

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT I have investigated the title to land bearing Old Survey No.380, New Survey No.67, Hissa No.10, admeasuring 1670 sq. meters, Old Survey No. 381, New Survey No. 66, Hissa No.3, admeasuring 670 sq. meters and Old Survey No. 381, New Survey No.66, Hissa No. 5, admeasuring 530 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation and have to state as hereunder :

1. Mr. Ivan Jasin Britto, Mrs. Juliet Ivan Britto, Mr. Clifton Ivan Britto, Mr. Granville Ivan Britto, Miss.Sharon Ivan Britto, Mr. Joseph Jasin Britto, Mrs. Quincy Joseph Britto, Mr. Jasper Joseph Britto, Miss Quiddity Joseph Britto, Mr.Joab Joseph Britto, Mr. Frankie Jasin Britto, Mrs. Lydia Frankie Britto, Mr. Darryl Frankie Britto, Mr. Jason Frankie Britto, Mr. Joanas Frankie Britto and Mrs. Elvira Glen D'souza (for short hereinafter referred to as the "First Owners") had owned land bearing Old Survey No.380, New Survey No.67, Hissa No.10, admeasuring 1670 sq. meters, situate, lying and being at Village Goddeo, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the "First Property").

i. By an Agreement, dated 22nd April, 2001 (for short hereinafter referred to as the "First Agreement") Shri Sunil Ratilal Shah and Shri Pragnesh Manubhai Shah had jointly

agreed to purchase the first property from the first owners at the price and on the terms and conditions stipulated therein. In pursuance of the first agreement, the first owners had executed an Irrevocable General Power of Attorney, dated 13th June, 2001 (for short hereinafter referred to as the "First Power of Attorney") in favour of Shri Sunil Ratilal Shah and Shri Pragnesh Manubhai Shah conferring upon them several powers inter-alia power to sell the first property to the person or persons of their choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance. In part performance of the first agreement, the first owners had delivered the quiet, vacant and peaceful possession of the first property to Shri Sunil Ratilal Shah and Shri Pragnesh Manubhai Shah.

- ii. Shri Sunil Ratilal Shah, Shri Pragnesh Manubhai Shah, Smt. Rita Sunil Shah and Shri Pragnesh Manubhai Shah (HUF) had formed a partnership firm in the name and style of M/s. Shah Enterprises vide a Deed of Partnership, dated 1st July, 2007 to develop the properties by constructing buildings thereon. Shri Sunil Ratilal Shah and Shri Pragnesh Manubhai Shah had introduced the first property in the partnership business of M/s. Shah Enterprises.

- iii. In Other Rights Column of the 7/12 extract of the first property, the name of the Estate Investment Co. Pvt. Ltd., was appearing as the grantee of the Government. By a Letter Ref. No. RE/916, dated 31st May, 2007, the Estate Investment Co., Pvt. Ltd., has given its No Objection to the partners of M/s. Shah Enterprises to convert the first property for N.A. use and also to get approved plan of the buildings the then to be constructed on the first property.
- iv. The Mira Bhayandar Municipal Corporation had sanctioned the plan of the buildings the then to be constructed in the layout of several properties inter-alia the first property vide its V.P. No.MB/MNP/NR/3804/2006-07, dated 14th February, 2007.
- v. The Collector of Thane had granted N.A. permission in respect of several properties inter-alia the first property vide N.A. Order No. Revenue/K-1/T-1/NAP/SR-58/2007, dated 26th July, 2007.
- vi. The Fire Department of the Mira Bhayandar Municipal Corporation had granted No Objection Certificate No. MNP/Fire/ 142/2007-08, dated 29th September, 2007 to construct the buildings in the layout of several properties inter-alia the first property.
- vii. The Mira Bhayandar Municipal Corporation had issued the Commencement Certificate No. MB/MNP/NR/3715/2007-08,

dated 18th January, 2008 to commence with the work of construction of the buildings in the layout of several properties including the first property.

