

D. G. NAIK
B.Com., L.L.M.
ADVOCATE, HIGH COURT

104, Saroj Place,
Near Marus Mal, Flyover Road,
Bhayandar (West), Thane : 401 101,
Ph. : 28791736 • Cell : 9820640511,
E-mail : advdgn@gmail.com

TO WHOMSOEVER IT MAY CONCERN

This is to certify that I have investigated the title to the following land situate at village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation:

Sr. No.	Old Survey Nos.	New Survey Nos.	Hissa Nos.	Area in sq. meters
1	181	50	7/A	3380
2	181	50	9	400
3	182	49	3	467
4	181	50	7/B	3000
5	182	49	6	600
6	182	49	4	2610
7	182	49	5	2070
8	182	49	8	100
9	181	50	10	217

1. Shri Motiram Shivram Bhoir was the owner of land bearing Old Survey No. 181, New Survey No. 50, Hissa No. 7/A, admeasuring 3380 sq. meters, Old Survey No. 181, New Survey No. 50, Hissa No. 9, admeasuring 400 sq. meters and Old Survey No. 182, New Survey No. 49, Hissa No. 3, admeasuring 467 sq. meters, situate, lying and being at Village Mira, 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 "Large Property").

1. By an Agreement, dated 6th April, 1993, Shri Motiram Shivram Bhoir had agreed to sell the larger property to Shri Kishor K. Shah at the price and on the terms and conditions mentioned therein.
2. Shri Motiram Shivram Bhoir died intestate on 21st April, 1996, leaving behind his widow by name Smt. Kusumbai Motiram Bhoir, a son by name Shri Anil Motiram Bhoir, two daughters namely Rajashree Motiram Bhoir and Vasanti Motiram Bhoir as his heirs and legal representatives.
3. By a Mutation Entry No. 1702, dated 1st November, 1996, the names of Smt. Kusumbai Motiram Bhoir, Shri Anil Motiram Bhoir, Rajashree Motiram Bhoir and Vasanti Motiram Bhoir came to be recorded in the 7/12 extract of the larger property as the heirs of late Shri Motiram Shivram Bhoir.
4. Smt. Kusumbai Motiram Bhoir died intestate leaving behind her son by name Shri Anil Motiram Bhoir, two daughters namely Rajashree Motiram Bhoir and Vasanti Motiram Bhoir as her heirs and legal representatives.
5. By a Triparty Agreement for Sale cum Development, dated 7th May, 2005 the heirs of late Shri Motiram Shivram Bhoir and late Smt. Kusumbai Motiram Bhoir with the consent and confirmation of Shri Kishor K. Shah had agreed to sell the land bearing Old Survey No.181, New Survey No.50, Hissa No.7/A, admeasuring 3380 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal

D. G. NAIK
B.Com., L.L.M.
ADVOCATE, HIGH COURT

104, Saroj Plaza,
Near Manu Mall, Flyover Road,
Bhayander (West), Thane - 401 101.
Ph : 28191738, • Cell : 9820640511
E-mail : adv.dgn@gmail.com

Corporation, (hereinafter referred to as the **'First Property'**) to Shri Jayesh Kanji Maru at the price and on the terms and conditions mentioned therein.

6. In pursuance of the a Tripartite Agreement for Sale cum Development, dated 7th May, 2005, the heirs of late Shri Motiram Shivram Bhoir and Smt. Kusum Motiram Bhoir had executed an Irrevocable General Power of Attorney, dated 14th January, 2005 in favour of Shri Jayesh Kanji Maru conferring upon him several powers inter-alia power to sell the first property to the person or persons of his choice.
7. By an Agreement for Sale cum Development, dated 29th October, 2005, Shri Jayesh Kanji Maru had agreed to sell, transfer and assign the first property to Shri Uday Ghanashyam Naik, proprietor of M/s. G. N. Construction, at the price and on the terms and conditions mentioned therein.
8. In pursuance of Agreement for Sale cum Development, dated 28th October, 2005, Shri Jayesh Kanji Maru had executed an Irrevocable General Power of Attorney, dated 26th May, 2006 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/4766/2006 in favour of Shri Uday Ghanashyam Naik, proprietor of M/s.G.N. Construction, conferring upon him several powers inter-alia power to develop the first property by constructing building/s thereon.
9. Shri Anil Motiram Bhoir, Rajashree Motiram Bhoir and Vasanti Motiram Bhoir, being the heirs of late Shri Motiram

