as hereunder :

- 1) Originally Shri Mukund Tukaram Vaity, Shri Bhaskar Shrinivar Vaity and Farsha Lawrence Telles were the joint owners of the land bearing Survey No. 87, Hissa No.1(Part), now having corresponding Hissa No. 1/A , admeasuring 6100 sq. meters, situate, lying and being at Village Ghodbunder, Taluka and District of thane.
- 2) Shri Mukund Tukaram Vaity died intestate on 9<sup>th</sup> January, 2000, leaving behind his widow Smt. Sonabai Mukund Vaity, two sons namely Shri Jagannath Mukund Vaity and Shri Parshuram Mukund Vaity and five daughters namely Smt. Changuna Yeshwant Vaity, Smt. Rukmini Narendra Bhoir, Smt. Radhabal Dyaneshwar Keni, Smt. Saraswati Ramakant Vaity, Smt. Hemvati Kamalakar Tare and Smt. Revati Kashinath Patil as his heirs and legal representative entitled to the undivided share of the deceased in the said property. By Mutation Entry No. 1627, dated 17<sup>th</sup> May, 2007, the names of Smt. Sonabai Mukund Vaity, Shri Jagannath Mukund Vaity, Shri Parshuram Mukund Vaity, Smt.

*Revati N.*

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*Advocates*

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*Mobile No. 9664440083 Email I.D. revati.dhakite@gmail.com*

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Changuna Yeshwant Vaity, Smt. Rukimini Narendra Bhoir, Smt. Radhabai Dyaneshwar Keni, Smt. Saraswati Ramakant Vaity, Smt. Hemvati Kamlakar Yare and Smt. Revati Kashinath Patil were recorded in the 7/12 Extract of the said property.

- 3) Shri Bhaskar Shinwar Vaity died intestate on 20<sup>th</sup> June, 2006, leaving behind his two sons namely Shri Kishan Bhaskar Vaity and Pandurang Bhaskar Vaity and two married daughters namely Smt. Mathurabai Rajaram Bhandari and Bhimabai Bhalchandra as his heirs and legal representative entitled to the undivided share of the deceased in the said property.
- 4) Mr. Farsha alias Anton Lawrence Telles died intestate in or about 1965, leaving behind his widow Mrs. Merybai Telles, who died intestate on 21<sup>st</sup> March, 1987, and four sons namely Mr. Matesh Anton Telles, Mr. Charlie Anton Telles, Mr. Peter Anton Telles and Mr. Martin Anton Telles and six daughters namely Mrs. Josphine Peter Kenny, Mrs. Trizabai Andrew Rodrigues, Mrs. Sivi Anton Keni and Rosybai John Pereira as his heirs and legal representatives entitled to the undivided shares of the deceased in the said property.
- 5) Mr. Martin Anthon Telles died intestate on 20<sup>th</sup> February, 1996, leaving behind widow Mrs. Anna Martin Telles and two sons namely Snehal Martin Telles, Rahul Martin Telles and a daughter named Manisha Sunil Koli as his heirs and legal representative entitled to the estate of the deceased.
- 6) Mrs. Rosybai John Pereira died intestate on 12/7/2005, leaving behind his son Mr. Wilson John Periera and four daughters namely Meribai Marshal O'mello, Mina Thomas Soz, Rukina Jny Kenny and Sushila Adison Kotiya as his legal heirs and legal representative and as such become entitled to the undivided share of the deceased in the said property.
- 7) By Mutation Entry No. 1637, dated 2<sup>nd</sup> June, 2007, the names of the said Mates Antony Telles, Charlie Anton Telles, Peter Anton Telles, Josphin Peter Kenny, Trizabai Andrew Rodrigues, Uma Alias Filomina Paul Koli, Leela Vernet Lewis, Sivi Anton Keni, Annie Martin Telles, Manisha Sunil Koli,

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Snehal Martin Telles, Rahul Martin Telles, Wilson John Pereira, Meribal Marshal D'mello, Mina Thomas Soz, Rukina Jony Keni and Sushila Adison Kotiya were recorded in the 7 / 12 Extract of the said property.

- 8) By an Agreement, dated 16<sup>th</sup> February, 2007, Mr. Matesh Anton Telles, Peter Anton Telles, Charlie Anton Telles, Anna Martin Telles agreed to sell their undivided right, title and interest in the said property to Shri Uday G. Naik, Proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein.
- 9) By an Agreement for Sale, dated 23<sup>rd</sup> November, 2007, registered in the office of Sub-Registrar, Thane bearing registration No. TNN-4/10116/2007, dated 23<sup>rd</sup> November, 2007, the said Mr. Matesh Anthon Telles, Peter Anthony Telles, Charley Anthony Telles, Anna Martin Telles with the consent and confirmation of the said Shri Uday G. Naik, Proprietor of M/s. G.N. Construction agreed to sell their undivided right, title and interest in the said property to M/s. Raj Enterprises at the price and on the terms and conditions stipulates therein. In pursuance to the said Agreement, dated 16<sup>th</sup> February, 2007 Mr. Matesh Anton Telles, Peter Anthony Telles, Charlie Anton Telles, Anna Martin Telles had executed an Irrevocable General Power of Attorney, dated 23<sup>rd</sup> November, 2007, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/10117/2007, dated 23<sup>rd</sup> November, 2007 in favour of partners of M/s. Raj Enterprises, conferring upon them several powers inter-alia power to develop the said property Mrs. Joswin Peter Keni, Trizabai Andrew Rodrigues, Uma Alias Philomina Paul Kenny, Leela Burner Lewis, Silvi Antony Kenny, Manisha Sunil Kenny, Snehal Martin Telles, Rahul Martin Telles, Wilson John Pereira, Meribal Marshal D'mello, Mina Thomas Soz, Rukina John Kenny and Sushila Adison Kotiya were not the parties to the Agreement, dated 23<sup>rd</sup> November, 2007, executed by Mr. Matesh Anton Telles, Peter Anthon Telles, Charlie Anthon Telles and Anna Martin Telles in favour of M/s. Raj Enterprises as a result, a Supplement Agreement for Sale, dated 12<sup>th</sup> December, 2007, registered in the office of Sub- Registrar, Thane under Sr. No. TNN-4/10930 of 2007 came to be executed by and between Mrs. Joswin Peter Keni, Trizabai Andrew Rodrigues, Uma Alias Philomena Paul Kenny, Leela Burner Lewis, Silvi Anton Kenny,