- viii. By a Deed of Conveyance, dated 26th December, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/8857/2012 (for short hereinafter referred to as the "First Sale Deed") the first owners at the instance of partners of M/s. Shah Enterprises had sold, transferred and conveyed the first property in favour of Shri Sunil Ratilal Shah, proprietor of M/s. Shah Enterprises.
- ix. Shri Sunil Ratilal Shah had purchased the first property in his name vide a Deed of Conveyance, dated 26th December, 2012 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/8857/2012 from the first owners for the benefit of the partners of M/s. Shah Enterprises.
- x. By a Development Agreement, dated 5th October, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7459/2013 (for short hereinafter referred to as the "Second Agreement") Shri Sunil Ratilal Shah had agreed to grant 40% of the total residential flats i.e. equivalent to 617.33 sq. meters (built-up) i.e. (exclusive of area covered under staircase, balcony, C.B. flower bed and dry balcony) in the building the then to be constructed on the first property to M/s. Thakraj Realty.

xi. In pursuance of the second agreement, the partners of M/s. Shah Enterprises had executed an Irrevocable General Power of Attorney, dated 5th October, 2013 (for short hereinafter referred to as the "**Second Power of Attorney**") in favour of the partners of M/s. Thakraj Realty conferring upon them several powers inter-alia power to develop the first property by constructing buildings thereon.

xii. By an Agreement, dated 16th June, 2017 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/2909/2017 (for short hereinafter referred to as the "**Third Agreement**") Shri Mahesh Thakkar, being one of the partners of M/s. Thakraj Realty had assigned his 50% share in the development rights of the first property to M/s. Raj Associates-II at the price and on the terms and conditions stipulated therein.

2. Mr. Ruban Damel Vaz, Mr. Alloysius Damel Vaz, Mr. William Damel Vaz, Mrs. Avelia Pereira, Leena Xavier Vaz, Mr. Morgan Xavier Vaz and Mrs. Maggie D'Silva were the owners of land bearing Old Survey No. 381, New Survey No. 66, Hissa No.3, admeasuring 670 sq. meters, situate, lying and being at Village

Goddeo, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (hereinafter referred to as the "Second Property").

- i. Mr. Joseph Peter Farrow and Mathew Farrow were personally cultivating the second property as the agricultural tenant of Mr. Ruban Damel Vaz, Mr. Alloysius Damel Vaz, Mr. William Damel Vaz, Mrs. Avelia Pereira, Leena Xavier Vaz, Mr. Morgan Xavier Vaz and Mrs. Maggie D'silva.
- ii. Pursuant to an Order, dated 30th May, 1992 passed by the Addl. Tahsildar and Agricultural Land Tribunal, Thane in Tenancy Case No. 32 (G)/Goddeo/6/92, the names of Mr. Joseph Peter Farrow and Mathew Farrow came to be recorded in the 7/12 extract of the second property vide a Mutation Entry No. 354, dated 2nd February, 1994 as the owners thereof.
- iii. By an Agreement, dated 22nd August, 2003 (for short hereinafter referred to as the "Fourth Agreement") Mr. Mathew Farrow, Mr. Joseph Farrow and their respective family members namely Miss Fabina Mathew Farrow, Miss Rovina Mathew Farrow, Miss Sunita Mathew Farrow, Mr. Sanyo Joseph Farrow, Mr. Macvin Joseph Farrow, Mrs. Maggie S. Fonseca (for short hereinafter jointly and collectively referred to as the "Second Owners") had agreed to sell the second property to Mr. Avvab A.H. Kazi,

proprietor of M/s. Elegant Homes at the price and on the terms and conditions stipulated therein.

- iv. In pursuance of fourth agreement, the second owners had executed an Irrevocable General Power of Attorney (for short hereinafter referred to as the "Third Power of Attorney") in favour of Mr. Avvab A.H. Kazi, proprietor of M/s. Elegant Homes conferring upon him several powers inter-alia power to sell the second property to the person or persons of his choice.
- v. By an Agreement, dated 11th September, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/07674/2006 on 12th September, 2006 (for short hereinafter referred to as the "Fifth Agreement") Mr. Avvab A.H. Kazi, proprietor of M/s. Elegant Homes in the capacity of constitute attorney of the second owners had agreed to sell the second property to M/s. Sheeraz Constructions at the price and on the terms and conditions stipulated therein.
- vi. In pursuance of the fifth agreement, Mr. Avvab A.H. Kazi, proprietor of M/s. Elegant Homes in the capacity of constitute attorney of the second owners had executed an Irrevocable General Power of Attorney, dated 11th September, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/07676/2006 on 12th September, 2006 (for short hereinafter referred to as the "Fourth Power of Attorney") in favour of the partners

