

D. S. & ASSOCIATES

ADVOCATE'S

Shop No. 111, Jainabia Manzil, Achole Road, Nallasopara (East), Thane.

Ref. No.

Date:- 13/02/2008

TO WHOMSOEVER IT MAY CONCERN

On the request of the M/s. Seven Eleven Construction Pvt. Ltd. , I have Examined the available records / documents produced before me in respect of land bearing Old Survey No. 288, New Survey No. 55, Hissa No. 12, Admeasuring 780 Sq. Meters, and old Survey No. 290, New Survey No. 62, Hissa No. 7, Admeasuring 510 Sq. Meters., Situated, lying, and being at Village Navghar, Bhaynder, Thane.

I hereby states that after going through the documents produced before me, I certify that the said land is in the possession of M/s. Seven Eleven Construction Pvt. Ltd.

It is observed that originally 1) Cicilia James Mendis, 2) Benilda Cajetin Mendis, 3) Roja Wilson Perara, 4) Lionel James Mendis, 5) Lavi Baburao Kamat, 6) Lory K. Kalse, 7) Josheph K. Mendis, 8) Julius K. Mendis, was the owners of the afore said land / Property.

It is further observed from documents and papers that said Owner had also executed the Agreement for Sale cum Development dated 19/04/2008, and the Irrevocable General Power of Attorney dated 25/06/2008, in favour of M/s. Seven Eleven Pvt. Ltd., through their



D. S. & ASSOCIATES

ADVOCATE'S

Shop No. 111, Jainabia Manzil, Achole Road, Nallasopara (East), Thane.

constituted attorney , 1) Mr. Gyanghand Sancheti and 2) Mr. Kuldip Singh Ostwal.

I have to further state that Search Report dated 28/12/2007, had been taken and issued by the Adv. D. G. Naik, who had taken the search in the office of Sub- Registrar , Thane From the year 1977 to 2007. And as per the said Search report being relied he had not come across any document being registered in the office of Sub- Registrar, Thane., pertaining to the said property.

On the whole from the search report dated 28/12/2007 and the documents produced before me and information provided to me , I hereby states and certified that subject to the aforesaid, land bearing Old Survey No. 288, New Survey No. 55, Hissa No. 12, Admeasuring 780 Sq. Meters, and Old Survey No. 290, New Survey No. 62, Hissa No. 7, Admeasuring 510 Sq. Meters situated, lying and being at Village- Navghar, Bhayndar, Taluka and District Thane., and in the Registration District and Sub- District of Thane., is Possessed by M/s. Seven Eleven Construction Pvt. Ltd. Along with all its title , interest and rights to sell all the peace and parcel of the premises and building developed up on the said property..

Dated:- 13/02/2008



Advocate

Ref. No.

SEARCH REPORT

Re. : Land bearing Old Survey No.290, New Survey No.62, Hissa No.2, admeasuring 530 sq. meters and Old Survey No. 290, New Survey No. 62, Hissa No. 6, admeasuring 630 sq. meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane.

Owners : 1) SHRI CHINTAMAN DAMODAR PATIL,
2) SHRI JAYRAJ DAMODAR PATIL
3) SMT. SHANTABAI MUKUND FEDNEKAR
4) SMT. PARVATIBAI MORESHWAR THAKUR
5) SMT. BABIBAI SHANTARAM PAIGAONKAR

I have taken searches in respect of the aforesaid property in the office of Sub-Registrar, Thane, from 1977 till date.

Notes of Search taken by me in the Sub-Registry of Thane from 1977 till date :

1977	No Transaction Detected
1978	"
1979	"
1980	"
1981	"
1982	"
1983	"
1984	"
1985	"
1986	"
1987	"
1988	"
1989	"

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

202, Jagruti Apartment,
B.P. Road, Bhayandar (E),
Thane - 401 105

Tel : 28191739

1990	"
1991	"
1992	"
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1994	"
1995	"
1996	"
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2001	"
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2005	"
2006	"
2007	"

From the aforesaid searches and on the basis of Revenue Records, I hereby state and certify that title of the said property is clear, marketable and same is free from all encumbrances.