*Revati N. D.*

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai 400067.*

*Mobile No. 9664440083 Email I.D. revati.dhakite@gmail.com*

Manisha Sunil Kenny, Snehal Martin Telis, Rahul Martin Telis, Wilson John Pereira, Meribai Marshal D'mello, Mina Thomas Soj, Rukina Jony Kenny and Sushila Adison Kotiya as the Vendors of the First Part Shri Uday G. Nalk Proprietor of M/s. G.N. Construction as the confirming Party of the Second Part and M/s. Raj Enterprises as the Purchasers of the Third Part and by the said Supplement Agreement, dated 12<sup>th</sup> December, 2007, the said Mrs. Jeswin Peter Kenny and 12 others with the consent and confirmation of Shri Uday G. Nalk, Proprietor of M/s. G.N. Construction had agreed to sell their undivided right, title and interest in the said property to m/s. Raj Enterprises. In pursuance to the said Agreement, dated to M/s. Raj Enterprises. In pursuance to the said Agreement, dated 12<sup>th</sup> December, 2007, the said Mrs. Joswin Peter Keni, Trizabai Andrew Rodrigues, Uma Ajais Philomina Paul Kenny, Leela Burner Lewis, Silvi Antony Kenny, Manisha Sunil Kenny, Snehal Martin Tells, Rahul Martin Telis, Wilson John Pereira, Meribai Marshal D'mello, Mina Thomas Soj, Rukina Jony Kenny and Sushila Adison Kotiya had also executed an Irrevocable General Power of Attorney, dated 12<sup>th</sup> December, 2007, registered in the office of Sub- Registrar, Thane under Sr. No. TNN-4/10931 of 2007 in favour of the partners of M/s. Raj Enterprises, conferring upon them several powers inter-alia power to develop the said property.

- 10) Uma alias Philomena Paul, Jaswin Peter Keni, Leela Burner Lewis, Silvi Anton Kenny, Wilson John Pereira, Meribai Marshal D'mello, Mina Thomas Soj, Rukina John Kenny and Sushila Adison Kotiya had also executed an Agreement, dated 25<sup>th</sup> April, 2008, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/03887/2008 with the consent of Shri Uday G. Nalk, Proprietor of M/s. G.N. Construction in favour of M/s. Raj Enterprises and by the said Agreement, the said Mrs. Jeswin Peter Kenny and eight others had agreed to sell their undivided share in the said property to M/s. Raj Enterprises. In pursuance to the said Agreement, dated 25<sup>th</sup> April, 2008, the said Joswin Peter Keni, Uma alias Philomena Paul, Leela Burner Lewis, Silvi Antony Kenny, Wilson John Pereira, Meribai Marshal D'mello, Mina Thomas Soj, Rukina Jony Kenny and Sushila Adison Kotiya had also executed an irrevocable General Power of Attorney, dated 25<sup>th</sup> April, 2008, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/03888/2008, dated 25<sup>th</sup> April, 2008 in favour of the partners of

*Revati N. Dhakite*

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai 400067.*

*Mobile No. 9664440983 Email I.D. [revati.dhakite@gmail.com](mailto:revati.dhakite@gmail.com)*

M/s. Raj Enterprises, conferring upon them several powers Inter-alia power to develop the undivided share of the said Mrs. Uma alias Philomena Paul and others in the said property.

- 11) By an Agreement, dated 12<sup>th</sup> April, 2007, Smt. Sonabai Mukund Vaity, Shri Jagannath Mukund Vaity, Shri Parshuram Mukund Vaity, Smt. Changuna Yeshwant Vaity, Smt. Rukhmini Narendra Bhoir, Smt. Radhabai Dhyaneshwar Keni, Smt. Saraswati Ramakant Vaity, Smt. Hemvati Kamalkar Tare and Revati Kashinath Patil had agreed to sell their undivided right, title and interest in the said property to Shri Uday G. Naik, Proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein.
- 12) By an Agreement, dated 12<sup>th</sup> April, 2007, Smt. Sonabai Mukund Vaity, Shri Jagannath Mukund Vaity, Shri Parshuram Mukund Vaity, Smt. Changuna Yeshwant Vaity, Smt. Rukhmini Narendra Bhoir, Smt. Radhabai Dhyaneshwar Keni, Smt. Saraswati Ramakant Vaity, Smt. Hemvati Kamalkar Tare and Revati Kashinath Patil with the consent and confirmation of the said Shri Uday G. Naik, Proprietor of M/s. G.N. Construction had agreed to sell their undivided right, title and interest in the said property to M/s. Raj Enterprises at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement, dated 27<sup>th</sup> November, 2007, the said Smt. Sonabai Mukund Vaity, Shri Jagannath Mukund Vaity, Shri Parshuram Mukund Vaity, Smt. Changuna Yashwant Vaity, Smt. Rukhmini Narendra Bhoir, Smt. Radhabai Dhyaneshwar Keni, Smt. Saraswati Ramakant Vaity, Smt. Hemvati Kamalkar Tare and Revati Kashinath Patil had also executed an Irrevocable General Power of Attorney, dated 27<sup>th</sup> November, 2007, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/10229/2007, dated 22<sup>nd</sup> November, 2007, in favour of the partners of M/s. Raj Enterprises, conferring upon them several powers Inter-alia power to develop the undivided share of the said Smt. Sonabai Mukund Vaity, Shri Jagannath Mukund Vaity, Shri Parshuram Mukund Vaity, Smt. Changuna Yashwant Vaity, Smt. Rukhmini Narendra Bhoir, Smt. Radhabai Dhyaneshwar Keni, Smt. Saraswati Ramakant Vaity, Smt. Hemvati Kamalkar Tare and Revati Kashinath Patil in the said property.

*Revati D.*



*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

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*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.*

*Mobile No. 9664449083 Email I.D. [revati.dhakite@gmail.com](mailto:revati.dhakite@gmail.com).*

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- 13) By an Agreement, dated 13<sup>th</sup> March, 1995, Shri Pandurang Bhaskar Vaity, and Shri Kishan Bhaskar Vaity had agreed to sell their undivided right, title and interest in the said property to M/s. Sai Satguru Builders and Developers at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement for Sale cum Development, dated 13<sup>th</sup> March, the said Shri Pandurang Bhaskar Vaity and Shri Kishan Bhaskar Vaity had executed an Irrevocable General Power of Attorney in favour of the partners of the said M/s. Sai Satguru Builders and Developers, conferring upon them several powers inter-alia power to sell the said property to the person of their choice.
- 14) By an Agreement for Development, dated 24<sup>th</sup> November, 2006, the said M/s. Satguru Builders and Developers had assigned the development rights of the undivided shares of the said Shri Pandurang Bhaskar Vaity and Shri Kishan Bhaskar Vaity in favour of Smt. Meera Vallabhbal Dedia at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement, dated 24<sup>th</sup> November, 2006, the said M/s. Sai Satguru Builders and Developers had executed an Irrevocable General Power Of Attorney in favour to the said Mrs. Meera Vallabhbal Dedia, conferring upon her several rights inter-alia power to assign the development rights of the undivided share of the said Shri Pandurang Vaity and Shri. Kishan Bhaskar Vaity in the said property to the person or persons of her choice.
- 15) By an Agreement, dated 9<sup>th</sup> April, 2007, the said Mrs. Meera Vallabhbal Dedia in her turn assigned the development rights of the undivided share of the said Shri Pandurang Bhaskar Vaity and Shri Kishan Bhaskar Vaity in the said property to Shri Uday G. Naik, Proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement, dated 9<sup>th</sup> April, 2007, the said Mrs. Meera Vallabhbal Dedia had also executed an Irrevocable General Power of Attorney in favour of the said Shri Uday G.Naik, Proprietor of M/s: G.N. Construction, conferring upon him several powers inter-alia power to assign the undivided

*Revati N.*

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

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*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai-400067.*

*Mobile No. 9664440083 Email I.D. revati.dhakite@gmail.com*

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right, title and interest of the said Shri Pandurang Bhaskar Vaity And Shri Kishan Bhaskar Vaity In the said property to the person or persons of his choice.

