

**DILIP V. PANDIT**  
B. Com. LL.B.  
ADVOCATE HIGH COURT

OFFICE : P/006, SILENT PARK,  
OPP. FLY OVER BRIDGE,  
BHAYANDAR (E), THANE - 401 105.  
CORRES. : C/104, GAVDEVI PRASAD,  
GODDEV, BHAYANDAR (E),  
THANE - 401 105. CELL: 9869412105

Date: 12/04/2010

**TITLE REPORT**

THIS IS TO CERTIFY THAT, I have investigated and caused to have investigated the Title of the land bearing Old Survey No. 329, New S. No. 28, Hissa No. 8 admeasuring 5.8 Gunthas i.e. equivalent to 580 Sq. Mtrs. and Old Survey No. 330, New S. No. 37, Hissa No. 3 admeasuring 34.4 Gunthas i.e. equivalent to 3440 Sq. Mtrs. lying being and situate at Revenue Village Goddev, within the Registration District and Sub District of Thane and within the local limits of the Mira Bhayandar Municipal Corporation (hereinafter referred to as the 'Said Properties') and I have to state as under :

**WHEREAS** 1) Mr. Keneth Anthone Gomes, 2) Mr. Derick Peter Gomes, 3) Mrs. Beral Ann Murzello, 4) Christabelle Grace Fonseca, 1a) Mrs. Treeza Kenet Gomes, b) Mr. Lloyod Keneth Gomes, c) Mr. Lindsey Keneth Gomes, d) Miss. Lincee Keneth Gomes, 2a) Mrs. Rochelle Derrick Gomes, b) Miss. Aiysha Derrick Gomes, c) Miss. Shabnam Derrick Gomes, d) Keith Derrick Gomes (hereinafter referred to as the 'Said Owners') are the lawful owners of the said properties and the names of 1) Mr. Keneth Anthone Daniel Gomes, 2) Mr. Derick Peter Williym's Daniel Gomes, 3) Mrs. Beral Ann Murzello, 4) Christabelle Grace Fonseca are recorded in the 7/12 extract of the said properties as the owners thereof.

**AND WHEREAS** the said owners have executed, an Agreement for Development of the said properties with 1) Smt. Champavati Madhukar Patil, 2) Shri. Prashant Madhukar Patil, 3) Kiran Madhukar Patil, 4) Chetan Madhukar Patil, (hereinafter referred to as the "Said Developers") on the terms and conditions stated therein and the said Agreement for Development was registered with The Office of the Sub Registrar of Assurances, Thane - 4 on

12.10.2007 at Document bearing Sr. No. TNN/4/08954/2007 and accordingly the names of Said Developers are recorded in the Other Rights column of the said properties vide Mutation Entry bearing No. 906 certified by the Revenue Authorities .

**AND WHEREAS** the said owners, along with an Agreement for Development dtd. 12.10.2007, have also executed, an Irrevocable General Power of Attorney to and in the names of the Said Developers and have conferred upon them several powers inter alia the power to develop the said properties by constructing buildings on the said properties and the said Power of Attorney was registered with The Office of Sub Registrar of Assurances, Thane-4 on \_\_\_\_\_ at Document bearing No. 8955.

**AND WHEREAS** the said Agreement for Development dtd. 12.10.2007 and an Irrevocable General Power of Attorney dtd. \_\_\_\_\_ are as on date valid, legal and subsisting and the said documents are not cancelled or revoked.

**AND WHEREAS** The Deputy Collector and Competent Authority Urban Agglomeration and 8 Kms. Peripheral Area of Greater Bombay has issued, on 12<sup>th</sup> May, 2006, a Certificate / Order u/s. 8 (4) of the Urban Land (Ceiling and Regulation) Act, 1976 bearing No. ULC/TA/T.N.6/Goddev/SR-1459 AND has issued Certificate / Order u/s. 20 of the Urban Land (Ceiling and Regulation) Act, 1976 bearing No. ULC/TA/TTP/W.S.H.S.-20/1684, dated 22<sup>nd</sup> November, 2006 in respect of several properties inter alia the said properties, in the names of Shri. Keneth Anthony Daniel Gomes and others.



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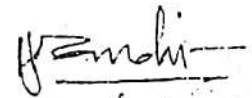
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AND WHEREAS The District Collector, Thane, has granted on 07<sup>th</sup> May, 2008 a permission for Non Agricultural Use of the said properties, vide its Order No. Revenue/Section- 1/T-1 / NAP/SR-101/2008 in respect to the said properties to and in the names of the Said Owners.

AND WHEREAS The Commissioner, Mira Bhayandar Municipal Corporation has granted a Commencement Certificate for construction of Plinth on the said properties vide its order bearing Outward No. MB/MNP / NR/ 1690/2008-09 dtd. 30<sup>th</sup> July, 2008 in the names of the Said Owners.

AND WHEREAS The Commissioner, Mira Bhayandar Municipal Corporation has granted a Revised Commencement Certificate for construction of Plinth on the said properties vide its order bearing Outward No. MB/MNP / NR/ 2910/2009-10 dtd. 23<sup>rd</sup> November, 2009 in the names of the Said Owners.

In the premises aforesaid, it is certified that, 1) MR. PRASHANT MADHUKAR PATIL, 2) SMT. CHAMPAVATI MADHUKAR PATIL, 3) SHRI. KIRAN MADHUKAR PATIL & 4) CHETAN MADHUKAR PATIL, the Said Developers, are lawfully entitled to construct Flats / Shops / Tenements on the said properties in accordance with the various permissions and sanctions accorded by various Competent Authorities and as per the plans and specifications sanctioned and approved by the Mira Bhayandar Municipal Corporation, and the Said Developers are entitled to sell, transfer and dispose of the Flats / Shops/ Tenements in the Buildings to be constructed on the said properties, in the open market to the prospective purchasers, for valuable consideration.



D. V. PANDIT  
Advocate