Date : 28TH December, 2007


Advocate

D. S. & ASSOCIATES

ADVOCATE'S

Shop No. 111, Jainabia Manzil, Achole Road, Nallasopara (East), Thane.

Ref. No.

Date:- 05/03/2008

TO WHOMSOEVER IT MAY CONCERN

This is to certify that I have investigated the Title to the land bearing Old Survey No. 290, New Survey No.62, Hissa No.2, Admeasuring 530.00 Sq. Meters, and Old Survey No. 290, New Survey No.62, Hissa No.6, Admeasuring 630.00 Sq. Meters, situated, lying and being at Village Navghar, Bhayndar, Taluka and District Thane. and in the Registration District and Sub- District of Thane., belonging to 1) Shri Chintaman Damadar Patil, 2) Shri Jayraj Damodar Patil, 3) Smt. Shanta Bai Mukund Fedinikar, 4) Smt Parvati Moreshwar Thakur and 5) Smt. Babibai Shantaram Paigaonkar. on the bases of Search Report dated 28/12/2007 issued by Adv. D. G. Naik and the documents presented before me in respect of the said property and I have to state as under.

1. Originally 1) Shri Chintaman Damadar Patil, 2) Shri Jayraj Damodar Patil, 3) Smt. Shanta Bai Mukund Fedinikar, 4) Smt Parvati Moreshwar Thakur and 5) Smt. Babibai Shantaram Paigaonkar., was the owner of the Land bearing Old Survey No. 290, New Survey No.62, Hissa No.2, Admeasuring 530.00 Sq. Meters, and Old Survey No. 290, New Survey No.62, Hissa No.6, Admeasuring 630.00 Sq. Meters, situated, lying and being at Village Navghar, Bhayndar, Taluka and District Thane. and in the Registration District and Sub- District of



Thane, and sub-District of Thane and within the limits of Mira Bhaynder Municipal Corporation.

2. On perusal of Search Report dated 28/12/2007 and documents produced in respect of the said property, it appears that 1) Shri Chintaman Damodar Patil, 2) Shri Jayraj Damodar Patil, 3) Smt. Shanta Bai Mukund Fedinikar, 4) Smt Parvati Moreshwar Thakur and 5) Smt. Babibai Shantaram Paigaonkar, execute and registered the Power of attorney in favour of Mr. Kuldeep U Ostwal, being registered in the office of Sub- Registrar, Thane., bearing Sr. No. TNN-4/7381/2005, dated 27/10/2005. Along with Development Agreement dated 02/03/2005 Executed by the owners in favour of 1) Kuldeep U. Ostwal and 2) Gyanchand Sancheti.
3. I further states that said 1) Kuldeep U. Ostwal and 2) Gyanchand Sancheti Executed the Development Agreement dated 04/03/2008 in favour of M/s. Seven Eleven Construction Pvt. Ltd. on the terms and condition stated therein, That said 1) Kuldeep U. Ostwal and 2) Gyanchand Sancheti, also Executed the Irrevocable Power of Attorney in favour of M/s. Seven Eleven Construction Pvt. Ltd., conferring upon the several powers to sell and/or develop the said property.
4. I have to further state that said Search Report dated 16/08/2010, had been issued by the Adv. D.G.Naik, who had taken the search in the office of Sub- Registrar, Thane From the year 1977 to 2007. And as per the said Search report being relied he had not come across any document except the said power being registered in the office of Sub-



Registrar, Thane., bearing Sr. No. TNN-4/10338/2007, dated 30/11/2007., pertaining to the said property.

5. On the whole from the search report dated 28/12/2007 and the documents produced before me and information provided to me, I hereby state and certify that that subject to the aforesaid, the title of the land bearing Old Survey No. 290, New Survey No.62, Hissa No.2, Admeasuring 530.00 Sq. Meters, and Old Survey No. 290, New Survey No.62, Hissa No.5, Admeasuring 630.00 Sq. Meters, situated, lying and being at Village Navghar, Bhayndar, Taluka and District Thane, and in the Registration District and Sub-District of Thane, is clear and marketable.

Dated:- 05/03/2008



Advocate

Ref. No.