Shivram Bhoir and Smt. Kusum Motiram Bhoir had executed a Power of Attorney, dated 25th May, 2005, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNR-4/3885/2005 in favour of Shri Kishor K. Shah conferring upon him several powers inter-alia power to deal with the land bearing Old Survey No. 151, New Survey No. 30, Hissa No. 9, admeasuring 400 sq. meters and Old Survey No. 182, New Survey No. 49, Hissa No. 3, admeasuring 467 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayander Municipal Corporation (hereinafter referred to as the "**Second Property**").

10. By an Agreement for Sale cum Development, dated 18th April, 2007 Shri Kishor K. Shah had agreed to sell the second property to Shri Uday Ghanashyam Naik, proprietor of M/s. G. N. Construction, at the price and on the terms and conditions stipulated therein.
11. In pursuance of Agreement for Sale cum Development, dated 18th April, 2007, Shri Kishor K. Shah had executed an Irrevocable General Power of Attorney, dated 21st April, 2008, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNR-4/ 04767/2008 (for short hereinafter referred to as the "**Fourth Power of Attorney**") in favour of Shri Uday Ghanashyam Naik, proprietor of M/s. G. N. Construction, conferring upon him several powers inter-alia power to develop the second property by constructing building/s thereon.

D. G. NAIK
B.Com., LL.M.
ADVOCATE, HIGH COURT

104, Sany Plaza,
Near Maru Mall, Flyover Road,
Bhayander (West), Thane : 401 101,
Ph. : 28191739 - Cell. : 9820840511
E-mail : adv.dgn@gmail.com

- ii. **Smt. Tulshibai Govind Patil, Shri Govind Babaji Patil, Meena Govind Patil, Bharat Govind Patil, Deepak Govind Patil and Smt. Jayabai Yashwant Bhoir are the owners of land bearing Old Survey No. 181, New Survey No. 50, Rissa No. 7/B admeasuring 3000 sq. meters, situate, lying and being at village Mira, Taluka & District Thane and in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayander Municipal Corporation (hereinafter referred to as the "Third Property").**
1. By an Agreement for Sale dated 10th September, 1989 Smt. Tulshibai Govind Patil, Shri Govind Babaji Patil, Meena Govind Patil, Shri Bharat Govind Patil and Shri Deepak Govind Patil had agreed to sell the third property to M/s. United Corporation at the price and on the terms and conditions therein.
 2. In pursuance of Agreement for Sale dated 10th September, 1989, Smt. Tulshibai Govind Patil, Shri Govind Babaji Patil, Meena Govind Patil, Shri Bharat Govind Patil and Shri Deepak Govind Patil had executed an Irrevocable General Power of Attorney, dated 2nd June, 2005, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/03526/2005 in favour of the said M/s. United Corporation conferring upon them several powers inter-alia power to sell the third property to the person or persons of their choice.
 3. Smt. Jayabai Yashwant Bhoir was not a party to an Agreement for Sale dated 10th September, 1989 and

Irrevocable General Power of Attorney, dated 2nd June, 2005 and as such, Smt. Jayabai Yashwanth Bhoir along with Smt. Meena Govind Patil, Shri Bharat Govind Patil and Shri Deepak Govind Patil had executed a Supplemental Agreement, dated 2nd June, 2005 in favour of M/s. United Corporation thereby confirming and ratifying the Agreement for Sale dated 10th September, 1989 and Irrevocable General Power of Attorney, dated 2nd June, 2005 executed by and between the parties thereto in respect of the third property.