16) By Deed of Confirmation, dated 31<sup>st</sup> March, 2008, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-1/01909/2008, dated 31<sup>st</sup> March, 2008, the said Shri Pandurang Bhaskar Vaity And Shri Kishan Bhaskar Vaity of the one Part and M/s. Sai Satguru Builders and Developers of the other Part had registered the said Agreement for Sale cum Development, dated 31<sup>st</sup> March, 1995, executed by and between them in respect of the undivided share of the said Shri Pandurang Bhaskar Vaity and Shri Kishan Bhaskar Vaity in the said property.

17) I have also taken the searches in the office of Sub- Registrar, Thane from 1978 till date and during the course of my searches I have come across following registered Instruments pertaining to the said property.

i. Agreement for Sale, dated 23<sup>rd</sup> November, 2007, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/10116/2007, dated 23<sup>rd</sup> November, 2007, executed by Mr. Mates Anton Telies, Peter Anton Telies, Charlie Antony Telies, Anna Martin Telies with the consent and confirmation of the said Shri Uday G. Naik, Proprietor of M/s. G.N. Construction in favour of M/s. Raj Enterprises in respect of their undivided share in the said property.

ii. Irrevocable General Power Of Attorney, dated 23<sup>rd</sup> November, 2007, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/10117/2007 dated 23<sup>rd</sup> November, 2007 executed by the said Mates Antony Telies and others in favour of partners of M/s. Raj Enterprises, in respect of their undivided share in the said property.

*Revati N.*

*Mrs. Revati N. Dhakite*  
*Dhakite Associates*  
*Advocates*

*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai-400067.*

*Mobile No. 9664440083 Email I.D. revati.dhakite@gmail.com.*

- iii. Supplement Agreement for sale, dated 12<sup>th</sup> December, 2007, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/10930 of 2007, executed by and Mrs. Joswin Peter Keni, Trizabai Andrew Rodrigues, Uma Alias Philomina Paul Kenny, Leela Burner Lewis, Simi Antony Kenny, Manisha Sunil Kenny, Snehal Martin Telis, Rahul Martin Telis, Wilson John Pereria, Meribai Marshal D'mello, Mina Thomaas Soj, Rukina Jony Kenny and Shushila Adison Kotliya as the Vendors of the First Part and Shri Uday G. Naik, Proprietor of M/s. G.N. Construction as the Confirming Party of the Second Part and M/s. Raj Enterprises as the Purchases of the Third Part in respect of the undivided share of the said Mrs. Joswin Peter Keni and others in respect of their undivided share in the said property.
- iv. Irrevocable General Power of Attorney, dated 12<sup>th</sup> December, 2007, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/10931 of 2007, executed by Mrs. Joswin Peter Keni and others in favour of the partners of M/s. Raj Enterprises in respect of their undivided share in the said property.
- v. Agreement, dated 25<sup>th</sup> April, 2008, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/03887/2008 executed by Uma alias Philomina Paul and others with the consent of Shri Uday G. Naik, Proprietor of M/s. G.N. Construction in favour of M/s. Raj Enterprises in respect of their undivided share in the said property.
- vi. Irrevocable General Power Of Attorney, dated 25<sup>th</sup> April, 2008, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/03888/2008, dated 25<sup>th</sup> April, 2008, executed by the said Smt. Uma Alias Philomena Paul and others in favour of the partners of M/s. Raj Enterprises in respect of their undivided share in the property.

*Revati N. D.*

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.*

*Mobile No. 9664440083 Email I.D. revati.dhakite@gmail.com*

- vi. Agreement for Sale, dated 27<sup>th</sup> November, 2007, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/10228/2007, dated 27/11/2007, executed by Smt. Sonabai Mukund Vaity and others with the consent and confirmation of the said Shri Uday G. Naik, Proprietor of M/s. Raj Enterprises in respect of their undivided share in the said property.
- viii. Irrevocable General Power of Attorney, dated 27<sup>th</sup> November, 2007, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/10229/2007, dated 2<sup>nd</sup> November, 2007, executed by the said Smt. Sonabai Mukund Vaity and others in favour of the partners of M/s. Raj Enterprises in respect of their undivided share in the said property.
- ix. Deed of Confirmation, dated 3<sup>rd</sup> March, 2008 registered in the office of Sub-Registrar, Thane under Sr. No. TNN-1/01909/2008, dated 31<sup>st</sup> March, 2008, executed by Shri Pandurang Bhaskar Vaity and Shri Kishan Bhaskar Vaity as the Vendors of the one part and M/s. Sai Satguru Builders and Developers as the Purchasers of the Other Part in respect of the undivided share of the said Shri Kishan Bhaskar Vaity and others in the said property agreed to be sold by them to M/s. Sai Satguru Builders and Developers.
- 18) On the whole from the searches taken in the office of Sub-Registrar of Thane from 1978 till date and also on the basis of documents furnished to me as well as on the basis of information provided to me, I hereby state and certify that the title of the land bearing Survey No. 87, Hissa No. 1(Part), now having corresponding Hissa No. 1/A, admeasuring 6100 sq. meters, situate, lying and being at Village Ghodbunder, Taluka and District Thane and in the Registration District and Sub-District of Thane, owned by Smt. Sonabai Mukund Vaity, Shri Jagannath Mukund Vaity, Radhabai Dyaneshwar keni, Smt. Saraswati Ramakant Vaity, Smt. Hemvati Kamlakar Tare, Shri Pandurang Mukund Vaity, Smt. Revati Kashinath Patil, Shri Kishan Bhaskar Vaity, Shri Pandurang Bhaskar Vaity, Smt. Mathurabai Rajaram Bhandari, Smt. Bhimabai Bhalchandra Bhandari, Shri Matresh Anthon Telies,

*Revati N.*

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

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*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.*

*Mobile No. 9664440083 Email I.D. revati.dhakite@gmail.com.*

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Anna Martin Telles, Charlym Anthonyyy Telles, Peter Antony Telles, Joswin Peter Keni, Trizabai Andrew Rodiques, Uma Alias Philomina Paul koli, Leela Burner Lewis, Silvi Antony Kenny, Manisha Sunil Kenny, Snehal Martin Teleis, Rahil Martin Telles, Wilson John Pereira, Meribai Marshal D'mello, Mina Thomas Soj, Rukina Jony Kenny and Sushila Adison Kothya is clear, marketable and free from all encumbrances. I also hereby state and certify that the said M/s Ravi Development is entitled to develop the said property on obtaining necessary permissions and sanctions from the Authorities concerns.