SEARCH REPORT

Re. : Land bearing Old Survey No.290, New Survey No.62, Hissa No.10, admeasuring 400 sq. meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane,

Owners : 1) Beryl Anthony Gomes, 2) Mrs. Bertha Joseph D'souza, 3) Lorna Morries Rodricks, 4) Sarah Peter Travasso, 5) Mrs. Ramona Victor Dias, 6) Ms. Rosy Bernard Gomes, 7) Mrs. Isabel Peter Gomes, 8) Mr. Castor Peter Gomes, 9) Mr. Joseph Peter Gomes, 10) Mr. Nelson Peter Gomes, 11) Mrs. Rita Valley Miranda, 12) Milbech Herbert Patel, 13) Mrs. Enid Novel Gonsalves, 14) Mrs. Natty Wallace Gomes, 15) Mrs. Astrid Ambrose Gomes 16) Master Alistair Ambrose Gomes 17) Mr. John Dunning alias Peter Gomes, 18) Maria Blaise Machado (nee Maria John Gomes) and 19) Alwynna Nash Misquitta (nee Alwynna John Gomes)

I have taken searches in respect of the aforesaid property in the office of Sub-Registrar, Thane, from 1977 till date.

Notes of Search taken by me in the Sub-Registry of Thane from 1977 till date :

1977	No Transaction Detected
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D.G. NAIK
B.Com. LL.M.
ADVOCATE, HIGH COURT

104, Saroj Plaza,
150 ft. Flyover Road,
Near Maxus Mall,
Bhayandar (West),
Thane - 401 101.

Ref. No. 2006
2007
2008

Agreement for Sale cum Development, dated 7th March, 2008, registered in the office of Sub-Registrar Thane, under Sr. No. TNN4/02289/2008, dated 7/3/2008, executed by Mr. Beryl Anthony Gomes and fifteen others in favour of M/s. Salangpur Associate

Irrevocable General Power of Attorney, dated 7th February, 2008, registered in the Office of Sub-Registrar, Thane under Sr. No. TNN4/02290/2008, dated 7/3/2008, executed by Beryl Anthony Gomes and fifteen others in favour of Shri Rakesh J. Agarwal, one of the partners of M/s. Salangpur Associate.

Agreement for Sale cum Development, 7th March, 2008, registered in the office of Sub-Registrar, Thane under Sr. No. TNN7/01813/2008, dated 4th March, 2008, executed by Mr. John Dunning alias Peter Gomes, Maria Blaise Machado (nee Maria John Gomes) and Alwyna Nash Misquitta (nee Alwyna John Gomes) in favour of M/s. Salangpur Associate

From the aforesaid searches and on the basis of Revenue Records, I hereby state and certify that title of the said property is clear, marketable and same is free from all encumbrances.

Dated : 15th May, 2008


Advocate

12:1 search

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

104, Saroj Plaza,
150 ft. Flyover Road,
Near Maxus Mall,
Bhayandar (West),
Thane - 401 101.

Ref. No.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to land bearing Old Survey No.290, New Survey No.62, Hissa No.10, admeasuring 400 sq. meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, owned by 1) Beryl Anthony Gomes, 2) Mrs. Bertha Joseph D'souza, 3) Lorna Morries Rodricks, 4) Sarah Peter Travasso, 5) Mrs. Ramona Victor Dias, 6) Ms. Rosy Bernard Gomes, 7) Mrs. Isabel Peter Gomes, 8) Mr. Castor Peter Gomes, 9) Mr. Joseph Peter Gomes, 10) Mr. Nelson Peter Gomes, 11) Mrs. Rita Valley Miranda, 12) Milbech Herbert Patel, 13) Mrs. Enid Novel Gonsalves, 14) Mrs. Natty Wallace Gomes, 15) Mrs. Astrid Ambrose Gomes 16) Master Alistair Ambrose Gomes 17) Mr. John Dunning and 18) Maria Blaise Machado (nee Maria John Gomes) and 19) Alwynna Nash Misquitta (nee Alwynna John Gomes) and have to state as hereunder;

1. Originally Mr. Bernard Pascoal Gomes, Mr. Peter Pascoal Gomes, Mr. Anthony Pascoal Gomes were the joint owners of land bearing Old Survey No.290, New Survey No.62, Hissa No.10, admeasuring 400 sq. meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation..