4. In pursuance of Supplemental Agreement, dated 2nd June, 2005, Smt. Meena Govind Patil, Bharat Govind Patil, Deepak Govind Patil and Smt. Jayabai Yashwanth Bhoir had executed a Power of Attorney, dated 2nd June, 2005, registered in the office of Sub-Registrar, Thane, under Serial No. TNN-10/03526/2005 in favour of Shri. Mahesh N. Patel, being one of the partners of M/s. United Corporation conferring upon him power to deal with the third property.
5. By an Agreement for Sale cum Development, dated 9th July, 2005 M/s. United Corporation in its turn had agreed to sell, transfer and assign all its right, title and interest in respect of the third property to Shri Uday Chanasdyam Naik, proprietor of M/s. G. N. Construction at the price and on the terms and conditions stipulated therein.
6. In pursuance of an Agreement for Sale cum Development dated 9th July, 2005, the partners of M/s. United Corporation had executed a General Power of Attorney, dated 27th October, 2005, registered in the office of Sub-Registrar of Assurance at Thane, under Serial No. TNN-

4/C8095/2005 in favour of Shri Uday Ghanashyam Naik, proprietor of M/s. G. N. Construction considering upon him several powers inter-alia power to develop the third property by constructing building/s thereon.

III. **Mrs. Maribai Sukur Patil was the original owner of land bearing Old Survey No. 182, New Survey No. 49, Hissa No. 6, admeasuring 600 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation (hereinafter referred to as the "Fourth Property").**

1. By a Deed of Conveyance, dated 12th December, 1978 Mrs. Maribai Sukur Patil had sold, transferred and conveyed the fourth property to Smt. Kusum Deepak Patil for the consideration mentioned therein.
2. By a Mutation Entry No. 1578, dated 31st January, 1992, the name of Smt. Kusum Deepak Patil came to be recorded in the 7/12 extract of the fourth property as the owner thereof.
3. By an Agreement, dated 3rd December, 2007 Smt. Kusum Deepak Patil had agreed to sell the fourth property to Shri Uday Ghanashyam Naik, proprietor of M/s. G. N. Construction at the price and on the terms and conditions stipulated therein.
4. In pursuance of an Agreement dated 3rd December, 2007, Smt. Kusum Deepak Patil had executed an irrevocable

General Power of Attorney, dated 4th December, 2007 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. YNN-4/ 10459/2007 in favour of Shri. Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction, conferring upon him several powers inter-alia power to develop the fourth property by constructing building thereon.

5. Shri Hiren Venilal Sewak, being one of the partners of M/s. Buildwell Developers was claiming his alleged right in the fourth property through Smt. Kusum Deepak Patil and her predecessors in title and as such, Shri Hiren Venilal Sewak had filed a Regular Civil Suit No.215 of 1992 in the Court of Civil Judge (S.D.) Thane against Smt.K-sura Deepak Patil and 13 others for seeking an order of declaration and injunction in respect of the fourth property and in the said suit, Shri Uday Ghanshyam Naik, proprietor of M/s. G. N. Construction has filed an application to become one of the party Defendants. In the said suit there is no restraint order against Shri Uday Ghanshyam Naik, proprietor of M/s. G. N. Construction from proceeding with the development of the fourth property.

IV. Smt. Vitthal Waman Patil was the original owner of land bearing Old Survey No.182, New Survey No.49, Hissa No.4, admeasuring 2610 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal

D. G. NAIK
B.Com., L.L.M.
ADVOCATE, HIGH COURT

104, Sanj Plaza,
Near Maus Hall, Flyover Road,
Bhayander (West), Thane - 401 101,
Ph : 28191735, • Cell : 9820645511,
E-mail : adv.dgn@gmail.com

Corporation (hereinafter referred to as the "Fifth Property").

1. By a registered Deed of Conveyance, dated 20th May, 1960 Smt. Vitthal Waman Patil had sold, transferred and conveyed the fifth property to Shri Laxman Kashya Patil for the consideration mentioned therein.
2. By a Mutation Entry No. 1064, dated 20th November, 1972, the name of Shri Laxman Kashya Patil came to be recorded in the 7/12 extract of the fifth property as the owner thereof.
3. Shri Laxman Kashya Patil died intestate in or about the year 1967 leaving behind his widow by Smt. Babibai Laxman Patil, two sons namely Shri Atmaram Laxman Patil, Shri Mahendra Laxman Patil and a daughter by name Nirmala Laxman Patil as his heirs and legal representatives entitled to the estate of the deceased including the fifth property.
4. By a Mutation Entry No. 1150, dated 2nd October, 1977, the names of Smt. Babibai Laxman Patil, Shri Atmaram Laxman Patil, Shri Mahendra Laxman Patil and Smt. Nirmala Laxman Patil came to be recorded in the 7/12 extract of the fifth property as the owners thereof.
5. By an Agreement, dated 3rd April, 1983 Smt. Babibai Laxman Patil and others had agreed to sell the fifth property to Shri Babulal Jaggannath Agarwal and Shri Premkumar

Agarwal at the price and on the terms and conditions stipulated therein.

