

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that I have investigated the title to the following land situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, owned by Shri Bharat Mithalal Jain and Shri Mithalal R. Jain.

Sr. No.	Old Survey No.	New Survey No.	Hissa No.	Area in Sq. Meters
1.	327	30	11	1370
2.	327	30	14	830
3.	340	22	2	4710
4.	327	30	15	1950
5.	327	30	21	480
6.	327	30	22	1370
7.	327	30	24	300
8.	328	29	1	660
9.	339	23	2	4000
10.	340	22	1	960
11.	340	22	3	2880
12.	340	22	5	730
13.	340	22	9	8710
14.	341	20	6	5760
Total				34710

(for short, the land described hereinabove shall be hereinafter jointly and collectively referred to as the "**Larger Property**").

1. Shri Janardhan Bablya Patil and Shri Laxman Bablya Patil were the joint owners of land bearing Old Survey No.327, New Survey No.30, Hissa No.11, admeasuring 1370 sq. meters, situate, lying and being at

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

1. By a Deed of Conveyance, dated 17<sup>th</sup> May, 1963 (for short hereinafter referred to as the "**First Sale Deed**") Shri Janardhan Bablya Patil and Shri Laxman Bablya Patil had sold, transferred and conveyed the first property to Mr. Abdul Gafoor Rahim for the consideration mentioned therein. By a Mutation Entry No.2030, dated 12<sup>th</sup> April, 1966, the name of Mr. Abdul Gafoor Rahim came to be recorded in the 7/12 extract of the first property as the owner thereof.
2. Mr. Abdul Gafoor Rahim died on 6<sup>th</sup> April, 1987, leaving behind his widow by name Mrs. Zainabai Abdul Gafoor as his only heir and legal representative entitled to the estate of the deceased including the first property. By a Mutation Entry No.462, dated 4<sup>th</sup> November, 1999, the name of Mrs. Zainabai Abdul Gafoor came to be recorded in the 7/12 extract of the first property as the heir of late Mr. Abdul Gafoor Rahim.
3. By an Agreement for Sale, dated 25<sup>th</sup> September, 2001 (for short hereinafter referred to as the "**First Agreement**") Mrs. Zainabai Abdul Gafoor through her constitute attorney Mr. Abdul Quddus Farooque had agreed to sell the first property to Shri Shyamsunder Radheshyam Agarwal at the price and on the terms and conditions stipulated therein. In pursuance of the first agreement, Mr. Abdul Quddus Farooque, being the constitute attorney of Smt. Zainabai Abdul Gafoor had executed a substitute Irrevocable General Power of Attorney in favour of Shri

- Shyamsunder Radheshyam Agarwal conferring upon him several powers inter alia power to sell the first property to the person or persons of his choice.
4. By an Agreement for Sale cum Development, dated 16<sup>th</sup> August, 2002 (for short hereinafter referred to as the **"Second Agreement"**) Shri Shyamsunder Radheshyam Agarwal in his turn had agreed to sell the first property to M/s. Sonam Builders at the price and on the terms and conditions stipulated therein. In pursuance of the second agreement, Shri Shyamsunder Radheshyam Agarwal had executed a substitute Irrevocable General Power of Attorney in favour of the partners of M/s. Sonam Builders conferring upon them several powers inter alia power to sell the first property to the person or persons of their choice. In part performance of the second agreement, Shri Shyamsunder Radheshyam Agarwal had delivered the possession of the first property to M/s. Sonam Builders.
  5. By a Deed of Conveyance, dated 9<sup>th</sup> June, 2008, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/04979/2008 (for short hereinafter referred to as the **"Second Sale Deed"**) Mrs. Zainabai Abdul Gafoor, Shri Shyamsunder Radheshyam Agarwal and M/s. Sonam Builders had jointly sold, transferred and conveyed the first property to Shri Bharat Mithalal Jain and Shri Mithalal R. Jain for the consideration mentioned therein. By a Mutation Entry No. 1161, dated 22<sup>nd</sup> March, 2012, the names of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain came to be recorded in the 7/12 extract of the first property as the owners thereof.