2. Mr. Anthony Pascoal Gomes died intestate on 4/10/1961, leaving behind his widow Mrs. Julie Anthony Gomes (since deceased) and three daughters namely 1) Beryl Anthony Gomes, 2) Mrs. Bertha Joseph D'Souza and 3) Lorna Morries Rodricks, as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.

3. Mr. Bernard Pascoal Gomes died interstate on 17/11/1975, leaving behind three daughters namely 1) Sarah Peter Travasso, 2) Mrs. Ramona Victor Dias and 3) Ms. Rosy Bernard Gomes, as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.
4. Mr. Peter Pascoal Gomes died intestate on 19/5/1992, leaving behind his widow Mrs. Isabel Peter Gomes, five sons namely 1) Mr. Castor Peter Gomes, 2) Mr. Joseph Peter Gomes, 3) Mr. Wallace Peter Gomes, 4) Mr. Ambrose Peter Gomes and 5) Mr. Nelson Peter Gomes, and three daughters namely, 1) Mrs. Rita Valley Miranda, 2) Milbech Herbert Patel and 3) Mrs. Enid Novel Gonsalves, as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.
5. Mr. Wallace Peter Gomes died intestate on 3rd September, 1996, leaving behind his widow Mrs. Natty Wallace Gomes, as his only heir and legal representative entitled to the undivided share of the deceased in the said property.
6. Mr. Ambrose Peter Gomes died intestate on 14/6/2006, leaving behind his widow Mrs. Astrid Ambrose Gomes and a son by name Alistair Ambrose Gomes, as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.
7. By a Mutation Entry No.999, dated 3/1/2008, the names of the said Beryl Anthony Gomes, Mrs. Bertha Joseph D'Souza, Lorna Morries Rodricks, Sarah Peter Travasso, Mrs. Ramona Victor Dias, Ms. Rosy Bernard Gomes, Mrs. Isabel Peter Gomes, Mr. Castor Peter Gomes, Mr. Joseph Peter Gomes, Mr. Nelson Peter Gomes, Mrs. Rita Valley Miranda, Milbech Herbert Patel, Mrs. Enid Novel Gonsalves, Mrs. Natty Wallace Gomes, Mrs. Astrid Ambrose Gomes, and Master Alistair Ambrose Gomes

Ref. No.

were recorded in the 7/12 Extract of the said property as the owners thereof.

8. In the Development Plan of the Mira Bhayandar Municipal Corporation, the said property is reserved for 'Road'.

9. By an Agreement for Sale cum Development, dated 7th March, 2008, registered in the office of Sub-Registrar, Thane under Sr. No. TNN-4/02289/2008, dated 7/3/2008, the said 1) Beryl Anthony Gomes, 2) Mrs. Bertha Joseph D'souza, 3) Lorna Morris Rodricks, 4) Sarah Peter Travasso, 5) Mrs. Ramona Victor Dias, 6) Ms. Rosy Bernard Gomes, 7) Mrs. Isabel Peter Gomes, 8) Mr. Castor Peter Gomes, 9) Mr. Joseph Peter Gomes, 10) Mr. Nelson Peter Gomes, 11) Mrs. Rita Valley Miranda, 12) Milbech Herbert Patel, 13) Mrs. Enid Novel Gonsalves, 14) Mrs. Natty Wallace Gomes, 15) Mrs. Astrid Ambrose Gomes And 16) Master Alistair Ambrose Gomes had agreed to sell the said property to M/s. Salangpur Associate, at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement for Sale cum Development, dated 7th March, 2008, the said Beryl Anthony Gomes and others had executed an Irrevocable General Power of Attorney, dated 7th February, 2008, registered in the Office of Sub-Registrar, Thane under Sr. No. TNN4/02290/2008, dated 7/3/2008 in favour of the partners of M/s. Salangpur Associate conferring upon them several powers inter-alia power to surrender the said property to the Mira Bhayandar Municipal Corporation and to avail the T.D.R. in lieu of the said property.