M/s. Sheeraz Constructions conferring upon them several powers inter-alia power to sell the second property to the person or persons of their choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

- vii. By an Agreement, dated 7th September, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/7676/2006 on 12th September, 2006 (for short hereinafter referred to as the "Sixth Agreement") the second owners through their constitute attorney Mr. Avvab A. H. Kazi, proprietor of M/s. Elegant Homes and the partners of M/s. Sheeraz Construction had agreed to surrender an area admeasuring 330 sq. meters forming the portion of the second property to the Mira Bhayandar Municipal Corporation.
- viii. Shri Ramnath Marutirao Kadam and Shri Diwakar Anant Kadam were claiming their rights in the second property on the basis of a Memorandum of Understanding, dated 3rd February, 1989 executed by the second owners in their favour.
- ix. During the subsistence of fourth and fifth agreements including third and fourth power of attorneys, the second owners with the consent and confirmation of Shri

Ramnath Marutirao Kadam and Shri Diwakar Anant Kadam had executed a Deed of Conveyance, dated 21st December, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/11557/2010 (for short hereinafter referred to as the "**Third Sale Deed**") in favour of Shri Kishanlal Maganlal Purohit in respect of the second property.

- x. By a Deed of Conveyance, dated 18th April, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/2827/2012 on 20th April, 2012 (for short hereinafter referred to as the "**Fourth Sale Deed**") Shri Kishanlal Maganlal Purohit for self and in the capacity of constitute attorney of the second owners, Shri Ramnath Marutirao Kadam and Shri Diwakar Anant Kadam had sold, transferred and conveyed the second property to Shri Mahesh Thakkar and Shri Rajeshkumar P. Singh for the consideration mentioned therein.
- xi. In order to settle the claim of M/s. Sheeraz Construction in respect of the second property, Shri Mahesh Thakkar and Shri Rajeshkumar P. Singh had jointly agreed to purchase the right, title, interest and claim of M/s. Sheeraz Construction in the second property vide an Agreement for Sale cum Sale cum Development, dated 6th July, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/04881/2012 (for short hereinafter referred to as the "**Seventh Agreement**") for the consideration mentioned therein.

- xii. By a Deed of Release, dated 6th July, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/04880/2012, M/s. Shreeraz Construction had released and relinquished all its right, title and interest in an area admeasuring 340 sq. meters forming the portion of the second property in favour of the Shri Mahesh Thakkar and Shri Rajeshkumar P. Singh.
- xiii. In pursuance of Deed of Release, dated 6th July, 2012, the partners of M/s. Sheeraz Construction had executed an Irrevocable General Power of Attorney, dated 6th July, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/4881/2012 (for short hereinafter referred to as the "**Fifth Power of Attorney**") in favour of Shri Mahesh Thakkar and Shri Rajeshkumar P. Singh conferring upon them several powers inter-alia power to sell an area admeasuring 340 sq. meters forming the portion of second property to the person or persons of their choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.
- xiv. By a Deed of Release, dated 6th July, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/04882/2012, M/s. Shreeraz Construction had released and relinquished all its right, title and interest

in an area admeasuring 670 sq. meters forming the portion of the second property in favour of Shri Mahesh Thakkar and Shri Rajeshkumar P. Singh.

xv. In pursuance of Deed of Release, dated 6th July, 2012, the partners of M/s. Shreeraz Construction had executed an Irrevocable General Power of Attorney, dated 6th July, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/4883/2012 (for short hereinafter referred to as the "Sixth Power of Attorney") in favour of Shri Mahesh Thakkar and Shri Rajeshkumar P. Singh conferring upon them several powers inter-alia power to sell an area admeasuring 330 sq. meters forming the portion of second property to the person or persons of their choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

xvi. By a Deed of Cancellation, dated 5th June, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/04884//2012, dated 6th July, 2012, the second owners through their constitute attorney Mr. Avvab A.H. Kazi, proprietor of M/s. Elegant Homes, Mr. Ataullah Sanaullah Khan and Mr. Zakaullah Sanuallah Khan, being the partners of M/s. Sheeraz Constructions had cancelled and terminated the sixth

agreement executed by and between the parties thereto in respect of an area admeasuring 670 sq. meters forming the portion of the second property.

xvii. By Deed of Conveyance, dated 30th January, 2017 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No.TNN-4/775/2017 (for short hereinafter referred to as the "**Fourth Sale Deed**") Shri Mahesh Thakkar had sold, transferred and conveyed his 50% right, title and interest, share in the second property to M/s. Raj Associates-II for the consideration mentioned therein.