6. In Other Rights Column of the first property, the name of the Estate Investment Co. Pvt. Ltd., was appearing as a superior holder thereof. By a Deed of Release, dated 6<sup>th</sup> March, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN- 7/1747/2013 (for short hereinafter referred to as the "**First Release Deed**"), the Estate Investment Co. Pvt. Ltd., had released and relinquished its right in the first property in favour of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain for valuable consideration therein and accordingly, by a Mutation Entry No. 1426, dated 8<sup>th</sup> March, 2013, the names of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain came to be recorded in the 7/12 extract of the second property.
  7. The Addl. Collector and Competent Authority Thane had passed an Order No. ULC/TA/TN-6/Bhayandar/SR-1402, dated 24<sup>th</sup> June, 2003, under Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976 in respect of the first property thereby declaring the first property as a retainable land of Mrs. Zainabai Abdul Gafoor.
  8. The Collector of Thane has granted N. A. permission in respect of the first property vide an Order No.Revenue/K-1/T-1/NAP/SR-112/2003, dated 17<sup>th</sup> November, 2003.
  9. The Mira Bhayandar Municipal Corporation had sanctioned the plan of the building the then to be constructed on the first property and accordingly, issued Commencement Certificate No. MB/MNP/ NR,2078/10590/2003-04, dated 14<sup>th</sup> January, 2004 to M/s. Sonam Builders to commence with the work of construction of building on the first property.
- II. Shri Dadu Narayan Patil was the original owner of land bearing Old Survey No.327, New Survey No.30, Hissa No.14, admeasuring 830 sq. meters and Old Survey No.340, New Survey No.22, Hissa No.2,

admeasuring 4710 sq. meters, situate, lying and being at Village Goddeo, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the **"Second Property"**).

1. Shri Dadu Narayan Patil died intestate on 29<sup>th</sup> January, 1994 leaving behind his five sons namely Shri Vishwanath Dadu Patil, Shri Kamlakar Dadu Patil, Shri Gangadhar Dadu Patil, Shri Shridhar Dadu Patil, Shri Krishna Dadu Patil, six married daughters namely Smt. Sumitra Parshuram Patil, Smt. Shakuntala Krishna Bhoir, Smt. Krishnibai Hareshwar Thakur, Smt. Manda Baban Patil, Smt. Pratibha Prabhakar Mhatre and Smt. Hemlata Chintaman Patil (for short hereinafter jointly and collectively hereinafter referred to as the **"Heirs of late Dadu Patil"**) as his heirs and legal representatives entitled to the estate of the deceased including the second property.
2. By an Agreement, dated 13<sup>th</sup> May, 2002 (for short hereinafter referred to as the **"Third Agreement"**) Shri Vishwanath Dadu Patil, Shri Kamlakar Dadu Patil, Shri Gangadhar Dadu Patil, Shri Shridhar Dadu Patil, Shri Krishna Dadu Patil, Smt. Sumitra Parshuram Patil, Smt. Shakuntala Krishna Bhoir, Smt. Krishnibai Hareshwar Thakur, Smt. Manda Baban Patil and Smt. Pratibha Prabhakar Mhatre had agreed to sell their undivided right, title, interest share in the Old Survey No. 340, New Survey No. 22, Hissa No. 2, admeasuring 4710 sq. meters, situate, lying and being at Village Goddeo, Bhayandar (East), Taluka and District Thane (for short hereinafter referred to as the **"Part Property"**) to M/s. Sonam Builders at the price and on the terms and conditions stipulated therein. In pursuance of the third agreement,

Shri Vishwanath Dadu Patil and others had also executed an Irrevocable General Power of Attorney in favour of the partners of M/s. Sonam Builders conferring upon them several powers inter-alia power to sell their undivided share in the part proeprty to the person or persons of their choice.

3. By an Agreement, dated 2<sup>nd</sup> April, 2003 (for short hereinafter referred to as the "**Fourth Agreement**") Smt. Hemlata Chintaman Patil had agreed to sell her undivided right, title, interest and share in the part property to M/s. Sonam Builders at the price and on the terms and conditions stipulated therein. In pursuance of the fourth agreement, Smt. Hemlata Chintaman Patil had also executed an Irrevocable General Power of Attorney in favour of the partners of M/s. Sonam Builders conferring upon them several powers inter-alia power to sell her undivided share in the the part property to the person or persons of their choice.
4. By an Agreement, dated 29<sup>th</sup> August, 2003 (for short hereinafter referred to as the "**Fifth Agreement**") Shri Viswanath Dadu Patil, Smt. Sunita Vishwanath Patil, Shri Sachin Vishwanath Patil, Shri Umesh Vishwanath Patil, Miss. Nutan Vishwanath Patil, Shri Kamlakar Dadu Patil, Shri Gangadhar Dadu Patil, Shri Shridhar Dadu Patil, Shri Krishna Dadu Patil, Smt. Sumitra Parshuram Patil, Smt. Shakuntala Krishna Bhoir, Smt. Krishnibai Hareshwar Thakur, Smt. Manda Baban Patil and Smt. Pratibha Prabhakar Mhatre had agreed to sell their undivided share in the second property to M/s. Sonam Builders at the price and on the terms and conditions stipulated therein. In pursuance of the fifth agreement, Shri Vishwanath Dadu Patil and others had also executed an Irrevocable General Power of Attorney in favour of the partners of M/s. Sonam Builders conferring upon them several