10. Mr. John Dunning alias Peter Gomes, Maria Blaise Machado (nee Maria John Gomes) and Alwynna Nash Misquitta (nee Alwynna John Gomes) were claiming their alleged rights in the said property and as such by an Agreement, dated 7th March, 2008, registered under the Office of Sub-Registrar, under Sr. No. TNN7/01813/2008, dated 4th March, 2008, the

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

104, Saroj Plaza,
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Thane - 401 101.

said M/s. Salangpur Associate had also agreed to purchased from Mr. John Dunning alias Peter Gomes, Maria Blaise Machado (nee Maria John Gomes) and Alwyna Nash Misquitta (nee Alwyna John Gomes), their alleged undivided right, title, interest and share in the said property. In pursuance to the said Agreement, dated 7th March, 2008, the said Mr. John Dunning alias Peter Gomes, Maria Blaise Machado (nee Maria John Gomes) and Alwyna Nash Misquitta (nee Alwyna John Gomes) had also executed an Irrevocable General Power of Attorney in favour of Shri Rakesh J. Agarwal conferring upon him several powers inter-alia power to deal with their undivided right, title, interest and share in the said property.

11. I have also taken the searches in respect of the said property in the office of Sub-Registry of Thane from 1977 to till date. However, during the course of my searches, I have come across an Agreement for Sale cum Development, dated 7th March, 2008, registered in the office of Sub-Registrar Thane, under Sr. No. TNN4/02289/2008, dated 7/3/2008, executed by Mr. Beryl Anthony Gomes and fifteen others in favour of M/s. Salangpur Associate in respect of the said property. I have also come across an Irrevocable General Power of Attorney, dated 7th February, 2008, registered in the Office of Sub-Registrar, Thane under Sr. No. TNN4/02290/2008, dated 7/3/2008, executed by Beryl Anthony Gomes and fifteen others in favour of Shri Rakesh J. Agarwal, one of the partners of M/s. Salangpur Associate. I have also come across an Agreement for Sale cum Development, 7th March, 2008, registered in the office of Sub-Registrar, Thane under Sr. No. TNN7/01813/2008, dated 4th March, 2008, executed by Mr. John Dunning alias Peter Gomes, Maria Blaise Machado (nee Maria John Gomes) and Alwyna Nash Misquitta (nee Alwyna John Gomes) in favour of M/s. Salangpur Associate in respect of the undivided right, title and interest on the said property and save and

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

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Thane - 401 101.

Ref. No.

except the said documents I have not come across any other registered instrument pertaining to the said property.

12. On the whole from the searches taken by me in the office of Sub-Registry of Thane from 1977 to till date 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.290, New Survey No.62, Hissa No.10, admeasuring 400 sq. meters, situate, lying and being at Village Navghar, Bhayandar, Tahuka and District Thane and in the Registration District and Sub-District of Thane, owned by 1) Beryl Anthony Gomes, 2) Mrs. Bertha Joseph D'souza, 3) Lorna Morris Rodricks, 4) Sarah Peter Travasso, 5) Mrs. Ramona Victor Dias, 6) Ms. Rosy Bernard Gomes, 7) Mrs. Isabel Peter Gomes, 8) Mr. Castor Peter Gomes, 9) Mr. Joseph Peter Gomes, 10) Mr. Nelson Peter Gomes, 11) Mrs. Rita Valley Miranda, 12) Milbech Herbert Patel, 13) Mrs. Enid Novel Gonsalves, 14) Mrs. Natty Wallace Gomes, 15) Mrs. Astrid Ambrose Gomes, 16) Master Alistair Ambrose Gomes 17) Mr. John Dunning alias Peter Gomes, 18) Maria Blaise Machado (nee Maria John Gomes) and 19) Alwynna Nash Misquitta (nee Alwynna John Gomes) is clear, marketable and free from all encumbrances. I further state and certify that the said M/s. Salangpur Associate is entitled to surrender the said property to the Mira Bhayandar Municipal Corporation and to avail the F.S.I. by way of T.D.R. from the Mira Bhayandar Municipal Corporation in lieu of the said property and also to deal with the said property in its absolute discretion.

