

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT I have investigated 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. Nos.	Old Survey Nos.	New Survey Nos.	Hissa Nos.	Area in Sq. Meters
1.	180	48	2	350
2.	181	50	1	460
3.	180	48	3	750
4.	177	45	2	480
5.	180	48	1	450
6.	180	48	4	123
7.	180	48	5	321
8.	179	47	1	1920

I. Mr. Abdul Aziz Abdul Rehman, Mr. Abdul Wahab Abdul Rehman and Mrs. Jamila Ismail Patel were the joint owners of land bearing Old Survey No. 180, New Survey No.48, Hissa No.2, admeasuring 350 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 (for short hereinafter referred to as the **"First Property"**).

a. By virtue of an oral partition effected amongst Mr. Abdul Aziz Abdul Rehman, Mr. Abdul Wahab Abdul Rehman and Mrs. Jamila Ismail Patel in respect of several properties inter-alia the first property, the first property was apportioned to the share of Mr. Abdul Aziz Abdul Rehman Patel and accordingly, the name of Mr. Abdul Aziz Abdul Rehman Patel came to be recorded in the 7/12

extract of the first property vide a Mutation Entry No 1229, dated 4th April, 1981.

- b. Mr. Abdul Aziz Abdul Rehman Patel died intestate on 2nd February, 1998 leaving behind his widow by name Mrs. Amina Abdul Aziz Patel, six sons namely Mr. Farooque Abdul Aziz Patel, Mr. Sahavar Azaz Shaikh, Mr. Rauf Abdul Aziz Patel, Mr. Zakeria Abdul Aziz Patel, Mr. Ajgar Abdul Aziz Patel, Mr. Akhtar Abdul Aziz Patel, six daughters namely Mrs. Rabira Munir Ahmed Chorghe, Mrs. Ruksana Siraj Bhure, Mrs. Rihana Ibrahim Hawaldar, Mrs. Shakira Rizwan Varekar, Mrs. Zinat Masoor Patel and Mrs. Rubiya Abdul Aziz Patel as his heirs and legal representatives entitled to the estate of the deceased including the first property.
- c. By Mutation Entry No. 1720, dated 4th October, 1999, the names of Mrs. Amina Abdul Aziz Patel, Mr. Farooque Abdul Aziz Patel, Mr. Sahavar Azaz Shaikh, Mr. Rauf Abdul Aziz Patel, Mr. Zakeria Abdul Aziz Patel, Mr. Ajgar Abdul Aziz Patel, Mr. Akhtar Abdul Aziz Patel, Mrs. Rabira Munir Ahmed Chorghe, Mrs. Ruksana Siraj Bhure, Mrs. Rihana Ibrahim Hawaldar, Mrs. Shakira Rizwan Varekar, Mrs. Zinat Masoor Patel and Mrs. Rubiya Abdul Aziz Patel came to be recorded in the 7/12 extract of the first property as the heirs of late Mr. Abdul Aziz Abdul Rehman Patel.
- d. By an Agreement for Sale cum Development, dated 1st December, 2001, Mrs. Amina Abdul Aziz Patel and twelve others, being the heirs of late Mr. Abdul Aziz Abdul Rehman Patel had agreed to sell the first property to Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction at the price and on the terms and

conditions stipulated therein. In pursuance of an Agreement for Sale cum Development, dated 1st December 2001, Mrs. Amina Abdul Aziz Patel and twelve others had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday G. Naik, proprietor of M/s. G.N. Construction conferring upon him power to develop the first property by constructing building thereon.