6. Smt. Babibai Laxman Patil died intestate leaving behind her two sons namely Shri Atmaram Laxman Patil, Shri Mahendra Laxman Patil and a daughter by name Nirmala Laxman Patil as her heirs and legal representatives entitled to the undivided share of the deceased in the fifth property.
7. Pending the finalization of the sale transaction by and between the parties to an Agreement dated 3rd April, 1993, in respect of the fifth property, Shri Atmaram Laxman Patil, Shri Mahendra Laxman Patil and Nirmala Laxman Patil had agreed to sell the fifth property to Shri Kishor K. Shah vide an Agreement, dated 12th April, 1993 at the price and on the terms and conditions stipulated therein.
8. In pursuance of an Agreement dated 12th April, 1993, Shri Atmaram Laxman Patil, Shri Mahendra Laxman Patil and Nirmala Laxman Patil had executed a Power of Attorney, dated 4th July, 1993, registered in the office of Sub-Registrar of Assurance at Mumbai under Sr.No.BOM/R/3421/1/8/1993 in favour of Shri Kishor K. Shah conferring upon him several powers inter-alia power to sell the fifth property to the person or persons of his choice.
9. By an Agreement, dated 17th August, 2005 Shri Kishor K. Shah with the consent and confirmation of Shri Babulal Jaggannath Agarwal and Shri Premkumar Agarwal had agreed to sell the fifth property to Shri Uday Dhanashyam

D. G. NAIK
B.Com., L.L.M.
ADVOCATE, HIGH COURT

104, Sanj Plaza,
Near Mousa Mill, Flyover Road,
Bhayandar (West), Thane - 401 101.
Ph : 28191736 • Cell : 9820640511
E-mail : adv.dgn@gmail.com

Naik, proprietor of M/s. G. N. Construction at the price and on the terms and conditions stipulated therein.

10. In pursuance of an Agreement dated 17th August, 2006, Shri Kishor K. Shah had executed an Irrevocable General Power of Attorney, dated 17th August, 2006, registered in the office of Sub-Registrar of Assurances at Thane under Sr. No. TNR-4/07113/2006, dated 17th August, 2006 in favour of Shri Uday Ghanshyam Naik, proprietor of M/s. G. N. Construction conferring upon him several powers inter-alia power to develop the fifth property by constructing building/s thereon.
- V. **Shri Keshav Hari Bhoir was the original owner of land bearing Old Survey No. 182, New Survey No. 49 Hisso No. 5, admeasuring 2070 sq. meters and Old Survey No. 182, New Survey No. 49, Hisso No. 8, admeasuring 100 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation [hereinafter referred to as the "Sixth Property"]**
1. Shri Keshav Hari Bhoir died intestate in or about the year 1968 leaving behind his daughter by name Smt. Jayubai Yashwant Bhoir as his only heir and legal representative entitled to the estate of the deceased including the sixth property.

2. By a Mutation Entry No.947, dated 6th April, 1968, the name of Smt. Jayabai Yashwant Bhoir came to be recorded in the 7/12 extract of the sixth property as the owner thereof.
 3. By a Development Agreement, dated 3rd May, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/04116/2007 Smt. Jayabai Yashwant Bhoir had agreed to grant and assign the development rights of the sixth property to Shri Uday Ghanashyam Nulk, proprietor of M/s. G. N. Construction at the price and on the terms and conditions stipulated therein.
 4. In pursuance of a Development Agreement dated 3rd May, 2007, Smt. Jayabai Yashwant Bhoir had executed an Irrevocable General Power of Attorney, dated 3rd May, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/ 04117/2007 in favour of Shri Uday Ghanashyam Nulk, proprietor of M/s. G. N. Construction conferring upon him several powers inter-alia power to develop the sixth property by constructing building/s thereon.
- VI. Shri Bistur Rama Bhoir was the original owner of land bearing Old Survey No.181, New Survey No. 50, Hissa No.10, admeasuring 217 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayander Municipal Corporation (hereinafter referred to as the "Seventh Property").