Date : 15th day of May 2008.


Advocate

श्रीगणेशाय नमः

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शोध रिपोर्ट

दिनांक २९.३.२००६

मीजे नवघर तालुका व जिल्हा ठाणे येथील गिळकतीचा शोध सन १९७७ ते २००६ पर्यंतचा दुय्यम निबंधक कार्यालय ठाणे येथे अर्जक्रमांक /२००६ चा करून अनुक्रमणिका नं.२ पाहून शोध घेतला तो खालील प्रमाणे असे.

गुना स.नं	नविन स.नं.	दि.नं.	हे-आर-प्र
२९७	५७	१६	०-०९-६ परशराम अजंत पाटील
२८८	५५	९	०-१५-७
२८८	५५	१३	०-०६-८

सन	१९७७	काही नाही
	१९७८	xxxx
	१९७९	ते १९८४ फाटलेले
	१९८५	काही नाही
	१९८६	xxxx
	१९८७	xxxx
	१९८८	xxxx
	१९८९	xxxx
	१९९०	xxxx
	१९९१	xxxx
	१९९२	xxxx
	१९९३	xxxx
	१९९४	xxxx
	१९९५	xxxx
	१९९६	xxxx
	१९९७	xxxx
	१९९८	xxxx
	१९९९	xxxx
	२०००	xxxx
	२००१	xxxx

दिनांक ३१/१२/२००१ पर्यंतची दस्तऐवजाची अनुक्रमणिका नं.ची २ कार्यवाही झालेली आहे.पुढे सन २००६ पर्यंतची कार्यवाही झालेली नाही

तलाठी रुडील ७/१२ व फेरफार पत्रक पाहणे.

संजय स शिंदे

संजय स शिंदे
शोध रिपोर्टर ठाणे

शोध रिपोर्ट

दिनांक २९.३.२००६

मौजे नवघर तालुका व जिल्हा ठाणे येथील निष्ककर्तीचा शोध सन १९७७ ते २००६ पर्यंतचा दुय्यम निबंधक कार्यालय ठाणे येथे अर्जाक्रमांक /२००६ चा करून अनुक्रमणिका नं.२ पाहून शोध घेतला तो खालील प्रमाणे असे.

मुला स.नं	नदिन स.नं.	हि.नं.	हे-आर-ग्र
२९७	५७	१६	०-०९-६ परशराम अबंत पाटील
२८८	५५	९	०-१५-७
२८८	५५	१३	०-०६-८

सब १९७७	काही नाही
१९७८	xxxx
१९७९ ते १९८४	फाटलेले
१९८५	काही नाही
१९८६	xxxx
१९८७	xxxx
१९८८	xxxx
१९८९	xxxx
१९९०	xxxx
१९९१	xxxx
१९९२	xxxx
१९९३	xxxx
१९९४	xxxx
१९९५	xxxx
१९९६	xxxx
१९९७	xxxx
१९९८	xxxx
१९९९	xxxx
२०००	xxxx
२००१	xxxx

दिनांक ३१/१२/२००१ पर्यंतची दस्तावेजाची अनुक्रमणिका नं.२ कार्यवाही झालेली आहे.पुढे सन २००६ पर्यंतची कार्यवाही झालेली नाही

तलाठीकडील ७/१२ व फेरफार पत्रक पाहणे.

S. S. Shinde

संजय स शिंदे
शोध रिपोर्टर ठाणे

A. S. Pisolkar
ADVOCATE HIGH COURT

OFFICE : Shop No. 4, Benhur Co-op. Hsg. Soc. Ltd.,
Near Asmita Super Market, Naya Nagar, Mira Road (E),
Tal. & Dist. Thane - 401 107. Tel : 2811 5549

R.P.A.D./U.P.C./By hand Delivery
WITHOUT PREJUDICE

REF.No.: 28/APM/2007.

DATE: 01/03/2007.