3. Mrs. Axcy Angel Ludrick alias Rodricks, Ms. Fellow Angel Ludrick alias Rodricks alias Mrs. Mohini Ashok Talreja, Shri Vinod Ashok Talreja, Shri Mahesh Ashok Talreja, Shri Rakesh Ashok Talreja and Shri Jitendra Ashok Talreja (hereinafter jointly and collectively referred to as the "**Third Owners**") had owned land bearing Old Survey No. 381, New Survey No.66, Hissa No. 5, admeasuring 530 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (hereinafter referred to as the "**Third Property**").

i. By an Agreement, dated 1st October, 1994 (for short hereinafter referred to as the "**Eight Agreement**") Mrs. Kalmed Angel Rodricks alias Ludrik had agreed to sell her undivided right, title and interest in the third property to M/s. A. H. Contracting and Trading Co., Pvt. Ltd., and M/s.

Altaf Hussain & Company at the price and on the terms and conditions stipulated therein.

- ii. In pursuance of the eighth agreement, Mrs. Kalmed Angel Rodricks alias Ludrik had executed an Irrevocable General Power of Attorney (for short hereinafter referred to as the "**Seventh Power of Attorney**") in favour of M/s. A. H. Contracting and Trading Co., Pvt. Ltd., and M/s. Altaf Hussain & Company conferring upon them several powers inter-alia power to sell her undivided share in the third property to the person or persons of their choice.
- iii. By an Agreement, dated 18th December, 1995 (for short hereinafter referred to as the "**Ninth Agreement**") M/s. A. H. Contracting and Trading Co., Pvt. Ltd., and M/s. Altaf Hussain & Company in their turn had agreed to sell the 1/3rd share of Mrs. Kalmed Angel Rodricks alias Ludrik in the third property to Mr. Shoib Abdul Rashid Khatib, proprietor of M/s. Elegant Homes at the price and on the terms and conditions stipulated therein.
- iv. In pursuance of the ninth agreement, M/s. A. H. Contracting and Trading Co., Pvt. Ltd., and M/s. Altaf Hussain & Company had executed a substitute Power of Attorney (for short hereinafter referred to as the "**Eight Power of Attorney**") in favour of Mr. Shoib Abdul Rashid Khatib conferring upon him several powers inter-alia power to deal with the undivided share of Mrs. Kalmed Angel Rodricks alias Ludrik in the third property.

- v. By an Agreement, dated 26th September, 1995 (for short hereinafter referred to as the "Tenth Agreement") Mrs. Axcy Angel Rodricks alias Ludrik had agreed to sell her undivided right, title and interest in the third property to Mr. Mohammed Shafi Bhati at the price and on the terms and conditions stipulated therein.
- vi. In pursuance of the tenth agreement, Mrs. Axcy Angel Rodricks alias Ludrik had executed an Irrevocable General Power of Attorney (for short hereinafter referred to as the "Ninth Power of Attorney") in favour of Mr. Mohammed Shafi Bhati conferring upon him several powers inter-alia power to sell her undivided share in the third property to the person or persons of his choice.
- vii. By an Agreement, dated 16th November, 1995 (for short hereinafter referred to as the "Eleventh Agreement") Mr. Mohammed Shafi Bhati in his turn had agreed to sell the 1/3rd share of Mrs. Axcy Angel Rodricks alias Ludrik in the third property to Mr. Shoib Abdul Rashid Khatib, proprietor of M/s. Elegant Homes at the price and on the terms and conditions stipulated therein.
- viii. In pursuance of the eleventh agreement, Mr. Mohammed Shafi Bhati had executed a substitute Power of Attorney (for short hereinafter referred to as the "Tenth Power of Attorney") in favour of Mr. Shoib Abdul Rashid Khatib conferring upon him several powers inter-alia power to deal

with the undivided share of Mrs. Axcy Angel Rodricks alias Ludrik in the third property.