II. Smt. Jankibai Kashinath Patil, Shri Laxman Kashinath Patil, Smt. Champabai Tukaram Patil, Smt. Jaywanti Bhalchand Bhoir, Smt. Vanita Narayan Patil, Jayendra Kashinath Patil and Bhanubai Kashinath Patil are the owners of land bearing Old Survey No.181, New Survey No. 50, Hissa No. 1, admeasuring 460 sq. meters, 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 (for short hereinafter referred to as the "**Second Property**").

a. By virtue of an oral partition effected amongst Shri Moreshwar Daji Patil, Shri Harishchandra Daji Patil, Smt Jankibai Kashinath Patil, Shri Laxman Kashinath Patil, Smt Champabai Tukaram Patil, Smt. Jaywanti Bhalchand Bhoir, Smt. Vanita Narayan Patil, Jayendra Kashinath Patil and Bhanubai Kashinath Patil in respect of several properties inter-alia the second property, the second property came to be apportioned to the share of Smt Jankibai Kashinath Patil, Shri Laxman Kashinath Patil, Smt Champabai Tukaram Patil, Smt. Jaywanti Bhalchand Bhoir, Smt. Vanita Narayan Patil, Jayendra Kashinath Patil and Bhanubai Kashinath Patil.

- b. By Mutation Entry No. 1134, dated 30th April, 1976, the name of Smt Jankibai Kashinath Patil, Shri Laxman Kashinath Patil, Smt Champabai Tukaram Patil, Smt. Jaywanti Bhalchand Bhoir, Smt. Vanita Narayan Patil, Jayendra Kashinath Patil and Bhanubai Kashinath Patil came to be recorded in the 7/12 extract of the second property as the owners thereof.
- c. By an Agreement for Sale, dated 28th April, 1993, Smt Jankibai Kashinath Patil, Shri Laxman Kashinath Patil, Smt Champabai Tukaram Patil, Smt. Jaywanti Bhalchand Bhoir, Smt. Vanita Narayan Patil, Jayendra Kashinath Patil and Bhanubai Kashinath Patil had agreed to sell the second property to M/s. Sadanand Maharaj Construction Co., at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement for Sale, dated 28th April, 1993, Smt. Jankibai Kashinath Patil and others had executed a General Power of Attorney of even date in favour of partners of M/s. Sadanand Maharaj Construction Co., conferring upon them several powers inter-alia power to sell the second property to the person or persons of their choice.
- d. By an Agreement, dated 18th April, 1995, M/s. Sadanand Maharaj Construction Co. in its turn had agreed to sell, transfer and assign its all right, title and interest in respect of the second property to M/s. N.K. Enterprises at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement, dated 18th April, 1995, M/s. Sadanand Maharaj Construction Co. had executed a Power of Attorney of even date in favour of partners of M/s. N.K. Enterprises conferring upon them several powers inter-alia power to assign the development rights of the second property to the person or persons of their choice.

- e. By an Agreement, dated 26th October, 2005, M/s. N.K. Enterprises in its turn had agreed to grant the development rights of the second property to Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement, dated 26th October, 2005, the partners of M/s. N.K. Enterprises had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik proprietor of M/s. G.N. Construction conferring upon him power to develop the second property by constructing building thereon.

III. Smt. Anjanibai Shridhar Rane was the owner of land bearing Old Survey No. 180, New Survey No. 48, Hissa No. 3, admeasuring 750 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 (for short hereinafter referred to as the **“Third Property”**).

- a. Pursuant to an application made by Shri Atmaram Laxman Patil, Shri Mahendra Laxman Patil to the Tahsildar of Thane to record the name of Smt. Anjanibai Shridhar Rane in the 7/12 extract of the third property, the name of Smt. Anjanibai Shridhar Rane came to be recorded in the 7/12 extract of the third property as the owner thereof vide a Mutation Entry No. 1290, dated 10th September, 1983.
- b. By an Agreement, dated 7th August, 2003, Smt. Anjanibai Shreedhar Rane including her family members namely Shri Ravindra Shridhar Rane and Smt. Suvarna Ravindra Rane had agreed to sell the third property to Shri Ashok Tulsiram Dudhande at the price and on the terms and conditions stipulated therein.

