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Date – 22nd APRIL, 2013

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

This is to certify that, under the instructions of my client M/s Swayam Developers, a Partnership firm formed under the provision of Indian Partnership Act, 1932, through its partners 1) Shri. Kishor K. Shah, 2) Shri. Laljibhai G. Solanki, 3) Shri. Babubhai M. Savalia, 4) Shri. Jatin M. Parekh & 5) Shri. Vinod J. Mehta, having its office at :- 83/D, Building No.16, Chandresh Accord, opposite Silver Park, Mira Bhayander Road, Mira Road – East, Thane, I have investigated the title of M/s Swayam Developers pertaining to its development rights in respect of the property i.e. land bearing Old Survey no.80, New Survey no.6, Hissa no. 5, admeasuring 0-15-9 H-R-P, situate, lying and being at Village – Goddev, within the local limits of Mira Bhayander Municipal Corporation, in the registration Sub-District of

Bhayander & District of Thane, Taluka & District - Thane, hereinafter for the sake of brevity referred to as the "**Said Property**".

As per the various deed & documents provided by my client of which I have taken inspection I would like to state that :-

My client has provided me with the photocopies of certified copies of 7/12 extract along with relevant Mutation entries in respect of the said property and as per the revenue records originally Shri. Gajanan Ganpat Patil was the owner of the said property who died on 2nd March, 1991, and after his death the names of 1) Smt. Sumanti Gajanan Patil, 2) Smt. Nayana Sunil Patil, 3) Smt. Suvarna Sharad Mhatre, 4) Smt. Aparna Arun Mhatre and 5) Smt. Seema Hemant Mhatre (hereinafter for the sake of brevity referred to as "**Owners**") came to be mutated in the ownership column of the 7/12 extract pertaining to the said property vide Mutation Entry no.692 which was duly certified on 24th March, 2006, as they being the sole heirs and legal representatives of late Shri. Gajanan Ganapat Patil as per the provision of Hindu Succession Act, 1956 and since that period the names of these persons appear in the ownership column of 7/12 extract of the said property. Apart from this the name of Shri. Vishal Chandrakant Mhatre is also mutated in the other rights column of 7/12 extract pertaining to said property vide Mutation Entry no.734 which was duly certified on 16th September, 2006 on the basis of Deed of Development dated - 30th June, 2006,

which was executed by the said owners in favour of Shri.Vishal Chandrakant Mhatre.

My client has also provided me with the copy of Search Report dated – 10th March, 2013, prepared by search clerk Mumbai, Shri. S. Pawar, who has taken the search from the office of Sub-Registrar of Assurances at Thane, office no. 1, 2, 4, 5, 7 & 10 pertaining to said property. As per the search report taken out for the period of 30 years i.e. from 1984 to 2013 there appears no transactions pertaining to the said property which is situated at Village – Goddev, except that which was entered by and between the owners and Shri. Vishal Chadrakant Mhatre whereby the said owners transferred and assigned the development rights pertaining to the said property in favour of Shri. Vishal Chandrakant Mhatre vide Deed of Development dated – 30th March, 2006, which is duly registered before the Sub-Registrar of Assurances, Thane, under the serial no. TNN-4-3182/2006. Pursuant to said Deed of Development the owners have also executed a Power of Attorney in respect of the said property in favour of Shri.Vishal Chandrakant Mhatre which is duly registered before the Sub-Registrar of Assurances, Thane, under serial no. TNN-4-3183/2006.

I have also gone through the Joint Venture Agreement dated – 19th July, 2010, executed by Shri.Vishal Chandrakant Mhatre through Constituted Attorney Shri.Amol Chandrakant Mhatre in favour of my client in respect of the said property which is duly registered before the Sub-Registrar of Assurances, Thane, under serial no. TNN-7-6348/2010 whereby the development right