*Revati.D.*

Mrs. Revati N. Dhakite

Advocate

**MRS. REVATI N. DHAKITE**  
**ADVOCATE, HIGH COURT**  
 76, Laxmi Palace, Mathuradas Road,  
 Kandivali (West), Mumbai-400067.

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai-400067.*

*Mobile No. 9664440083 Email I.D. revatidhakite@gmail.com.*

Date: 06.06.2012

**TITLE CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that documents produced before me and I have investigated documents in respect of the Land bearing New S. No. 87, H. No. 1D, admeasuring 10 Gunthas, i.e. equivalent to 1000 sq. meters or thereabouts 1210 sq. yards., situated, lying and being Revenue Village Ghodbunder, Mira Road (E), Taluka and Dist: Thane, in the Registration Sub-District and Registration District Thane, within Jurisdiction of Mira-Bhyander Municipal Corporation, (hereafter referred to as SAID PROPERTY).

1. WHEREAS Originally 1) MRS. RADHABAI BHASKAR VAITY (DECEASED), 2) MR. KISAN BHASKAR VAITY, 3) MR. PANDURANG BHASKAR VAITY, 4) MRS. MATHURABAI RAJARAMPATIL, 5) MRS. BHIMABAI BHALCHANDRA PATIL were owners of Land bearing New Survey No. 87, H.No.1D, admeasuring 10 Gunthas, i.e. equivalent to 1000 sq. meters or thereabouts 1210 sq. yards., situated, lying and being Revenue Village Ghodbunder Mira Road (E), Taluka and Dist : Thane, in the Registration Sub- District and Registration District Thane, within Jurisdiction of Mira-Bhyander Municipal Corporation (herein after referred to as SAID PROPERTY).
2. AND WHEREAS the said Co-Owners 1) MR. KISAN BHASKAR VAITY, 2) MR. PANDURANG BHASKAR VAITY, 3) MRS. BHIMABAI BHALCHANDRA PATIL have agreed to assign, transfer and sell all their undivided rights in the portion of the Land bearing New Survey No. 87, H. No. 1D, admeasuring 10 Gunthas, i.e. Equivalent to 1000 sq. meters or thereabouts 1210 sq. yards., situated, lying and being Revenue Village Ghodbunder Mira Road (E), Taluka and Dist : Thane, in the Registration Sub-District and Registration District Thane, within Jurisdiction of Mira-Bhyander Municipal Corporation by an Agreement For Development dated 13<sup>th</sup> JUNE, 2007 to SHRI ROSHAN MALOO. The said Agreement was registered in the office of Sub- Registrar,

*Revati D.*

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

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*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai-400067.*

*Mobile No. 9664440083 Email I.D. [revati.dhakite@gmail.com](mailto:revati.dhakite@gmail.com).*

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- Thane, Vide Document No.TNN/4-0559-2007, dated 13/06/2007. In pursuance of the said Development Agreement, the said MR. KISAN BHASKAR VAITY & others have executed Power of Attorney in favour of SHRI ROSHAN MALOO. The said Power of Attorney was registered in the office of Sub-Registrar, Thane, and Vide Document No. TNN4-05600-2007, dated 13/06/2007.
3. AND WHEREAS the said CO-Owners 1) MRS. MATHURABAI RAJARAM VAITY, 2) MR. MAHESH RAJARAM BHANDARI, 3) MR. PRAKASH RAJARAM VAITY & SHRI DNYANESHWAR RAJARAM VAITY have agreed to assign, transfer and sell all their 1/4<sup>th</sup> undivided rights sq. meters portion of the of Land bearing New Survey No. 87, Hissa No.1D, admeasuring 10 Gunthas, i.e. equivalent to 1000 sq. meters or thereabouts 1210 sq. yards., situated, lying and being Revenue Village Ghodbunder Mira Road (E), Taluka and Dist : Thane, in the Registration Sub-District and Registration District Thane, within Jurisdiction of Mira-Bhyander Municipal Corporation by an Agreement For Development dated 2<sup>nd</sup> NOVEMBER, 2007 to SHRI ROSHAN B.MALOO. The said Agreement was registered in the office of Sub-Registrar, Thane, and Vide Document No. TNN10-09678-2007, dated 02/11/2007.
  4. AND WHEREAS the said Mrs. MATHURABAI RAJARAM VAITY & others have executed Power of Attorney in favour of SHRI ROSHAN MALOO, confirming upon him several powers inter-alia power to sell or develop the said property to any person or persons of his choice.
  5. By and under the Deed of Release dated 18<sup>th</sup> August 2010 executed by the Estate Investment Co. Pvt. Ltd therein referred as releasers and Mr. kisan Bhaskar Vaity and others through their assignee or nominee Mr. Roshan Maloo therein referred as releasee, the Releaser have agreed to release all their all right, title and interest in favour of the releasee in respect of the said property for consideration and on the terms and conditions mentioned therein.
  6. And WHEREAS Mr. Roshan Maloo have agreed to sell, transfer and assign all their right, title and interest alongwith the Development rights in respect of the land bearing Survey no. 87/1D, admeasuring 1000 Sq. Mtrs. Equivalent to 1210 Sw. Yards situate, lying and being at Village Ghodbunder to M/s Ravi Development by an registered Agreement to Sell Cum

*Revati N.*

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

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*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.*

*Mobile No. 9664440083 Email I.D. [revati.dhakite@gmail.com](mailto:revati.dhakite@gmail.com).*

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Development bearing registration No. TNN-7/4120/2011 dt. 31.05.2011. Mr. Roshan Maloo has also executed Irrevocable General Power of Attorney in favour of Mr. Jayesh T. Shah and Mr. Ketan T. Shah of M/s Ravi Developments which is also registered bearing registration No. TNN-7/ 4121/2011 dt. 31.05.2011.

7. I say that as per aforementioned information, Documents produced to me opinion title of the property is free from all encumbrances, marketable and M/s Ravi Development is entitled to develop the said property and sale the flats/shops to the prospective purchasers subject to obtain relevant permission from Competent Authorities.

*Revati D.*

Mrs. Revati N. Dhakite

Advocate

**MRS. REVATI N. DHAKITE**  
**ADVOCATE, HIGH COURT**  
 76, Laxmi Palace, Mathuradas Road,  
 Kandivali (West), Mumbai-400067.



**N. N. JADHAV**  
**ADVOCATE HIGH COURT**

**Office: 76, Laxmi Palace, Mathuradas Road, Kandivili (W), Mumbai 400 067**

**Cell No. 9969251651, 9321917151- E-mail: [devinfo1981@gmail.com](mailto:devinfo1981@gmail.com)**

**TITLE CERTIFICATE**

TO,

DATE 03/12/2013

M/S. RAVI DEVELOPMENTS

Laxmi Palace,  
76, Mathuradas Road,  
Kandivili (West),  
Mumbai - 400 067.