powers inter-alia power to sell their undivided share in the second property to the person or persons of their choice.

5. By a Mutation Entry No.570, dated 17<sup>th</sup> May, 2004, the names of heirs of late Dadu Patil came to be recorded in the 7/12 extract of the second property as the owners thereof.
6. By an Agreement, dated 22<sup>nd</sup> July, 2004 (for short hereinafter referred to as the "**Sixth Agreement**") Smt. Hemlata Chintaman Patil had agreed to sell her undivided share in the second property to M/s. Sonam Builders at the price and on the terms and conditions stipulated therein. In pursuance of the sixth agreement, Smt. Hemlata Chintaman Patil had executed an Irrevocable General Power of Attorney in favour of the partners of M/s. Sonam Builders conferring upon them several powers inter-alia power to sell her undivided share in the second property to the person or persons of their choice.
7. By a Development Agreement, dated 28<sup>th</sup> December, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/10919/2006 (for short hereinafter referred to as the "**Seventh Agreement**") the heirs of late Dadu Patil had jointly agreed to assign the development rights of the second property to M/s. Sonam Builders at the price and on the terms and conditions stipulated therein. By a Mutation Entry No. 761, dated 30<sup>th</sup> December, 2006, the name of M/s. Sonam Builders came to be recorded in the Other Rights Column of the 7/12 extract of the second property.

8. By a Deed of Conveyance, dated 19<sup>th</sup> July, 2008, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/06210/2008 (for short hereinafter referred to as the "**Third Sale Deed**") the heirs of late Dadu Patil with the consent and confirmation of M/s. Sonam Builders had sold, transferred and conveyed the second property to Shri Bharat Mithalal Jain and Shri Mithalal R. Jain. By a Mutation Entry No. 1090, dated 26<sup>th</sup> September, 2011, the names of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain came to be recorded in the 7/12 extract of the second property as the owners thereof.
9. In Other Rights Column of the second property, the name of the Estate Investment Co. Pvt. Ltd., was appearing as a superior holder thereof. By a Deed of Release, dated 6<sup>th</sup> March, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN- 7/1750/2013 (for short hereinafter referred to as the "**Second Release Deed**") the Estate Investment Co. Pvt. Ltd., had released and relinquished its right in the second property in favour of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain for the consideration mentioned therein and accordingly, by a Mutation Entry No. 1429, dated 8<sup>th</sup> March, 2013, the names of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain came to be recorded in the 7/12 extract of the second property.
10. The Collector of Thane had granted N.A. Order No. Revenue/K-1/T-1/NAP/ SR-64/2005, dated 30<sup>th</sup> June, 2005 in respect of the second property.



11. The Addl. Collector and Competent Authority Thane had granted permission under Section 26 of the Urban Land (Ceiling and Regulation) Act, 1976 in respect of the second property vide Order No.ULC/TA/T-6/Navghar/SR/497 +1398, dated 13<sup>th</sup> April, 2007.
12. The Mira Bhayandar Municipal Corporation had sanctioned the plan of the building the then to be constructed on the second property and accordingly, issued Commencement Certificate No. MB/MNP/NR/ 331/2005-06, dated 11<sup>th</sup> May, 2005 to M/s. Sonam Builders to proceed with the work of construction of building on the second property.

III. Shri Moreshwar Balaram Thakur, Shri Gopinath Balaram Thakur, Shri Sureshkant Balaram Thakur, Shri Pandarinath Balaram Thakur and Shri Kesarinath Balaram Thakur were the joint owners of the land bearing Old Survey No.327, New Survey No.30, Hissa No.15, admeasuring 1950 sq. meters, situate, lying and being at Village Goddeo, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the **"Third Property"**).