In pursuance of an Agreement, dated 7th August, 2003, Smt. Anjanibai Shreedhar Rane and two others had executed an Irrevocable General Power of Attorney of even date in favour of Shri Ashok Tulsiram Dudhande conferring upon him several powers inter-alia power to assign the development rights of the third property to the person or persons of his choice.

- c. Shri Atmaram Laxman Patil including his family members namely Smt. Yamunabai Atmaram Patil, Shri Laxmikant Atmaram Patil, Shri Pradeep Atmaram Patil, Shri Vijay Atmaram Patil, Smt. Meena Pandharinath Patil, Smt. Nanda Mahendra Patil, Shri Mahendra Laxman Patil and Smt. Nirmala Laxman Patil were claiming their rights in the third property.
- d. By a Deed of Assignment, dated 14th August, 2003, Shri Ashok Tulsiram Dudhande had acquired the right, title, interest and claim of Shri Atmaram Laxman Patil, Smt. Yamunabai Atmaram Patil, Shri Laxmikant Atmaram Patil, Shri Pradeep Atmaram Patil, Shri Vijay Atmaram Patil, Smt. Meena Pandharinath Patil, Smt. Nanda Mahendra Patil, Shri Mahendra Laxman Patil and Smt. Nirmala Laxman Patil in the third property for valuable consideration.
- e. By an Agreement for Sale cum Development, dated 6th November, 2003, Shri Ashok Tulsiram Dudhande in his turn had agreed to sell the third property to Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement for Sale cum Development, dated 6th November, 2003, Shri Ashok Tulsiram Dudhande has executed an Irrevocable General Power of Attorney of even date 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 third property by constructing building thereon.

IV. Shri Jayram Bablya Bhoir was the owner of land bearing Old Survey No. 177, New Survey No. 45, Hissa No. 2, admeasuring 480 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 (for short hereinafter referred to as the "**Fourth Property**").

- a. Shri Jayram Bablya Bhoir died intestate on 5th August, 1983 leaving behind his widow Smt. Maltibai Jayram Bhoir, two sons namely Shri Divakar Jayram Bhoir, Shri Rajendra Jayram Bhoir and a married daughter by name Hemlata Vinod Patil as his heirs and legal representative entitled to the fourth property.
- b. By Mutation Entry No. 1287, dated 10th September, 1983, the names of Smt. Maltibai Jayram Bhoir, Shri Divakar Jayram Bhoir, Shri Rajendra Jayram Bhoir and Hemlata Jayram Bhoir came to be recorded in the 7/12 extract of the fourth property as the owners thereof.
- c. By an Agreement for Sale cum Development, dated 20th June, 2003, Smt. Maltibai Jayram Bhoir, Shri Divakar Jayram Bhoir, Shri Rajendra Jayram Bhoir and Hemlata Jayram Bhoir had agreed to sell the fourth property to Shri Uday Ghanshyam Naik proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement for Sale cum Development, dated 20th June, 2003, Smt. Maltibai Jayram Bhoir and others had executed an Irrevocable General

Power of Attorney of even date 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.

V. Shri Daji Vitthal Patil was the owner of land bearing Old Survey No. 180, New Survey No. 48, Hissa No. 1, admeasuring 450 sq. meters and Old Survey No. 180, New Survey No. 48, Hissa No. 4, admeasuring 123 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 (for short hereinafter referred to as the "**Fifth Property**").

- a. During his life time, Shri Daji Vitthal Patil had divided several properties including the fifth property amongst his three sons namely Shri Moreshwar Daji Patil, Shri Harishchandra Daji Patil and Shri Kashinath Daji Patil vide a registered Deed of Partition, dated 27th February, 1952 and effect of the same was given in the revenue records vide a Mutation Entry No. 328, dated 13th March, 1952.
- b. By virtue of Deed of Partition, dated 27th February, 1952 effected amongst Shri Moreshwar Daji Patil, Shri Harishchandra Daji Patil, Shri Kashinath Daji Patil, the fifth property came to be apportioned to the share of Shri Moreshwar Daji Patil and accordingly, the name of Shri Moreshwari Daji Patil was recorded in the 7/12 extract of the fifth property vide a Mutation Entry No. 1134, dated 30th April, 1976.