Ref: All that piece or parcel of property situate, lying and being at Revenue Village Ghodbunder, Mira Road (E), Taluka and District Thane, bearing (1) Survey No. 88, Hissa No. 1/1, admeasuring 9890 sq. meters (2) Survey No. 89, Hissa No. 1, admeasuring 5210 sq. meters (3) Survey No. 89, Hissa No. 3, admeasuring 4050 sq. meters within the limits of Mira Bhayander Municipal Corporation, in the Registration District, Sub-District of Thane.

Dear Sir,

You have handed over to me the documents in respect of land bearing (1) Survey No. 88, Hissa No. 1/1, admeasuring 9890 sq. meters (2) Survey No. 89, Hissa No. 1, admeasuring 5210 sq. meters (3) Survey No. 89, Hissa No. 3, admeasuring 4050 sq. meters, situated at Village Ghodbunder, Taluka and District Thane, within the limits of Mira Bhayander Municipal Corporation in the Registration District, Sub-District of Thane (hereinafter called as "the said Property").

**N. N. JADHAV**  
**ADVOCATE HIGH COURT**

**Office: 76, Laxmi Palace, Mathurdas Road, Kandivali (W), Mumbai 400  
067**

**Cell No. 9969251651, 9321917151- E-mail: devinfo1981@gmail.com**

- a) One Shri Budhya Vital Tare was the owner and as such absolutely seized and possessed of and/or well and sufficiently entitled to the aforesaid property.
- b) The said Shri Budhya Vithal Tare, died on or about 11/09/1953 leaving behind him (1) Shri Narhari Damodar Tare (2) Shri Vinayak Damodar Tare (3) Shri Sudam Duka Tare (4) Smt. Ramabai Khandu Bhandari, (5) Shri Gajanan Duka Tare (6) Smt. Jayanti Ramesh Kini, being the only heirs and legal representatives of the deceased, as per the provisions of the Indian Succession Act, which he was governed during his lifetime.
- c) By a Deed of Release dated 13/08/1991 made between (1) Pandurang Shinwar Tare (2) Namdev Shinwar Tare, (3) Govind Bhai Vaaity (4) Hiraji Bhai Vaity jointly referred to as the Releasors and (1) Shri. Sudam Duka Tare, (2) Shri Gajanan Duka Tare (3) Shri Narhari Damodar Tare, (4) Shri Vinayak Damodar Tare (5) Smt. Ramabai Khandu Bhandari & (6) Smt. Smt. Jayanti Ramesh Kini therein jointly called the Releasees, the Releasors, released unto the Releasees all their share, right, title and interest in respect of the said property.
- d) By and under an Agreement for Sale dated 15<sup>th</sup> June, 1995 between Shri. Sudam Duka Tare for Self and as a Karta and Manager of his H.U.F & others as the Owners therein of one part and M/s. Ravi Developments, therein of the other part, the Owners agreed to sell and assign all their rights, title and interest to M/s. Ravi Development in respect of the said property for the consideration upon the terms and conditions contained therein.
- RS

**N. N. JADHAV**  
**ADVOCATE HIGH COURT**

**Office: 76, Laxmi Palace, Mathardas Road, Kandivali (W), Mumbai 400  
067**

**Cell No. 9969251651, 9321917151- E-mail: devinfo1981@gmail.com**

- e) By and under order dated 7/01/1995 bearing No.ULC/TA/S.S.H.S. 20/SR-812, Deputy Secretary to the Government of Maharashtra Housing and Special Assistance, State of Maharashtra has granted to the original owners N.O.C. in respect of the said property under Section 20 of Urban Land (Ceiling & Regulation) Act, 1976, to develop the said property.
- f) The Mira-Bhayander Municipal Corporation, has earlier sanctioned building plans bearing V.P. No.MNP/NR/847/2005-06 dated 11/07/2005 in respect of the said property whereby M/s. Ravi Developments have been permitted to construct building/s in the said Layout.

I have investigated the title in respect of the abovementioned property and to the best of my knowledge and belief, and subject to the Agreements hereinabove stated and the terms and conditions mentioned in the abovementioned orders, and subject to the claim of Estate Investment Co. Pvt. Ltd., the title of the owners i.e. Shri. Sudam Duka Tare & others in respect of the said property is clear, marketable and free from all encumbrances, whatsoever.

FROM,

  
ADV. N. N. JADHAV

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.*

*Mobile No. 9664440083 Email I.D. revati.dhakite@gmail.com.*

Date: 06.06.2012

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title of the land bearing Survey No. 87, Hissa No. 1 (Part), now having corresponding Hissa No. 1/A, admeasuring 6100 sq. Meters, situate, lying and being at Village Ghodbunder, Taluka and District Thane and in the Registration District and Sub-District Thane, owned by Smt. Sonabai Mukund Vaity, Shri Jagannath Mukund Vaity, Smt. Changuna Yeshwant Vaity, Smt. Rukumini Narendra Bhoir, Smt. Radhabai Dyaneshwar Keni, Smt. Saraswati Ramakant Vaity, Smt. Hemvati Kamalkar Tare, Shri Parsuhram Mukund Vaity, Smt. Revati Kashinath Patil, Shri Kishan Bhaskar Vaity, Shri Pandurang Bhaskar Vaity, Smt. Mathurabai Rajaram Bhandari, Smt. Bhimabai Bhalchandra Bhandari, Shri Matesh Anthony Telies, Anna Martin Telies, Charly Anthony Telies, Peter Anthony Telies, Joshwin Peter Keni, Trizabai Andrew Rodrigues, Uma Alias Philomina Paul Koli, Leela Burner Lewis, Silvi Antony Kenny, Manisha Sunil Kenny, Snehal Martin Telies, Rahul Martin Telies, Wilson John Perrira, Meribai Marshal D'mello, Mina Thomas Soj, Rukina John Kenny and Sushila Adison Kottya and I have to state as hereunder :

- 1) Originally Shri Mukund Tukaram Vaity, Shri Bhaskar Shinivar Vaity and Farsha Lawrence Telies were the joint owners of the land bearing Survey No. 87, Hissa No.1(Part), now having corresponding Hissa No. 1/A, admeasuring 6100 sq. meters, situate, lying and being at Village Ghodbunder, Taluka and District of thane.
- 2) Shri Mukund Tukaram Vaity died intestate on 9<sup>th</sup> January, 2000, leaving behind his widow Smt. Sonabai Mukund Vaity, two sons namely Shri Jagannath Mukund Vaity and Shri Parshuram Mukund Vaity and five daughters namely Smt. Changuna Yeshwant Vaity, Smt. Rukmini Narendra Bhoir, Smt. Radhabai Dyaneshwar Keni, Smt. Saraswati Ramakant Vaity, Smt. Hemvati Kamalkar Tare and Smt. Revati Kashinath Patil as his heirs and legal representative entitled to the undivided share of the deceased in the said property. By Mutation Entry No. 1527, dated 17<sup>th</sup> May, 2007, the names of Smt. Sonabai Mukund Vaity, Shri Jagannath Mukund Vaity, Shri Parshuram Mukund Vaity, Smt.