D. G. NAIK
B.Com., L.L.M.
ADVOCATE, HIGH COURT

154, Saroj Plaza,
Near Maxus Mall, Flyover Road,
Bhopal (M.P.), Phone : 401 101,
Ph. : 28191738 - Cell : 9826642511,
E-mail : dhgdn@gmail.com

1. Shri Bistur Rama Bhoir died intestate on 5th April, 1974, leaving behind his widow Smt. Dewalibai Bistur Bhoir, three sons namely Shri Ramchandra Bistur Bhoir, Shri Vahnu Bistur Bhoir, Shri Madhukar Bistur Bhoir, two married daughters namely Smt. Kamlabai Hukumchand Bhoir and Smt. Kusumbai Kashinath Patil, as his heirs and legal representatives entitled to the estate of the deceased including the seventh property.
2. Smt. Dewalibai Bistur Bhoir died intestate on 18th December, 2000, leaving behind Shri Ramchandra Bistur Bhoir, Shri Vahnu Bistur Bhoir, Shri Madhukar Bistur Bhoir, Smt. Kamlabai Hukumchand Bhoir and Smt. Kusumbai Kashinath Patil as his heirs and legal representatives entitled to the undivided share of the deceased in the seventh property.
3. Shri Ramchandra Bistur Bhoir died intestate on 29th June, 2003, leaving behind his widow Smt. Garjabai Ramchandra Bhoir, two sons namely Shri Pramed Ramchandra Bhoir, Shri Vinod Ramchandra Bhoir, two daughters namely Smt. Vimal Kashi Gharat and Smt. Chandrakala Vijay Bhoir as his heirs and legal representatives entitled to the undivided share of the deceased in the seventh property.
4. Smt. Kusumba Bistur Bhoir died intestate leaving behind her widower Shri Anand Kashinath Patil, three married daughters namely Smt. Chaguna Kashi Gharat, Smt. Rohini Atmaram Patil, Smt. Rajibai Raja Patil and a son by name Shri Nareesh Kashinath Patil as her heirs and

legal representatives entitled to the undivided share of the deceased in the seventh property.

5. By a Mutation Entry No. 1817, dated 1st March, 2006, the names of Smt. Chaguna Kanha Gharat, Smt. Rohini Atmaram Patil, Smt. Rajibai Raju Patil, Shri Naresh Kashinath Patil, Shri Vishnu Hitar Bhoir, Madhukar Hitar Bhoir, Smt. Kamlabai Hukamchand Bhoir, Smt. Girjabai Ramchandra Bhoir, Shri Pramod Ramchandra Bhoir, Shri Vinod Ramchandra Bhoir, Smt. Vimal Kanha Gharat, Smt. Chandrakala Vijay Bhoir and Shri Anand Kashinath Patil came to be recorded in the 7/12 extract of the seventh property.
6. By an Agreement for Sale cum Development, dated 8th March, 2006, Smt. Chaguna Kanha Gharat and others had agreed to sell the seventh property to Shri Sudhir Vithal Ghosalkar at the price and on the terms and conditions stipulated therein.
7. In pursuance of an Agreement for Sale cum Development dated 8th March, 2006, Smt. Chaguna Kanha Gharat and others had executed an Irrevocable General Power of Attorney, dated 6th July, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/06050/2006 in favour of Shri Sudhir Vithal Ghosalkar conferring upon him several powers inter-alia power to sell the seventh property to the person or persons of his choice.