1. By virtue of an oral partition effected amongst Shri Moreshwar Balaram Thakur, Shri Gopinath Balaram Thakur, Shri Sureshkant Balaram Thakur, Shri Pandarinath Balaram Thakur and Shri Kesarinath Balaram Thakur in respect of several properties inter-alia the third property, the third property came to be apportioned to the share of Shri Gopinath Balaram Thakur and accordingly, by a Mutation Entry No.3571, dated 1<sup>st</sup> December, 1975, the name of Shri Gopinath Balaram Thakur came to be recorded in the 7/12 extract of the third property as the owner thereof.

2. By an Agreement for Sale cum Development, dated 13<sup>th</sup> May, 2007 (for short hereinafter referred to as the "**Eighth Agreement**") Shri Gopinath Balaram Thakur and his family members namely Smt. Sadhana Gopinath Thakur, Shri Shirish Gopinath Thakur, Shri Nitin Gopinath Thakur and Smt. Pooja Nitin Thakur had agreed to sell the third property to the M/s. Sonam Builders at the price and on the terms and conditions stipulated therein. In pursuance of the eighth agreement, Shri Gopinath Balaram Thakur and others had executed an Irrevocable General Power of Attorney in favour of the partners of M/s. Sonam Builders conferring upon them several powers inter-alia power to sell the third property to the person or persons of their choice.
3. Shri Gopinath Balaram Thakur, Smt. Sadhana Gopinath Thakur, Shri Shirish Gopinath Thakur, Shri Nitin Gopinath Thakur and Smt. Pooja Nitin Thakur had executed a Development Agreement, dated 12<sup>th</sup> September, 2007, registered in the office of Sub Registrar, Thane under Sr. No.TNN-4/08144/2007 (for short hereinafter referred to as the "**Ninth Agreement**") in favour of M/s. Sonam Builders in respect of the third property. By a Mutation Entry No. 835, dated 14<sup>th</sup> September, 2007, the name of M/s. Sonam Builders came to be recorded in the Other Rights Column of the 7/12 extract of the third property.
4. In furtherance to the eighth and ninth agreement, Shri Gopinath Balaram Thakur and others with the consent and confirmation of M/s. Sonam Builders had sold, transferred and conveyed the third property to Shri Bharat Mithalal Jain and Shri Mithalal R. Jain vide a Deed of Conveyance, dated 19<sup>th</sup> July, 2008 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/06207/2008 (for short hereinafter referred to as the "**Fourth**

**Sale Deed**”). By a Mutation Entry No. 974, dated 1<sup>st</sup> September, 2008, the names of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain came to be recorded in the 7/12 extract of the third property as the owners thereof.

5. In Other Rights Column of the third property, the name of the Estate Investment Co. Pvt. Ltd., was appearing as a superior holder thereof. By a Deed of Release, dated 27<sup>th</sup> February, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN- 7/1744/2013 (for short hereinafter referred to as the **“Third Release Deed”**) the Estate Investment Co. Pvt. Ltd., had released and relinquished its right in the third property in favour of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain for the consideration mentioned therein and accordingly, by a Mutation Entry No. 1434, dated 8<sup>th</sup> March, 2013, the names of Shri Bharat Mithalal Jain and Shri Mithalal R. Jain came to be recorded in the 7/12 extract of the third property.
6. The Dy. Collector and Competent Authority Thane had passed an Order No.ULC/TA/TN6/SR-503, dated 5<sup>th</sup> July, 2005 under Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976 in respect of the third property.
7. By an Order No.Revenue/K-1/T-1/NAP/SR-255/2007, dated 16<sup>th</sup> January, 2008, the Collector of Thane had granted N.A. permission in respect of the third property.

IV. Shri Undrya Sowar Patil was the owner of the land bearing Old Survey No. 327, New Survey No.30, Hissa No.21, admeasuring 480 sq. meters and Old Survey No.327, New Survey No.30, Hissa No.22, admeasuring 1370 sq. meters, situate, lying and being at Village

Goddeo, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane and within the limits of the Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the "**Fourth Property**").

