



**Rajesh D. Patil** B.Com., LL.B.  
**Advocate - High Court**

Off.: 8, First Floor, Achalgiri Bldg.,  
Near Maxus Mall, 150 Feet Road,  
Bhayandar (W), Thane - 401 101.

Resi.: 541, Morva Village.

Corr.: Uttan Road, Bhayandar (W),  
Dist. Thane - 401 101.  
Mob.: 9322680465

Ref. No.

Date :

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that I have investigated the title of the land bearing Old Survey No. 337, New Survey No. 18, Hissa No. 10, admeasuring 200 sq. meters, situate, lying and being at Village Goddev, Bhayandar (East), Taluka and District Thane and in the Registration District and Sub-District Thane and within the limit of Mira Bhayandar Municipal Corporation, owned by Smt Sakhubai Balkrishna Patil, Shri Kesarinath Balkrishna Patil, Smt Hirabai Pandharinath Patil, Smt Bhagibai Vasant Thakur, Shri Balwant Balkrishna Patil, Smt Narmdadevi Mahadev Patil, Smt Nandabai Shantaram Dhawade, Smt Jamanabai Sakhya Patil and Smt Dwarkabai Pandurang Mali and have to state as hereunder.

1. Originally Smt Sakhubai Balkrishna Patil, Shri Kesarinath Balkrishna Patil, Smt Hirabai Pandharinath Patil, Smt Bhagibai Vasant Thakur, Shri Balwant Balkrishna Patil, Smt Narmdadevi Mahadev Patil, Smt Nandabai Shantaram Dhawade, Smt Jamanabai Sakhya Patil and Smt Dwarkabai Pandurang Mali, were owners of land bearing Old Survey No. 337, New Survey No. 18, Hissa No. 10, admeasuring 200 sq. meters, situate, lying and being at Village Goddev, Bhayandar (East), Taluka and District Thane and in the Registration District and Sub-District Thane and within the limit of Mira Bhayandar Municipal Corporation, (hereinafter referred to as "the Said Property")

2. By an Agreement for sale dated 23<sup>rd</sup> December, 1999, the said Smt Sakhubai Balkrishna Patil and others had agreed to sell the said property to Shri Prafull Kashinath Patil proprietor of M/s. Classic Developers, at the price and on the terms and condition mentioned therein.

3. In pursuance of the said Agreement for sale dated 23<sup>rd</sup> December, 1999, the said Smt Sakhubai Balkrishna Patil and others had also executed an Irrevocable General Power of Attorney in favour of Shri Prafull Kashinath Patil proprietor of M/s. Classic Developers, conferring upon him several power inter-alia power to sell the said property to the person or person his choice.

4. In part performance of the said Agreement for sale dated 23<sup>rd</sup> December, 1999, the said Smt Sakhubai Balkrishna Patil and others had also handed over quiet, vacant and peaceful possession of the said property to M/s Neelkamal Construction Co.

5. The M/s Neelkamal Construction Co had already paid entire consideration price of the said property to Smt Sakhubai Balkrishna Patil and others under the said Agreement for sale dated 23<sup>rd</sup> December, 1999,

6. By an Agreement for sale dated 10<sup>th</sup> February, 2006, the said Shri Prafull Kashinath Patil proprietor of M/s. Classic Developers had agreed to sell the said property M/s Neelkamal Construction Co., at the price and on the terms and condition mentioned therein.

7. In pursuance of the said Agreement for sale dated 10<sup>th</sup> February, 2006, the said Shri Prafull Kashinath Patil proprietor of M/s. Classic Developers had also executed an Irrevocable General Power of Attorney in favour of M/s Neelkamal Construction Co., conferring upon them several power inter-alia power to sell the said property to the person or person their choice.

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8. By Deed of Assignment dated 20<sup>th</sup> September, 2010, registered in the office of Sub-Registrar Thane under serial No. TNN-7/8007/2010, dated 22/9/2010, the said M/s Neelkamal Construction Co had agreed to sell the said property to M/s Siddhivinayak Builders at the price and on the terms and conditioned mentioned therein.

9. In pursuance of the said Deed of Assignment dated 20<sup>th</sup> September, 2010, the said M/s Neelkamal Construction Co had also executed an Irrevocable General Power of Attorney in favour of M/s Siddhivinayak Builders conferring upon them several power inter-alia power deal and/or develop the said property at their own choice.