D. G. NAIK
B.Com., L.L.M.
ADVOCATE, HIGH COURT

104, Sanj Plaza,
Near Masca Mall, Flyover Road,
Bhayander (West), Thane - 401 101,
Ph : 28191738 - Cell : 9820642511,
E-mail : adv.dgn@gmail.com

8. By an Agreement for Sale cum Development dated 7th June, 2007 Shri Sudhir Ghosalkar in his turn had agreed to sell the seventh property to Shri Uday Ghanashyam Naik, proprietor of M/s. G. N. Construction at the price and on the terms and conditions stipulated therein.
9. In pursuance of an Agreement for Sale cum Development dated 7th June, 2007, Shri Sudhir Ghosalkar in the capacity of Smt. Chaguna Kanha Gharat and others had executed an Irrevocable General Power of Attorney, dated 28th November, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/10281/2007 in favour of Shri Uday Ghanashyam Naik, proprietor of M/s. G. N. Construction conferring upon him several powers inter-alia power to develop the seventh property by constructing building/s thereon.
- VII. In the premises aforesaid, Shri Uday Ghanashyam Naik, proprietor of M/s. G. N. Construction became entitled to develop first to seventh property by constructing buildings thereon.
- VIII. Shri Uday Ghanashyam Naik, proprietor of M/s. G. N. Construction in the capacity of Developer of the first to seventh property had obtained following permissions and sanctions from the authorities concerned for developing first to seventh property by constructing buildings thereon.
 - i. Order No.ULC/TA/Misc/SR-16, dated 17th August, 1988.

- iii. Order No.ULC/TA/ATP/WSSHS-20/SR-1735,dated 24th January, 2007.
- iiii. Order No. ULC / TA / ATP / Section -20 / BD / SR - 564 + 1601, dated 28th August, 2009.
- iv. The Mira Bhayandar Municipal Corporation has approved the layout plan of first to seventh property vide V.P. No. MB/MNP/NR/ 2233/2008-2009, dated 27th August, 2009.
- v. The Collector of Thane has granted N.A. Permission in respect of first to seventh property vide an Order No.Revenue/K-1/T-1/NAP/SR/81/06, dated 13th March, 2007.
- vi. The Fire Department has granted Provisional No Objection Certificate vide Letter Ref. No. MBMC/FIRE/ 103/2011-12 dated 18th May, 2011.
- vii. The Estate Investment Co. Pvt. Ltd. has granted No Objection Certificate No. E.I./NOC/310 to 314, dated 10th November, 2010 thereby giving its consent to convert first to seventh property for non-agricultural use and to develop the same.
- viii. The Mira Bhayandar Municipal Corporation has issued the Commencement Certificate No. MB/MNP/NR/ 770/ 2011-12, dated 31st May, 2011 to commence with the construction of Building No. A

D. G. NAIK
B.Com., LL.M.
ADVOCATE, HIGH COURT

104, Saroj Park,
Near Maxus Mill, Flyover Road,
Bhayandar (West), Thane : 401 101,
Ph. : 26191739 - Cell : 9820940511,
E-mail : adv.dgn@gmail.com

consisting of Stilt + 15 Upper Floors, Building No. B
consisting of Stilt + Ten Upper Floors, Building No. C
consisting of Stilt + One Upper Floor, Building No. D
consisting of Stilt + One Upper Floor and Building No.
E consisting of Stilt + One Upper Floor in the layout of
first to seventh property.

IX. I have caused the searches in the office of Sub-Registry of Assurance at Thane and Bhayandar in respect of first to seventh property from the year 1983 to till date and during the course of searches, following registered documents pertaining to first to seventh property came across and save and except the documents as mentioned below, no any other registered documents were found pertaining to first to seventh property.

- I. An Irrevocable General Power of Attorney, dated 26th May, 2006 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/4765/2006 executed by Shri Jayesh Kanji Maru in favour of Shri Uday Ghanashyam Naik, proprietor of M/s. G. K. Construction in respect of the first property.
- II. Power of Attorney, dated 26th May, 2005, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/3883/2005 executed by Shri Anil Motiram Bhoir, Rajashree Motiram Bhoir and Vasanti Motiram Bhoir, being the heirs of late Shri Motiram Shivram Bhoir and Smt. Kusum Motiram Bhoir in favour of Shri Kishor K. Shah in respect of land bearing Old Survey No. 181, New Survey No. 50, Hissa No. 9, admeasuring 400 sq. meters and Old

Survey No. 182, New Survey No. 49, Hissa No. 3, admeasuring 467 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane.