TITLE CERTIFICATE

- TO WHOMSOEVER IT MAY CONCERN

I have gone through the documents and Revenue Records and Court Judgement and Decree produced before me by my clients M/s. SEVEN ELEVEN CONSTRUCTION PVT.LTD., through its Director MR. RAKESH RAJMAL JAIN, having its office at SHOP No.7, SHYAM BHAVAN, B.P.ROAD, BHAYANDAR(E), TAL. & DIST. THANE, in respect of 1/10TH share in the land bearing:

SR.No.	O.S.No.	N.S.No.	H.No.	H.R.P.
1)	288	55	4	0-11-1
2)	288	55	9	0-15-7
3)	288	55	13	0-06-8
4)	298	56	12	0-04-8
5)	297	57	4	0-19-8
6)	297	57	8	0-18-7
6)	297	57	16	0-09-9
7)	286	85	12	0-08-6

lying, being and situate at Village NAVGHAR (BHAYANDAR), TAL. & DIST.THANE and in the Registration District and Sub-District at Thane (hereinafter referred to as the " SAID PROPERTY").

1) SEARCH :

I have caused the Search-of the said entire property in the office of Sub-Registrar at Thane for the last 30 years and I observed that in the year 1979-84 records in the Registrar Office at Thane are torned and mufilated and I have not observed any entries in the Records of Sub-Registrar at Thane. Index-II proceedings has been carried out upto 31/12/2001 and not thereafter till this date.

...2..

A. S. Pisolkar
ADVOCATE HIGH COURT

OFFICE : Shop No. 4, Benhur Co-op. Hsg. Soc. Ltd.,
Near Asmita Super Market, Naya Nagar, Mira Road (E),
Tal. & Dist. Thane - 401 107. Tel.: 2811 5549

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2) REVENUE RECORDS:

a) Originally the said property was belonging to ANANT PATIL and after his death his three sons LAXMAN, VISHNU and PARSHURAM and seven daughters namely 1)SMT. KUSUM ATMARAM BHOIR, 2)SMT. VENUBAI TUKARAM PATIL, 3)SMT. JANKIBAI HIRAJI MHATRE, 4)SMT. DWARKA KASHINATH PATIL, 5)SMT. NIRMALA BHAKAR GHARAT, 6)MANJULA PRAVINKUMAR DAVE and 7) HEIRS OF LATE SMT. HIRUBAI HIRAJI MHATRE SMT. NANDA K. PATIL and SHRI RAMESH HIRAJI MHATRE and all are having 1/10th share each in the said property. The dispute arose in between said LAXMAN, VISHNU and PARSHURAM in respect of joint properties and therefore all the above referred sisters filed one Suit in the Court of the 3rd JT. C.J.J.D. & J.M.F.C. THANE, at Thane bearing Suit No. R.C.S. No. 717/1994 and H'ble Judge SHRI C. R. PANDEY delivered the Judgement on 19/03/2002 and decree in favour of above referred sisters regarding that they are having 1/10th share in the said property and naturally RAMESH HIRAJI MHATRE and NANDA KAMLAKAR PATIL, son and daughter of LATE SMT. HIRUBAI HIRAJI MHATRE, one of the daughters of said ANANT PATIL have 1/5th and 1/5th share respectively.

2) DOCUMENTS:

a) All the above referred sisters having 1/10th share each in the said property initially sold out the same in favour of M/s. SWASTIK CONSTRUCTION, through its Partner SHRI SANJAY SAKHARAM SURVE by an Agreement for Sale dated 14/09/2005 and also executed Power of Attorney to that effect.

b) By Registered Agreement for Development dated 22/01/2007 said original owners through their Power of Attorney Holder SHRI SANJAY SAKHARAM SURVE sold out the said property in favour of my client vide Document No. TNN4-01512, and having Registration Slip No. 1513, dated 17/02/2007.

I have perused all the above referred documents, Revenue Records and Court Judgement and Decree and in my opinion the title of the said property is clear and marketable and without any encumbrances.

(A. S. PISOLKAR)

ADVOCATE

A. S. PISOLKAR

ADV. HIGH COURT

4, Benhur Bldg., Next to Asmita Super Market,
Naya Nagar, Mira Road (E), Tal. & Dist. Thane.
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