1. Shri Undrya Sowar Patil died intestate in or about 1951 leaving behind his two sons namely Shri Bhaskar Undrya Patil and Shri Mukund Undrya Patil as his heirs and legal representatives entitled to the estate of the deceased including the fourth property.
2. Shri Mukund Undrya Patil died intestate on 26<sup>th</sup> April, 1975, leaving behind his widow Smt. Mankubai Mukund Patil, five sons namely Shri Ganpat Mukund Patil, Shri Naresh Mukund Patil, Shri Yeshwant Mukund Patil, Shri Bhalchandra Mukund Patil, Shri Bharat Mukund Patil and a married daughter by name Smt. Rukmini Subhash Vaity (for short, hereinafter jointly and collectively referred to as the "**Heirs of late Mukund Patil**") as his heirs and legal representatives entitled to the undivided share of the deceased in the fourth property. By a Mutation Entry No.3575 dated 20<sup>th</sup> December, 1975, the names of the heirs of late Mukund Patil came to be recorded in the 7/12 extract of the fourth property.
3. Shri Bhaskar Undrya Patil died intestate on 30<sup>th</sup> May, 1995, leaving behind his widow by name Smt. Thakubai Bhaskar Patil, three sons namely Shri Vasudeo Bhaskar Patil, Shri Hemant Bhaskar Patil and Shri Anil Bhaskar Patil (for short hereinafter jointly and collectively referred to as the "**Heirs of late Bhaskar Patil**") as his heirs and legal representatives entitled to the undivided share of the deceased in the fourth property. By a Mutation Entry No.413, dated 4<sup>th</sup> June, 1996, the names of the

heirs of late Bhaskar Patil came to be recorded in the 7/12 extract of the fourth property.

4. By an Agreement for Sale cum Development, dated 30<sup>th</sup> December, 1994 (for short hereinafter referred to as the **"Tenth Agreement"**) the heirs of late Mukund Patil and their respective family members had agreed to sell their undivided right, title, interest and share in the fourth property to M/s. Shree Jyotirling Construction Co., at the price and on the terms and conditions stipulated therein. In pursuance of the tenth agreement, the heirs of late Mukund Patil and their respective family members had executed an Irrevocable General Power of Attorney in favour of partners of M/s. Shree Jyotirling Construction Co., conferring upon them several powers inter alia power to sell undivided share of the heirs of late Mukund Patil and their respective family members in the fourth property.
  
5. During the subsistence of the tenth agreement, the heirs of late Mukund Patil and their respective family members had executed another Agreement for Sale, dated 4<sup>th</sup> March, 1997 (for short hereinafter referred to as the **"Eleventh Agreement"**) in respect of their undivided share in the fourth property in favour of M/s. Shree Jyotirling Construction Co., In pursuance of the eleventh agreement, the heirs of late Mukund Patil and their respective family members had executed an Irrevocable General Power of Attorney in favour of Shri Chogalal Laxman Bhati and Shri Chandubhai Rawal, being the partners of M/s. Shree Jyotirling Construction Co., conferring upon them several powers inter-alia power to sell their undivided share in the fourth property.

6. By an Agreement for Sale, dated 19<sup>th</sup> October, 2000 (for short hereinafter referred to as the **"Twelveth Agreement"**) M/s.Shree Jyotirling Construction Co., with the consent and confirmation of the heirs of late Mukund Patil and their respective family members had agreed to sell their undivided share in the fourth property to Shri Chandulal Ramshankar Raval and Shri Chogalal Laxmanji Bhati at the price and on the terms and conditions stipulated therein. In pursuance of the twelveth agreement, the heirs of late Mukund Patil and their respective family members had executed an Irrevocable General Power of Attorney in favour of Shri Chandulal Ramshankar Raval and Shri Chogalal Laxmanji Bhati conferring upon them several powers inter-alia power to sell the fourth property to the person or persons of their choice.
7. By an Agreement for Sale cum Development, dated 30<sup>th</sup> April, 2002 (for short hereinafter referred to as the **"Thirteenth Agreement"**) the heirs of late Bhaskar Patil and their respective family members had agreed to sell their undivided right, title, interest and share in the fourth property to M/s. Sonam Builders at the price and on the terms and conditions stipulated therein. In pursuance of the thirteenth agreement, the heirs of late Bhaskar Patil and their respective family members had executed an Irrevocable General Power of Attorney in favour of the partners of M/s. Sonam Builders conferring upon them several powers inter alia power to sell their undivided share in the fourth property to any person or persons.
8. By an Agreement for Sale cum Development, dated 30<sup>th</sup> April, 2002 (for short hereinafter referred to as the **"Fourteenth Agreement"**) Shri Chandulal Ramshankar Raval and Shri