- iii. Irrevocable General Power of Attorney, dated 21st April, 2008, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TN3-1/04767/2008 executed by Shri Keshor K. Shah in favour of Shri Uday Ghanashyam Naik, proprietor of M/s. G. N. Construction in respect of the second property.
- iv. Irrevocable General Power of Attorney, dated 2nd June, 2005, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TN-10/03526/2005 executed by Smt. Tulshai Gowind Patil, Shri Govind Babaji Patil, Meena Gowind Patil, Shri Bharat Gowind Patil and Shri Deepak Gowind Patil in favour of M/s. United Corporation in respect of the third property.
- v. Power of Attorney, dated 2nd June, 2005, registered in the office of Sub-Registrar, Thane, under Serial No. TNN-10/03526/2005 executed by Smt. Meena Gowind Patil, Bharat Gowind Patil, Deepak Gowind Patil and Smt. Jayabai Yashwant Bhoir in favour of Shri. Mahesh N. Patel, being one of the partners of M/s. United Corporation in respect of the third property.
- vi. General Power of Attorney, dated 27th October, 2005, registered in the office of Sub-Registrar of Assurance

D. G. NAIK
B.Com., L.L.M.
ADVOCATE, HIGH COURT

154, Saroj Place,
Near Maru Mall, Flyover Road,
Bhayander (West), Thane - 401 101,
Ph. : 28191738 - Cell. : 9825640511,
E-mail : advdgn@gmail.com

at Thane, under Serial No. TNN-4/08095/2005 executed by the partners of M/s.United Corporation in favour of Shri Uday Ghanashyam Naik, proprietor of M/s. G. N. Construction in respect of the third property.

- vii. Irrevocable General Power of Attorney, dated 4th December, 2007 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/10459/2007 executed by Smt. Kasum Deepak Patil in favour of Shri Uday Ghanashyam Naik, proprietor of M/s. G. N. Construction in respect of the fourth property.
- viii. Power of Attorney, dated 4th July, 1993, registered in the office of Sub-Registrar of Assurance at Mumbai under Sr. No. DOM/R/ 3421/1/8/1993 executed by Shri Anuram Laxman Patil, Shri Mahendra Laxman Patil and Mirmala Laxman Patil in favour of Shri Kishor K. Shah in respect of the fifth property.
- ix. Irrevocable General Power of Attorney, dated 17th August, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/07113/2006, dated 17th August, 2006 executed by Shri Kishor K. Shah in favour of Shri Uday Ghanashyam Naik, proprietor of M/s. G. N. Construction respect of the fifth property.
- x. Development Agreement, dated 3rd May, 2007, registered in the office of Sub-Registrar of Assurance

at Thane under Sr. No. TNN-4/04116/2007 executed by Smt. Jayabai Yashwant Bhoir in favour of Shri Uday Ghanashyam Naik proprietor of M/s. G. N. Construction in respect of the sixth property.

- xi. Irrevocable General Power of Attorney, dated 3rd May, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/04117/2007 executed by Smt. Jayabai Yashwant Bhoir in favour of Shri Uday Ghanashyam Naik, proprietor of M/s. G. N. Construction in respect of the sixth property.
- xii. Irrevocable General Power of Attorney, dated 6th July, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/06050/2006 executed by Smt. Chaguna Kanha Gharat and others in favour of Shri Sudhir Vithal Ghosalkar in respect of the seventh property.
- xiii. Agreement for Sale cum Development, dated 7th June, 2007 executed by Shri Sudhir Ghosalkar in favour of Shri Uday Ghanashyam Naik, proprietor of M/s. G. N. Construction in respect of the seventh property.
- xiv. Irrevocable General Power of Attorney, dated 28th November, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/10281/2007 executed by Shri Sudhir Ghosalkar in the capacity of Smt. Chaguna Kanha Gharat and

D. G. NAIK
B.Com., L.L.M.
ADVOCATE, HIGH COURT

104, Sanj Plaza,
Near Manas Mall, Flyover Road,
Bhayandar (West), Thane - 401 101,
Pin : 28191735. • Cell : 9820645511,
E-mail : adv.dgn@gmail.com

others in favour of Shri Uday Ghanashyam Nalk,
proprietor of M/s. G. N. Construction in respect of the
seventh property.