- c. Shri Moreshwar Daji Patil has two wives namely Smt. Kashibai Moreshwar Patil and Smt. Manjulabai Moreshwar Patil.
- d. Shri Moreshwar Daji Patil died intestate on 16th September, 1987 leaving behind two widow namely Smt. Manjulabai Moreshwar Patil, Smt. Kashibai Moreshwar Patil, three sons namely Shri Jagannath Moreshwar Patil, Shri Sadanand Moreshwar Patil, Shri Nitin Moreshwar Patil, six daughters namely Smt. Tarabai G. Patil, Smt. Meena Jaywant Mali, Pramila Moreshwar Patil, Devka Moreshwar Patil, Hema Moreshwar Patil and Kusum Yeshwant Gharat as his heirs and legal representatives entitled to the estate of the deceased including the fifth property.
- e. By Mutation Entry No.1380, dated 12th November, 1987, the names of Smt. Kashibai Moreshwar Patil (since deceased), Smt. Manjulabai Moreshwar Patil, Shri Jagannath Moreshwar Patil, Shri Sadanand Moreshwar Patil, Shri Nitin Moreshwar Patil, Smt. Tarabai G. Patil, Smt. Mecna Jaywant Mali, Pramila Moreshwar Patil, Devka Moreshwar Patil and Hema Moreshwar Patil came to be recorded in the 7/12 extract of the fifth property as the heirs of late Moreshwar Daji Patil.
- f. Shri Jagannath Moreshwar Patil died intestate in or about the year 1990 leaving behind his widow Smt. Dwarkabai Jagannath Patil, three daughters namely Smt. Sureka Naresh Patil, Ms.Roopa Jagannath Patil, Ms.Asha Jagannath Patil as his heirs and legal representatives entitled to the undivided share of the deceased in the fifth property.
- g. By virtue of an oral partition effected amongst Smt. Manjulabai Moreshwar Patil, Shri Sadanand Moreshwar Patil, Shri Nitin

Moreshwar Patil, Smt. Tarbai Moreshwar Patil, Smt. Meena Jaywant Mali, Pramila Moreshwar Patil, Devka Moreshwar Patil, Hema Moreshwar Patil, Smt. Dwarkabai Jagannath Patil, Smt. Surekha Naresh Patil, Roopa Jagannath Patil, Asha Jagannath Patil and Shri Sanjay Jagannath Patil in respect of several properties inter-alia the fifth property, the fifth property came to be apportioned to the share of Smt. Manjula Moreshwar Patil, Meena Jaywant Patil, Pramila Moreshwar Patil, Devka Moreshwar Patil, Hema Moreshwar Patil and Shri Nitin Moreshwar Patil.

- h. By a Mutation Entry No. 1540, dated 5th October, 1991, the names of Smt. Manjula Moreshwar Patil, Meena Jaywant Patil, Pramila Moreshwar Patil, Devka Moreshwar Patil, Hema Moreshwar Patil and Shri Nitin Moreshwar Patil came to be recorded in the 7/12 extract of the fifth property.
- i. By an Agreement, dated 14th May, 1994, Smt. Manjula Moreshwar Patil and others had agreed to sell the fifth property to Mr. Domnick Romell, proprietor of M/s. J.M. Associates at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement, dated 14th May, 1994, Smt. Manjula Morshwar Patil and others had executed an Irrevocable General Power of Attorney of even date in favour of Mr. Domnick Romell, proprietor of M/s. J.M. Associates conferring upon him several powers inter-alia power to sell the fifth property to the person or persons of his choice.
- j. By an Agreement, dated 4th October, 2003, Mr. Domnick Romell, proprietor of M/s. J.M. Associates had agreed to sell the fifth property to Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction at the price and on the terms and conditions

stipulated therein. In pursuance of an Agreement, dated 4th October, 2003, Mr. Domnick Romell, proprietor of M/s. J.M. Associates had executed an Irrevocable General Power of Attorney of even date 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 thereon.

