

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No.210, New Survey No. 95, Hissa No.2, admeasuring 2120 sq. meters, situate, lying and being at Village Rai, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation, owned by Shri Prakash alias Jayprakash Yeshwant Patil and have to state as hereunder;

1. Shri Prakash alias Jayprakash Yeshwant Patil, Shri Pradeep Yeshwant Patil, Smt. Vasanti Alias Kumudini Narayan Mhatre, Shri Avinash Kamlakar Patil, Smt.Vanita Mahadeo Mhatre, Smt. Shalini Machhindranath Mhatre, Smt. Rajini Suresh Patil, Smt. Meena Dayanand Patil and Smt. Vimal Nana Patil were absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the land bearing Old Survey No.210, New Survey No. 95, Hissa No.2, admeasuring 2120 sq. meters, situate, lying and being at Village Rai, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation.

2. By a Deed of Release, dated 6th June, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/04276/2011, dated 7th June, 2011, the said Shri Pradeep Yeshwant Patil, Smt. Vasanti Alias Kumudini Narayan Mhatre, Shri Avinash Kamlakar Patil, Smt.Vanita Mahadeo Mhatre, Smt. Shalini Machhindranath Mhatre, Smt. Rajini Suresh Patil, Smt. Meena Dayanand Patil and Smt. Vimal Nana Patil had released, relinquished and given up their share in respect of the said property, in favour of the said Shri Prakash alias Jayprakash Yeshwant Patil.

3. By a Development Agreement, dated 19th October, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/08234/2011, dated 24th October, 2011, the said Shri Prakash alias Jayprakash Yeshwant Patil agreed to grant the development rights in respect of the said property, to M/s. Sidhivinayak Developers, at the price and on the terms and conditions stipulated therein. In pursuance to the said Development Agreement, dated 19th October, 2011, the said Shri Prakash alias Jayprakash Yeshwant Patil had also executed an Irrevocable General Power of Attorney, dated 19th October, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/08235/2011, dated 24th October, 2011, in favour of the partners of M/s. Sidhivinayak Developers, conferring upon them several powers inter-alia power to develop the said property.

4. I have also taken the searches in the office of Sub-Registry of Thane from 1980 to till date and during the course of search, I have come across the following documents pertaining to the said property and save and except the said documents, I have not come across any other registered instruments pertaining to the said property

a) Deed of Release, dated 6th June, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/04276/2011, dated 7th June, 2011, executed by Shri Pradeep Yeshwant Patil, Smt. Vasanti Alias Kumudini Narayan Mhatre, Shri Avinash Kamlakar Patil, Smt. Vanita Mahadeo Mhatre, Smt. Shalini Machhindranath Mhatre, Smt. Rajini Suresh Patil, Smt. Meena Dayanand Patil and Smt. Vimal Nana Patil in favour of Shri Prakash alias Jayprakash Yeshwant Patil, in respect of the said property.

D. G. NAIK

B.Com., L.L.M.

ADVOCATE, HIGH COURT

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b) Development Agreement, dated 19th October, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/08234/2011, dated 24th October, 2011, executed by Shri Prakash alias Jayprakash Yeshwant Patil in favour of M/s. Sidhivinayak Developers, in respect of the said property.

c) Irrevocable General Power of Attorney, dated 19th October, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/08235/2011, dated 24th October, 2011, executed by Shri Prakash alias Jayprakash Yeshwant Patil in favour of the partners of M/s. Sidhivinayak Developers, in respect of the said property.

5. On the whole from the searches taken by me in the office of Sub-Registry of Thane from 1980 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 title to the land bearing Old Survey No.210, New Survey No. 95, Hissa No.2, admeasuring 2120 sq. meters, situate, lying and being at Village Rai, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation, owned by Shri Prakash alias Jayprakash Yeshwant Patil, is clear, marketable and free from all encumbrances.

6. I further state and certify that the said M/s. Sidhivinayak Developers, is entitled to develop the said property after obtaining necessary permissions and sanctions from the authorities concerned.

Dated : 26th June, 2013



Advocate

Sidhivinayak Developers - TC - 260613