X On the whole from the searches taken in the office of Sub-
Registry of Thane and Bhayandar and also on the basis of
documents furnished to me as well as on the basis of information
provided to me, I state and certify that the title to first to seventh
property as hereunder:

- i. I hereby state and certify that title to the first and
second property viz. land bearing Old Survey No. 181,
New Survey No. 50, Hissa No. 7/A, admeasuring 3380
sq. meters, Old Survey No. 181, New Survey No. 50,
Hissa No. 9, admeasuring 400 sq. meters and Old
Survey No. 182, New Survey No. 49, Hissa No. 3,
admeasuring 467 sq. meters, situate, lying and being
at Village Mira, Tahuka and District Thane, in the
Registration District and Sub-District of Thane and
now within the limits of the Mira Bhayandar
Municipal Corporation owned by Shri Anil Motiram
Bhoir, Smt Rajashree Motiram Bhoir and Vasanti
Motiram Bhoir is clear, marketable and free from all
encumbrances.
- ii. I state and certify that title to the third property viz.
land bearing Old Survey No. 181, New Survey No. 50,
Hissa No. 7/B admeasuring 3000 sq. mtrs. situate,
lying and being at village Mira, Tahuka & District
Thane and in the Registration District and Sub-
District Thane and now within the limits of the Mira

Bhayandar Municipal Corporation owned by Smt Yashbai Govind Patil, Shri Govind Bahaji Patil, Meena Govind Patil, Bharat Govind Patil, Deepak Govind Patil and Smt Jayabai Yashwant Bhair is clear, marketable and free from all encumbrances.

- ii. I state and certify that title to the fourth property viz. land bearing Old Survey No. 182, New Survey No. 49, Hissa No. 6, admeasuring 600 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation owned by Smt Kusum Deepak Patil is clear, marketable and free from all encumbrances.
- iv. I state and certify that title to the fifth property viz. land bearing Old Survey No.182, New Survey No.49, Hissa No.4, admeasuring 2610 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation owned by Shri Atmaram Laxman Patil, Shri Mahendra Laxman Patil and Nirmala Laxman Patil is clear, marketable and free from all encumbrances.
- v. I state and certify that title to the sixth property viz. land bearing Old Survey No. 182, New Survey No. 49 Hissa No. 5, admeasuring 2070 sq. meters and Old Survey No. 182, New Survey No. 49, Hissa No. 8,

admeasuring 100 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal owned by Smt Jayabai Yashwant Bhoir is clear, marketable and free from all encumbrances.

- vi. I state and certify that title to the seventh property viz. land bearing Old Survey No.181, New Survey No. 50, Hass No.10, admeasuring 217 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation owned by Shri Vidhu Bistur Bhoir, Shri Madhukar Bistur Bhoir, Smt Kamalbai Hukunchand Bhoir, Smt Girijabai Ramchandra Bhoir, Shri Pramod Ramchandra Bhoir, Shri Vinod Ramchandra Bhoir, Smt Vimal Kanha Gharat, Smt Chandrakala Vijay Bhoir, Shri Anand Kashinath Patil, Shri Chaguna Kanha Gharat, Smt Rohini Anaram Patil, Smt Rajibai Raja Patil, Shri Nareish Kashinath Patil is clear, marketable and free from all encumbrances.
- vii. I further state and certify that Shri Uday Ghanshyam Naik, proprietor M/s G.N. Construction is entitled to develop the first to seventh property by constructing buildings thereon as per the permissions and sanction granted / to be granted by the authorities concerned and also entitled to sell the flats and other premises in the buildings to be constructed by him in

D. G. NAIK
B.Com., L.L.M
ADVOCATE, HIGH COURT

104, Sang Plaza,
Near Mousa Mill, Flyover Road,
Shayonder (West), Thane - 401 101.
Ph. : 20161738 - Cell : 9820640911
E-mail : adv.dgn@gmail.com

the layout of the first to seventh property to the
intending purchasers thereof by executing agreements
to that effect.

Date : 29th July, 2017.



Advocate