- k. Smt. Kusum Yeshwant Gharat was one of the daughters of late Moreshwar Daji Patil died intestate in or about the year 1990 leaving behind her daughter by name Smt. Pushpa Madhukar Gharat and a son by name Diwakar Yeshwant Gharat as her heirs and legal representatives entitled to the undivided share of the deceased in the fifth property.
- l. By a Mutation Entry No. 1785, dated 20th March, 2005, the names of Smt. Pushpa Madhukar Gharat and Shri Diwakar Yeshwant Gharat came to be recorded in the 7/12 extract of the fifth property as the heirs of late Smt. Kusum Yeshwant Gharat.
- m. By an Agreement for Sale cum Development, dated 24th January, 2006, Smt. Pushpa Madhukar Gharat had agreed to sell her undivided right, title, interest and share in the fifth property to Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement for Sale cum Development, dated 24th January, 2006, Smt. Pushpa Madhukar Gharat had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction conferring upon him power to develop her undivided right, title, interest and share in the fifth property.

VI. Shri Laxman K. Patil was the owner of land bearing Old Survey No. 180, New Survey No. 48, Hissa No. 5, admeasuring 384.44 sq. yard, 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 (for short hereinafter referred to as the "**Sixth Property**")

- a. Shri Laxman K. Patil died intestate in or about the year 1966 leaving behind his widow by name Smt. Babibai Laxman Patil (since deceased), two sons namely Shri Atmaram Laxman Patil, Shri Mahendra Laxman Patil and a daughter by name Smt. Nirmala Laxman Patil as his heirs and legal representatives entitled to the undivided share of the deceased in the sixth property.
- b. 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, Smt. Nirmala Laxman Patil came to be recorded in the 7/12 extract of the sixth property as the heirs of late Shri Laxman K. Patil.
- c. By an Agreement, dated 14th September, 1994, Shri Atmaram Laxman Patil and others had agreed to sell the sixth property to Mr. Domnick Romell, proprietor of M/s. J.M. Associates at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement, dated 4th October, 2003, Shri Atmaram Laxman Patil and others had executed an Irrevocable General Power of Attorney of even date in favour of Mr. Domnic Romell, proprietor of M/s. J.M. Associates conferring upon him several powers inter-alia power to assign the development rights of the sixth property to the person or persons of his choice.

d. By an Agreement, dated 4th October, 2003, Mr. Domnick Romell, proprietor of M/s. J.M. Associates had assigned the development rights of the sixth property to Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement, dated 4th October, 2003, Mr. Domnick Romell, proprietor of M/s. J.M. Associates had executed an Irrevocable General Power of Attorney of even date 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 sixth property by constructing the building thereon.

VII. Mrs. Hajirabai Abid Patel, Mrs. Mariyabai Ahmedmia Raut, Mr. Mustafa Ahmedia Raut, Mr. Hanif Ahmedmia Raut, Mr. Gani Ahmedmia Raut, Mr. Rafique Abid Patel, Mr. Irfan Abid Patel, Rauf Ahmedmia Raut and Mr. Razak Ahmedmia Raut are the owners of land bearing Old Survey No. 179, New Survey No. 47, Hissa No. 1, admeasuring 1920 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 (for short hereinafter referred to as the "**Seventh Property**")

a. By an Agreement for Sale cum Development, dated 15th September, 1995, Mrs. Hajirabai Abid Patel and others had agreed to sell the seventh property to Shri Babulal Chaganlal Rathod and Shri Rajendrakumar Chaganlal Jain at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement for Sale cum Development, dated 15th December, 1995, Mrs. Hajirabai Abid Patel and others had executed an Irrevocable General Power of Attorney of even date in favour of Shri Babulal Chaganlal Rathod and Shri Rajendrakumar Chaganlal Jain

conferring upon them several powers inter-alia power to sell the seventh property to the person or persons of their choice.