- ix. By an Agreement, dated 17th September, 1994 (for short hereinafter referred to as the "Twelfth Agreement") Mrs. Fello Angel Rodricks alias Ludrik had agreed to sell her undivided right, title and interest in the third property to Mr. Shoib Abdul Rashid Khatib, proprietor of M/s. Elegant Homes at the price and on the terms and conditions stipulated therein.
- x. In pursuance of the twelfth agreement, Mrs. Fello Angel Rodricks alias Ludrik had executed an Irrevocable General Power of Attorney of even date (for short hereinafter referred to as the "Eleventh Power of Attorney") in favour Mr. Shoib Abdul Rashid Khatib, proprietor of M/s. Elegant Homes conferring upon him several powers inter-alia power to sell her undivided share in the third property to the person or persons of his choice.
- xi. Mrs. Kalmed Angel Rodricks alias Ludrik through her constitute attorney Mr. Sharafat Ali Tanwar, Mrs. Axcy Angel Rodricks alias Ludrik through her constitute attorney Mr. Mohammad Shafi Bhati and Mrs. Fello Angel Rodricks alias Ludrik and Mr. Shoib Abdul Rashid Khatib had agreed to sell the third property to M/s. Sheeraz Constructions vide an Agreement, dated 27th February, 2007 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/01908/2007, dated 28th February, 2007 (for short

hereinafter referred to as the "Thirteenth Agreement") at the price and on the terms and conditions stipulated therein.

- xii. In pursuance of the thirteenth agreement Mr. Sharafat Ali Tanwar, being the constitute attorney of Mrs. Kalmed Angel Rodricks alias Ludrik, Mr. Mohammad Shafi Bhati being the constitute attorney of Mrs. Axcy Angel Rodricks alias Ludrik, Mr. Shoib Abdul Rashid Khatib, Mrs. Fello Angel Rodricks alias Ludrik had executed an Irrevocable General Power of Attorney, dated 27th February, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/01909/2007, dated 28th February, 2007 (for short hereinafter referred to as the "Twelfth Power of Attorney") in favour of the partners of M/s. Sheeraz Constructions conferring upon them several powers inter-alia power to sell the third property to the person or persons of their choice.
- xiii. By a Deed of Release, dated 6th July, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-7/48479/2012, M/s. Sheeraz Constructions had released, relinquished and given up their right, title and interest in the third property in favour of Shri Maheshkumar R. Thakkar and Shri Rajeshkumar P.Singha at the price and on the terms and conditions stipulated therein.
- xiv. M/s. Sheeraz Constructions had executed an Irrevocable General Power of Attorney, dated 5th June, 2012

registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/3705/2012 (for short hereinafter referred to as the "Thirteenth Power of Attorney") in favour of Shri Maheshkumar R. Thakkar and Shri Rajeshkumar P.Singh conferring upon them several powers inter-alia power to sell the third property to the person or persons of their choice.

xv. By an Agreement for Sale, dated 4th July, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/4202/2012 (for short hereinafter referred to as the "Fifteenth Agreement") the third owners had agreed to sell the third property to Shri Maheshkumar R. Thakkar and Shri Rajeshkumar P. Singh for the consideration mentioned therein.

xvi. In pursuance of the fifteenth agreement, the third owners had executed an Irrevocable Power of Attorney, dated 4th July, 2012 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/4203/2012 (for short hereinafter referred to as the "Fourteenth Power of Attorney") in favour of Shri Maheshkumar R. Thakkar and Shri Rajeshkumar P.Singh conferring upon them several powers inter-alia power to sell the third property to the person or persons of their choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit

the execution thereof before the Sub-Registrar of Assurance.