10. By an Agreement for Sale, dated 15<sup>th</sup> April, 2014, registered in the office of Sub-Registrar Thane under serial No. TNN-7/7184/2014, dated 16/9/2014, the said M/s Neelkamal Construction Co, with the consent and confirmation of M/s Siddhivinayak Builders had sold the said property M/s Shree Siddhi Enterprises, through it's partner 1) Shri Dharmendra C. Singh, 2) Shri Adian Chaudhary, 3) Shri Kantilal Chauhan and 4) Shri Kaluram P. Chaudhary at the price and on the terms and conditions therein contained.

11. In pursuance of the said Agreement for Sale, dated 15<sup>th</sup> April, 2014, the said M/s Neelkamal Construction Co had also executed an Irrevocable General Power of Attorney dated 15<sup>th</sup> April, 2010, registered in the office of Sub-Registrar Thane under serial No. TNN-7/7185/2014, dated 16/9/2014, in favour of M/s Shree Siddhi Enterprises, through it's partner 1) Shri Dharmendra C. Singh, 2) Shri Adian Chaudhary, 3) Shri Kantilal Chauhan and 4) Shri Kaluram P. Chaudhary conferring upon them several power

inter-alia power to deal and/or develop the said property to the person and/or persons of their choice.

12. In the premises aforesaid, the said M/s Shree Siddhi Enterprises, through its partner 1) Shri Dharmendra C. Singh, 2) Shri Adian Chaudhary, 3) Shri Kantilal Chauhan and 4) Shri Kaluram P. Chaudhary are entitled to deal and/or develop the said property.

13. 11. This is to place on record that on 6/7/2015, I had published a public notice in the Marathi issue of "Nav Shakti" in the respect of the said property for inviting the objection from public at large, However, in pursuance of the said public notice, I have not received any objection from any person or persons.

14. From the searches taken by Shri S. Pawar, pertaining to the said property from 1986 to 20<sup>th</sup> November, 2014 and on perusal of the Search Report, dated 20<sup>th</sup> November, 2014, it appears that Deed of Assignment dated 20<sup>th</sup> September, 2010, registered in the office of Sub-Registrar Thane under serial No. TNN-7/8007/2010, dated 22/9/2010, executed M/s Neelkamal Construction Co in favour of M/s Siddhivinayak Builders. Agreement for Sale, dated 15<sup>th</sup> April, 2014, registered in the office of Sub-Registrar Thane under serial No. TNN-7/7184/2014, dated 16/9/2014, executed M/s Neelkamal Construction Co, with the consent and confirmation of M/s Siddhivinayak Builders in favour of M/s Shree Siddhi Enterprises, through its partner 1) Shri Dharmendra C. Singh, 2) Shri Adian Chaudhary, 3) Shri Kantilal Chauhan and 4) Shri Kaluram P. Chaudhary and Power of Attorney, dated 15<sup>th</sup> April, 2014, registered in the office of Sub-Registrar Thane under serial No. TNN-7/7185/2014, dated

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16/9/2014, executed M/s Neelkamal Construction Co, in favour of M/s Shree Siddhi Enterprises, through it's partner 1) Shri Dharmendra C. Singh, 2) Shri Adian Chaudhary, 3) Shri Kantilal Chauhan and 4) Shri Kaluram P. Chaudhary and save and except the said document there are no registered documents pertaining to the said property

15. Search Report of by Shri S. Pawar, pertaining to the said property from 1983 to dated 20<sup>th</sup> November, 2014 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 the title to the land bearing Old Survey No. 337, New Survey No. 18, Hissa No. 10, admeasuring 200 sq. meters, situate, lying and being at Village Goddev, Bhayandar (East), Taluka and District Thane and in the Registration District and Sub-District Thane and within the limit of Mira Bhayandar Municipal Corporation, owned by Smt Sakhubai Balkrishna Patil, Shri Kesarinath Balkrishna Patil, Smt Hirabai Pandharinath Patil, Smt Bhagibai Vasant Thakur, Shri Balwant Balkrishna Patil, Smt Narmdadevi Mahadev Patil, Smt Nandabai Shantaram Dhawade, Smt Jamanabai Sakhya Patil and Smt Dwarkabai Pandurang Mali is clear, marketable and free from all encumbrances. I further state and certify that the said M/s Shree Siddhi Enterprises, through it's partner 1) Shri Dharmendra C. Singh, 2) Shri Adian Chaudhary, 3) Shri Kantilal Chauhan and 4) Shri Kaluram P. Chaudhary are entitled to deal and /or develop the said property as per the permissions and sanctions to be obtained from the Authorities concerned.

Date : 2<sup>nd</sup> September, 2015.

  
Advocate