- b. By an Agreement for Sale cum Development, dated 23rd November, 2002, Shri Babulal Chaganlal Rathod and Shri Rajendrakumar Chaganlal Jain in their turn had agreed to sell the seventh property to Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement for Sale cum Development, dated 23rd November, 2002, Shri Babulal Chaganlal Rathod and Shri Rajendrakumar Chaganlal Jain had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction conferring upon him power to develop the seventh property by constructing building thereon.

VIII. Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction had entered into a partnership business with Shri Vijay Meghjibhai Patel, Shri Rajeshkumar P. Singh, Shri Narpat K. Mehta, Shri Sarju B. Thakkar and Shri Jagdish B. Thakkar to develop the first to seventh property in the name and style of M/s. D.V. Realtors vide a Deed of Partnership, dated 27th October, 2005.

IX. By a Development Agreement, dated 21st January, 2017 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/213/2017, M/s. D. V. Realtors had granted the development rights in respect of Building No.15 of Type No. 5 consisting of stilt + fourteen upper floors, totally admeasuring 663.46 sq. meters of F.S.I. in the layout of the first to seventh property to M/s. White Heaven Realty for the consideration mentioned therein.

X. The Addl. Collector and Competent Authority, Thane had granted the following permissions under Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976 to develop the respective properties i.e. first to seventh property.

- i. Order No.ULC/TA/T-6/MIRA/SR-260, dated 28th September, 1992.
- ii. Order No. ULC/TA/WSHS-20/SR-646, dated 15th June, 1994.
- iii. Order No. ULC/TA/ATP/WSHS-20/SR-1479, dated 23rd September, 2004.
- iv. Order No. ULC/TA/ATP/WSHS-20/SR-1480, dated 23rd September, 2004.
- v. Order No. ULC/TA/WSHS-20/SR-784, dated 29th December, 1994.
- vi. Order No. ULC/TA/WSHS-20/SR-784, dated 29th December, 1994.
- vii. Order No. ULC/TA/T-4/Mira/ SR-314, dated 29th December, 2005.
- viii. Order No. ULC/TA/ATP/Section-20/O.C./SR-564+ 784+ 1480+569+631, dated 28th August, 2009.

XI. In the 7/12 extract of the first to seventh property, the name of Estate Investment Co., Pvt. Ltd., was appearing as the Grantee of the Government. In order to convert the first to seventh property for non-agricultural use, M/s. D.V. Realtors had obtained the following No Objection Certificates from the Estate Investment Co., Pvt. Ltd.,

- i) EI/70, dated 27th September, 1994.
- ii) EI/841, dated 1st December, 2006.
- iii) EI/116, dated 1st December, 2006.
- iv) EI/117, dated 1st December, 2006.
- v) EI/118, dated 1st December, 2006.
- vi) EI/119, dated 1st December, 2006.
- vii) EI/841, dated 1st December, 2006.
- viii) EI/57, dated 15th May, 2009.

XII. The Collector of Thane had granted N.A. Permission in respect of the first to seventh property vide an Order No. Revenue/K-1/T-1/NAP/SR-81/ 2006, dated 13th March, 2007.

XIII. The Mira Bhayandar Municipal Corporation had sanctioned the layout plan of the first to seventh property vide its V.P. No. MB/MNP/NR/1990/2006-2007, dated 22nd September, 2006.

XIV. The Mira Bhayandar Municipal Corporation had granted the Commencement Certificate No. MB/MNP/NR/4269/2006-2007, dated 28th March, 2007 to commence with the work of construction of buildings in the layout of the first to seventh property.