- xvii. By a Release Deed, dated 30th July, 2014 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. tnn-7/6021/2014, dated 31st July, 2014, the Estate Investment Co., Pvt. Ltd., had released, relinquished and given up their rights in the third property in favour of Shri Maheshkumar R. Thakkar and Shri Rajeshkumar P. Singh at the price and on the terms and conditions stipulated therein.
- xviii. By an Agreement for Sale, dated 29th May, 2017 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-12/1388/2017 (for short hereinafter referred to as the "Sixteenth Agreement") Shri Maheshkumar R. Thakkar in the capacity of constitute attorney of the third owners had agreed to sell his 50% share i.e. an area admeasuring 265 sq. meters of the total area admeasuring 530 sq. meters forming the portion of the third property to Shri Rajeshkumar P. Singh, being one of the partners of the M/s. Raj Associates-II at the price and on the terms and conditions stipulated therein.
- ix. By a Deed of Conveyance, dated 30th January, 2017 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/775/2017 (for short hereinafter referred to as the "Fifth Sale Deed") Shri Maheshkumra R. Thakkar had sold, transferred and conveyed his 50% share

in the first to third property to Shri Rajeshkumar P. Singh for the consideration mentioned therein.

xx. For the brevity sake, the first to third property viz. land bearing Old Survey No.380, New Survey No.67, Hissa No.10, admeasuring 1670 sq. meters, Old Survey No. 381, New Survey No. 66, Hissa No.3, admeasuring 670 sq. meters and Old Survey No. 381, New Survey No.66, Hissa No. 5, admeasuring 530 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, shall be hereinafter jointly and collectively referred to as the "Said Property".

xxi. Shri Rajeshkumar Phoolraj Singh had joined with Shri Sureshkumar Phoolraj Singh, Shri Premkumar Khushiram Chouhan, Shri Omprakash Kailashnath Singh, Shri Ashish Jagdish Thakkar and Shri Piyushkumar Babulal Jain to develop the said property and accordingly, they had formed a partnership firm in the name and style of "M/s.Raj Associates-II" vide a Partnership Deed, dated 6th December, 2018.

4. I have also considered the search report taken in the office of Sub-Registrar of Assurance at Thane from 1982 to till date. On perusal of Search Report, it appears that save and expect the registered documents as referred hereinabove, there are no any

other documents were found in respect of the said property during the course of searches.

5. On the whole from the searches taken in the office of Sub-Registry of Thane 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 :

- i. Title to the first property viz. land bearing Old Survey No.380, New Survey No.67, Hissa No.10, admeasuring 1670 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane owned by Mr. Ivan Jasin Britto, Mrs. Juliet Ivan Britto, Mr. Clifton Ivan Britto, Mr. Granville Ivan Britto, Miss.Sharon Ivan Britto, Mr. Joseph Jasin Britto, Mrs. Quincy Joseph Britto, Mr. Jasper Joseph Britto, Miss Quiddity Joseph Britto, Mr.Joab Joseph Britto, Mr. Frankie Jasin Britto, Mrs. Lydia Frankie Britto, Mr. Darryl Frankie Britto, Mr. Jason Frankie Britto, Mr. Joanas Frankie Britto and Mrs. Elvira Glen D'souza is clear, marketable and free from all encumbrances.

- ii. Title to the second property viz. land bearing Old Survey No. 381, New Survey No. 66, Hissa No.3, admeasuring 670 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane owned by Mr. Ruban Damel Vaz, Mr. Alloysius Damel Vaz, Mr.William Damel Vaz, Mrs. Avelia Pereira, Leena Xavier Vaz, Mr.Morgan Xavier Vaz and Mrs. Maggie D'Silva is clear, marketable and free from all encumbrances.

iii. Title to the third property viz. land bearing Old Survey No. 381, New Survey No.66, Hissa No. 5, admeasuring 530 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane owned by Mrs. Axcy Angel Ludrick alias Rodricks, Ms. Fellow Angel Ludrick alias Rodricks alias Mrs. Mohini Ashok Talreja, Shri Vinod Ashok Talreja, Shri Mahesh Ashok Talreja, Shri Rakesh Ashok Talreja and Shri Jitendra Ashok Talreja is clear, marketable and free from all encumbrances.

6. I further state and certify that M/s. Raj Associates-II is entitled to construct the building on the first to third property as per the permissions and sanctions granted by the authorities concerned including the Mira Bhayander Municipal Corporation.

Date : 5th February, 2019.



Advocate