*Revati D.*

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

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*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.*

*Mobile No. 9664440083 Email I.D. [revati.dhakite@gmail.com](mailto:revati.dhakite@gmail.com)*

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Changuna Yeshwant Vaity, Smt. Rukimini Narendra Bholr, Smt. Radhabai Dyaneshwar Keni, Smt. Saraswati Ramakant Vaity, Smt. Hemvati Kamlakar Tare and Smt. Revati Kashinath Patil were recorded in the 7/12 Extract of the said property.

- 3) Shri Bhaskar Shinwar Vaity died intestate on 20<sup>th</sup> June, 2006, leaving behind his two sons namely Shri Kishan Bhaskar Vaity and Pandurang Bhaskar Vaity and two married daughters namely Smt. Mathurabai Rajaram Bhandari and Bhimabai Bhalchandra as his heirs and legal representative entitled to the undivided share of the deceased in the said property.
- 4) Mr. Farsha alias Anton Lawrence Telles died intestate in or about 1965, leaving behind his widow Mrs. Merybai Telles, who died intestate on 21<sup>st</sup> March, 1987, and four sons namely Mr. Matesh Anton Telles, Mr. Charlie Anton Telles, Mr. Peter Anton Telles and Mr. Martin Anton Telles and six daughters namely Mrs. Josphine Peter Kenny, Mrs. Trizabal Andrew Rodrigues, Mrs. Sivi Anton Keni and Rosybal John Pereira as his heirs and legal representatives entitled to the undivided shares of the deceased in the said property.
- 5) Mr. Martin Anthon Telles died Intestate on 20<sup>th</sup> February, 1996, leaving behind widow Mrs. Anna Martin Telles and two sons namely Snehal Martin Telles, Rahul Martin Telles and a daughter named Manisha Sunil Koli as his heirs and legal representative entitled to the estate of the deceased.
- 6) Mrs. Rosybal John Pereira died intestate on 12/7/2005, leaving behind his son Mr. Wilson John Periera and four daughters namely Meribal Marshal D'mello, Mina Thomas Soz, Rukina Jiny Kenny and Sushila Adison Kotlya as his legal heirs and legal representative and as such become entitled to the undivided share of the deceased in the said property.
- 7) By Mutation Entry No. 1637, dated 2<sup>nd</sup> June, 2007, the names of the said Mates Antony Telles, Charie Anton Telles, Peter Anton Telles, Josphin Peter Kenny, Trizabal Andrew Rodrigues, Uma Alias Filomina Paul Koli, Leela Vernet Lewis, Sivi Anton Keni, Annie Martin Telles, Manisha Sunil Koli,

*Revati N. D.*

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai-400067.*

*Mobile No. 9664440083 Email I.D. revati.dhakite@gmail.com.*

- Snehal Martin Telies, Rahul Martin Telies, Wilson John Periera, Meribai Marshal D'mello, Mina Thomas Soz, Rukina Jony Keni and Sushila Adison Kotlya were recorded in the 7 / 12 Extract of the said property.
- 8) By an Agreement, dated 16<sup>th</sup> February, 2007, Mr. Matesh Anton Telies, Peter Anton Telies, Charlie Anton Telies, Anna Martin Telies agreed to sell their undivided right, title and interest in the said property to Shri Uday G. Naik, Proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein.
- 9) By an Agreement for Sale, dated 23<sup>rd</sup> November, 2007, registered in the office of Sub-Registrar, Thane bearing registration No. TNN-4/10116/2007, dated 23<sup>rd</sup> November, 2007, the said Mr. Matesh Anthon Telies, Peter Anthony Telies, Charley Anthony Telies, Anna Martin Telies with the consent and confirmation of the said Shri Uday G. Naik, Proprietor of M/s. G.N. Construction agreed to sell their undivided right, title and interest in the said property to M/s. Raj Enterprises at the price and on the terms and conditions stipulates therein. In pursuance to the said Agreement, dated 16<sup>th</sup> February, 2007 Mr. Matesh Anton Telies, Peter Anthony Telies, Charlie Anton Telies, Anna Martin Telies had executed an Irrevocable General Power of Attorney, dated 23<sup>rd</sup> November, 2007, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/10117/2007, dated 23<sup>rd</sup> November, 2007 in favour of partners of M/s. Raj Enterprises, conferring upon them several powers inter-alias power to develop the said property Mrs. Joswin Peter Keni, Trizabai Andrew Rodrigues, Uma Alias Philomina Paul Kenny, Leela Burner Lewis, Silvi Antony Kenny, Manisha Sunil Kenny, Snehal Martin Telies, Rahul Martin Telies, Wilson John Pereira, Meribai Marshal D'mello, Mina Thomas Soj, Rukina John Kenny and Sushila Adison Kotlya were not the parties to the Agreement, dated 23<sup>rd</sup> November, 2007, executed by Mr. Matesh Anton Telies, Peter Anthon Telies, Charlie Anthon Telies and Anna Martin Telies in favour of M/s. Raj Enterprises as a result, a Supplement Agreement for Sale, dated 12<sup>th</sup> December, 2007, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/10930 of 2007 came to be executed by and between Mrs. Joswin Peter Keni, Trizabai Andrew Rodrigues, Uma Alias Philomena Paul Kenny, Leela Burner Lewis, Silvi Anton Kenny,

*Revati N. D.*

*Mrs. Revati N. Dhakite*  
*Dhakite Associates*  
*Advocates*

*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai 400067.*

*Mobile No. 9664440083 Email I.D. revati.dhakite@gmail.com.*

Manisha Sunil Kenny, Snehal Martin Telis, Rahul Martin Telis, Wilson John Pereira, Meribal Marshal D'mello, Mina Thomas Soj, Rukina Jony Kenny and Sushila Adison Kotiya as the Vendors of the First Part Shri Uday G. Naik Proprietor of M/s. G.N. Construction as the confirming Party of the Second Part and M/s. Raj Enterprises as the Purchasers of the Third Part and by the said Supplement Agreement, dated 12<sup>th</sup> December, 2007, the said Mrs. Jeswin Peter Kenny and 12 others with the consent and confirmation of Shri Uday G. Naik, Proprietor of M/s. G.N. Construction had agreed to sell their undivided right, title and interest in the said property to m/s. Raj Enterprises. In pursuance to the said Agreement, dated to M/s. Raj Enterprises. In pursuance to the said Agreement, dated 12<sup>th</sup> December, 2007, the said Mrs. Joswin Peter Keni, Trizabal Andrew Rodrigues, Uma Alais Philomina Paul Kenny, Leela Burner Lewis, Silvi Antony Kenny, Manisha Sunil Kenny, Snehal Martin Telis, Rahul Martin Telis, Wilson John Pereira, Meribal Marshal D'mello, Mina Thomas Soj, Rukina Jony Kenny and Sushila Adison Kotiya had also executed an Irrevocable General Power of Attorney, dated 12<sup>th</sup> December, 2007, registered in the office of Sub- Registrar, Thane under Sr. No. TNN-4/10931 of 2007 in favour of the partners of M/s. Raj Enterprises, conferring upon them several powers inter-alia power to develop the said property.