XV. The Fire Department of Mira Bhayander Municipal Corporation has granted Provisional No Objection Certificate vide Letter Ref. No.MNP/FIRE/07/2015-16, dated 7th April, 2015 and Letter Ref. No.MNP/FIRE/1042/2018-19, 16, dated 6th December, 2018 to construct the buildings in the layout of the first to seventh property.

XVI. The Mira Bhayandar Municipal Corporation had granted the revised Commencement Certificate No. MB/MNP/NR/ 5848/ 2018-19, dated 4th January, 2019 to commence with the work of construction of Building No. 15 of Type No. 5 consisting of Stilt + Twelve Upper Floors, admeasuring 3858 sq. meters in the layout of the first to seventh property.

XVII. I have 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 except the registered documents as referred hereinabove, there are no any other documents/instruments found in respect of the first to seventh property during the course of searches.

XVIII. On the whole from the searches taken in the office of Sub-Registry of Thane and also on the basis of documents/instruments 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. 180, New Survey No.48, Hissa No.2, admeasuring 350 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane is owned by Mr. Abdul Aziz Abdul Rehman, Mr. Abdul Wahab Abdul Rehman and Mrs. Jamila Ismail Patel is clear, marketable and free from all encumbrances.
- ii. Title to the second property viz. land bearing Old Survey No. 181, New Survey No. 50, Hissa No. 1, admeasuring 460 sq. meters, situate at Village Mira, Taluka and District Thane owned by Smt. Jankibai Kashinath Patil, Shri Laxman Kashinath Patil, Smt. Champabai Tukaram Patil, Smt.

- Jaywanti Bhalchand Bhoir, Smt. Vanita Narayan Patil, Jayendra Kashinath Patil and Bhanubai Kashinath Patil were the owners of is clear, marketable and free from all encumbrances.
- iii. Title to the third property viz. land bearing Old Survey No. 180, New Survey No. 48, Hissa No. 3, admeasuring 750 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane owned by Smt. Anjanibai Shridhar Rane is clear, marketable and free from all encumbrances.
- iv. Title to the fourth property viz. land bearing Old Survey No. 177, New Survey No. 45, Hissa No. 2, admeasuring 480 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane owned by Shri Jayram Bablya Bhoir is clear, marketable and free from all encumbrances.
- v. Title to the fifth property viz. land bearing Old Survey No. 180, New Survey No. 48, Hissa No. 1, admeasuring 450 sq. meters and Old Survey No.180, New Survey No.48, Hissa No.4, admeasuring 123 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane owned by Shri Daji Vitthal Patil is clear, marketable and free from all encumbrances.
- vi. Title to the sixth property viz. land bearing Old Survey No. 180, New Survey No. 48, Hissa No. 5, admeasuring 384.44 sq. yard, situate, lying and being at Village Mira, Taluka and District Thane is owned by Shri Laxman K. Patil is clear, marketable and free from all encumbrances.

vii. Title to the seventh property viz. land bearing Old Survey No. 179, New Survey No. 47, Hissa No. 1, admeasuring 1920 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane owned by Mrs. Hajirabai Abid Patel, Mrs. Mariyabai Ahmedmia Raut, Mr. Mustafa Ahmedia Raut, Mr. Hanif Ahmedmia Raut, Mr. Gani Ahmedmia Raut, Mr. Rafique Abid Patel, Mr. Irfan Abid Patel, Rauf Ahmedmia Raut and Mr. Razak Ahmedmia Raut is clear, marketable and free from all encumbrances.

XIX. I further state and certify that M/s. White Heaven Realty is entitled to construct the Building No. 15, Type No. 5 consisting of Stilt + Twelve Upper Floors in the layout of first to seventh property as per the permissions and sanctions granted by the authorities concerned including the Mira Bhayander Municipal Corporation.

Date : 14th March, 2019.



Advocate