- 10) Uma alias Philomena Paul, Jaswin Peter Keni, Leela Burner Lewis, Silvi Anton Kenny, Wilson John Pereira, Meribal Marshal D'mello, Mina Thomas Soj, Rukina John Kenny and Sushila Adison Kotiya had also executed an Agreement, dated 25<sup>th</sup> April, 2008, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/03887/2008 with the consent of Shri Uday G. Naik, Proprietor of M/s. G.N. Construction in favour of M/s. Raj Enterprises and by the said Agreement, the said Mrs. Jeswin Peter Kenny and eight others had agreed to sell their undivided share in the said property to M/s. Raj Enterprises. In pursuance to the said Agreement, dated 25<sup>th</sup> April, 2008, the said Joswin Peter Keni, Uma alias Philomena Paul, Leela Burner Lewis, Silvi Antony Kenny, Wilson John Pereira, Meribal Marshal D'mello, Mina Thomas Soj, Rukina JonyKenny and Sushila Adison Kotiya had also executed an Irrevocable General Power of Attorney, dated 25<sup>th</sup> April, 2008, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/03888/2008, dated 25<sup>th</sup> April, 2008 in favour of the partners of

*Revati N. Dhakite*

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.*

*Mobile No. 9664440083 Email I.D. [revatidhakite@gmail.com](mailto:revatidhakite@gmail.com)*

M/s. Raj Enterprises, conferring upon them several powers inter-alia power to develop the undivided share of the said Mrs. Uma allas Philomena Paul and others in the said property.

- 11) By an Agreement, dated 12<sup>th</sup> April, 2007, Smt. Sonabai Mukund Vaity, Shri Jagannath Mukund Vaity, Shri Parshuram Mukund Vaity, Smt. Changuna Yeshwant Vaity, Smt. Rukhmini Narendra Bhoir, Smt. Radhabai Dhyaneswar Keni, Smt. Saraswati Ramakant Vaity, Smt. Hemvati Kamalkar Tare and Revati Kashinath Patil had agreed to sell their undivided right, title and interest in the said property to Shri Uday G. Naik, Proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein.
- 12) By an Agreement, dated 12<sup>th</sup> April, 2007, Smt. Sonabai Mukund Vaity, Shri Jagannath Mukund Vaity, Shri Parshuram Mukund Vaity, Smt. Changuna Yeshwant Vaity, Smt. Rukhmini Narendra Bhoir, Smt. Radhabai Dhyaneswar Keni, Smt. Saraswati Ramakant Vaity, Smt. Hemvati Kamalkar Tare and Revati Kashinath Patil with the consent and confirmation of the said Shri Uday G. Naik, Proprietor of M/s. G.N. Construction had agreed to sell their undivided right, title and interest in the said property to M/s. Raj Enterprises at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement, dated 27<sup>th</sup> November, 2007, the said Smt. Sonabai Mukund Vaity, Shri Jagannath Mukund Vaity, Shri Parshuram Mukund Vaity, Smt. Changuna Yashwant Vaity, Smt. Rukhmini Narendra Bhoir, Smt. Radhabai Dhyaneswar Keni, Smt. Saraswati Ramakant Vaity, Smt. Hemvati Kamalkar Tare and Revati Kashinath Patil had also executed an Irrevocable General Power of Attorney, dated 27<sup>th</sup> November, 2007, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/10229/2007, dated 22<sup>nd</sup> November, 2007, in favour of the partners of M/s. Raj Enterprises, conferring upon them several powers inter-alia power to develop the undivided share of the said Smt. Sonabai Mukund Vaity, Shri Jagannath Mukund Vaity, Shri Parshuram Mukund Vaity, Smt. Changuna Yashwant Vaity, Smt. Rukhmini Narendra Bhoir, Smt. Radhabai Dnyaneswar Keni, Smt. Saraswati Ramakant Vaity, Smt. Hemvati Kamalkar Tare and Revati Kashinath Patil in the said property.

*Revati D.*



*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

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*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.*

*Mobile No. 9664440083 Email I.D. [revati.dhakite@gmail.com](mailto:revati.dhakite@gmail.com)*

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- 13) By an Agreement, dated 13<sup>th</sup> March, 1995, Shri Pandurang Bhaskar Vaity, and Shri Kishan Bhaskar Vaity had agreed to sell their undivided right, title and interest in the said property to M/s. Sai Satguru Builders and Developers at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement for Sale cum Development, dated 13<sup>th</sup> March, the said Shri Pandurang Bhaskar Vaity and Shri Kishan Bhaskar Vaity had executed an Irrevocable General Power of Attorney in favour of the partners of the said M/s. Sai Satguru Builders and Developers, conferring upon them several powers inter-alia power to sell the said property to the person of their choice.
- 14) By an Agreement for Development, dated 24<sup>th</sup> November, 2006, the said M/s. Satguru Builders and Developers had assigned the development rights of the undivided shares of the said Shri Pandurang Bhaskar Vaity and Shri Kishan Bhaskar Vaity in favour of Smt. Meera Vallabhbhai Dedia at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement, dated 24<sup>th</sup> November, 2006, the said M/s. Sai Satguru Builders and Developers had executed an Irrevocable General Power Of Attorney in favour to the said Mrs. Meera Vallabhbhai Dedia, conferring upon her several rights inter-alia power to assign the development rights of the undivided share of the said Shri Pandurang Vaity and Shri. Kishan Bhaskar Valty in the said property to the person or persons of her choice.
- 15) By an Agreement, dated 9<sup>th</sup> April, 2007, the said Mrs. Meera Vallabhbhai Dedia in her turn assigned the development rights of the undivided share of the said Shri Pandurang Bhaskar Vaity and Shri Kishan Bhaskar Vaity in the said property to Shri Uday G. Naik, Proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement, dated 9<sup>th</sup> April, 2007, the said Mrs. Meera Vallabhbhai Dedia had also executed an Irrevocable General Power of Attorney in favour of the said Shri Uday G.Naik, Proprietor of M/s: G.N. Construction, conferring upon him several powers inter-alia power to assign the undivided

*Revati N.*

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

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*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai-400067.*

*Mobile No. 9664440083 Email I.D. revati.dhakite@gmail.com.*

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right, title and interest of the said Shri Pandurang Bhaskar Vaity And Shri Kishan Bhaskar Vaity in the said property to the person or persons of his choice:

- 16) By Deed of Confirmation, dated 31<sup>st</sup> March, 2008, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-1/01909/2008, dated 31<sup>st</sup> March, 2008, the said Shri Pandurang Bhaskar Vaity And Shri Kishan Bhaskar Vaity of the one Part and M/s. Sai Satguru Builders and Developers of the other Part had registered the said Agreement for Sale cum Development, dated 31<sup>st</sup> March, 1995, executed by and between them in respect of the undivided share of the said Shri Pandurang Bhaskar Vaity and Shri Kishan Bhaskar Vaity in the said property.
- 17) I have also taken the searches in the office of Sub- Registrar, Thane from 1978 till date and during the course of my searches I have come across following registered instruments pertaining to the said property.
- i. Agreement for Sale, dated 23<sup>rd</sup> November, 2007, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/10116/2007, dated 23<sup>rd</sup> November, 2007, executed by Mr. Mates Anton Telies, Peter Anton Telies, Charlie Antony Telies, Anna Martin Telies with the consent and confirmation of the said Shri Uday G. Naik, Proprietor of M/s. G.N. Construction in favour of M/s. Raj Enterprises in respect of their undivided share in the said property.
  - ii. Irrevocable General Power Of Attorney, dated 23<sup>rd</sup> November, 2007, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/10117/2007 dated 23<sup>rd</sup> November, 2007 executed by the said Mates Antony Telies and others in favour of partners of M/s. Raj Enterprises, in respect of their undivided share in the said property.

*Revati N.*

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocates*

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*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.*

*Mobile No. 9664440083 Email I.D. [revati.dhakite@gmail.com](mailto:revati.dhakite@gmail.com)*

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- iii. Supplement Agreement for sale, dated 12<sup>th</sup> December, 2007, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/10930 of 2007, executed by and Mrs. Joswin Peter Keni, Trizabai Andrew Rodrigues, Uma Alias Philomina Paul Kenny, Leela Burner Lewis, Silvi Antony Kenny, Manisha Sunil Kenny, Snehal Martin Telis, Rahul Martin Telis, Wilson John Pereria, Meribai Marshal D'mello, Mina Thoma Soj, Rukina Jony Kenny and Shushila Adison Kotiya as the Vendors of the First Part and Shri Uday G. Naik, Proprietor of M/s. G.N. Construction as the Confirming Party of the Second Part and M/s. Raj Enterprises as the Purchases of the Third Part in respect of the undivided share of the said Mrs. Joswin Peter Keni and others in respect of their undivided share in the said property.
- iv. Irrevocable General Power of Attorney, dated 12<sup>th</sup> December, 2007, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/10931 of 2007, executed by Mrs. Joswin Peter Keni and others in favour of the partners of M/s. Raj Enterprises in respect of their undivided share in the said property.
- v. Agreement, dated 25<sup>th</sup> April, 2008, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/03887/2008 executed by Uma alias Philomina Paul and others with the consent of Shri Uday G. Naik, Proprietor of M/s. G.N. Construction in favour of M/s. Raj Enterprises in respect of their undivided share in the said property.
- vi. Irrevocable General Power Of Attorney, dated 25<sup>th</sup> April, 2008, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/03888/2008, dated 25<sup>th</sup> April, 2008, executed by the said Smt. Uma Alias Philomena Paul and others in favour of the partners of M/s. Raj Enterprises in respect of their undivided share in the property.

*Revati N.*

*Mrs. Revati N. Dhakite*  
*Dhakite Associates*  
*Advocates*

*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.*

*Mobile No. 9664440083 Email I.D. revati.dhakite@gmail.com*

- vi. Agreement for Sale, dated 27<sup>th</sup> November, 2007, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/10228/2007, dated 27/11/2007, executed by Smt. Sonabai Mukund Vaity and others with the consent and confirmation of the said Shri Uday G. Naik, Proprietor of M/s. Raj Enterprises in respect of their undivided share in the said property.
- viii. Irrevocable General Power of Attorney, dated 27<sup>th</sup> November, 2007, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/10229/2007, dated 2<sup>nd</sup> November, 2007, executed by the said Smt. Sonabai Mukund Vaity and others in favour of the partners of M/s. Raj Enterprises in respect of their undivided share in the said property.
- ix. Deed of Confirmation, dated 3<sup>rd</sup> March, 2008 registered in the office of Sub-Registrar, Thane under Sr. No. TNN-1/01909/2008, dated 31<sup>st</sup> March, 2008, executed by Shri Pandurang Bhaskar Vaity and Shri Kishan Bhaskar Vaity as the Vendors of the one part and M/s. Sai Satguru Builders and Developers as the Purchasers of the Other Part in respect of the undivided share of the said Shri Kishan Bhaskar Vaity and others in the said property agreed to be sold by them to M/s. Sai Satguru Builders and Developers.
- 18) On the whole from the searches taken in the office of Sub-Registrar of Thane from 1978 till date and also on the basis of documents furnished to me as well as on the basis of information provided to me, I hereby state and certify that the title of the land bearing Survey No. 87, Hissa No. 1(Part), now having corresponding Hissa No. 1/A, admeasuring 6100 sq. meters, situate, lying and being at Village Ghodbunder, Taluka and District Thane and in the Registration District and Sub-District of Thane, owned by Smt. Sonabai Mukund Vaity, Shri Jagannath Mukund Vaity, Radhabai Dyaneshwar ken, Smt. Saraswati Ramakant Vaity, Smt. Hemvati Kamalakar Tare, Shri Pandurang Mukund Vaity, Smt. Revati Kashinath Patil, Shri Kishan Bhaskar Vaity, Shri Pandurang Bhaskar Vaity, Smt. Mathurabai Rajaram Bhandari, Smt. Bhimabai Bhalchandra Bhandari, Shri Matesh Anthon Telles,

*Revati D.*

Mrs. Revati N. Dhakite  
 Dhakite Associates  
 Advocates

Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.

Mobile No. 9664440083 Email I.D. [revati.dhakite@gmail.com](mailto:revati.dhakite@gmail.com)

Anna Martin Telies, Charlym Anthonyyy Telies, Peter Antony Telies, Joswin Peter Keni, Trizabai Andrew Rodiques, Uma Alias Philomina Paul koli, Leela Burner Lewis, Silvi Antony Kenny, Manisha Sunil Kenny, Snehal Martin Teleis, Rahil Martin Telies, Wilson John Pereira, Meribai Marshal D'mello, MinaThomas Soj, Rukina Jony Kenny and Sushila Adison Kotiya is clear, marketable and free from all encumbrances. I also hereby state and certify that the said M/s Ravi Development is entitled to develop the said property on obtaining necessary permissions and sanctions from the Authorities concerns.

*Revati D.*

Mrs. Revati N. Dhakite

Advocate

**MRS. REVATI N. DHAKITE**  
 ADVOCATE, HIGH COURT  
 76, Laxmi Palace, Mathuradas Road,  
 Kandivali (West), Mumbai-400067.