

TO WHOMSOEVER IT MAY CONCERN

I have investigated the title to the land bearing Old Survey No. 459, New Survey No. 133, Hissa No. 4, admeasuring H-0,R-42, Prati-5 i.e. equivalent to 4250 sq. meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, owned by M/s. Unique Shanti Developers LLP and have to state as hereunder:

1. Shri Anandrao Ganpatrao Rakvi was the owner of land bearing Old Survey No. 459, New Survey No. 133, Hissa No. 4, admeasuring H-0,R-42, Prati-5 i.e. equivalent to 4250 sq. meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (hereinafter referred to as the "Said Property").
2. Shri Anandrao Ganpatrao Rakvi died intestate on 8th June, 1987, leaving behind his six sons namely Shri Gajanan Anandrao Rakvi, Shri Bhalchandra Anandrao Rakvi, Shri Vinayak Anandrao Rakvi, Shri Ganpat Anandrao Rakvi, Shri Moreshwar Anandrao Rakvi and Shri Ganeshchandra Anandrao Rakvi, a widow by name Smt. Laxmibai Anandrao Rakvi and three daughters namely Smt. Hira alias Sulochana Waman Wesavkar, Smt. Tara alias Sunita Bhagwan Mahant and Smt. Meena Jaywant Pathare, as his heirs and legal representatives entitled to the estate of the deceased including the said property.
3. Shri Gajanan Anandrao Rakvi was a bachelor, who died intestate on 17th August, 1957, leaving behind his mother by name Smt. Laxmibai Anandrao Rack, five brothers namely Shri Bhalchandra Anandrao Rakvi,

Shri Vinayak Anandrao Rakvi, Shri Ganpat Anandrao Rakvi, Shri Moreshwar Anandrao Rakvi and Shri Ganeshchandra Anandrao Rakvi and three sisters namely Smt. Hira alias Sulochana Waman Wesavkar, Smt. Tara alias Sunita Bhagwan Mahant and Smt. Meena Jaywant Pathare, as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.

4. Smt. Laxmibai Anandrao Rakvi died intestate on 30th September, 1962, leaving behind her five sons namely Shri Bhalchandra Anandrao Rakvi, Shri Vinayak Anandrao Rakvi, Shri Ganpat Anandrao Rakvi, Shri Moreshwar Anandrao Rakvi and Shri Ganeshchandra Anandrao Rakvi and three daughters namely Smt. Hira alias Sulochana Waman Wesavkar, Smt. Tara alias Sunita Bhagwan Mahant and Smt. Meena Jaywant Pathare, as her heirs and legal representatives entitled to the undivided share of the deceased in the said property and accordingly, by a Mutation Entry No. 1671, dated 30th September, 1964, the names of the said Shri Bhalchandra Anandrao Rakvi, Shri Vinayak Anandrao Rakvi, Shri Ganpat Anandrao Rakvi, Shri Moreshwar Anandrao Rakvi, Shri Ganeshchandra Anandrao Rakvi, Smt. Hira alias Sulochana Waman Wesavkar, Smt. Tara alias Sunita Bhagwan Mahant and Smt. Meena Jaywant Pathare were recorded in the 7/12 Extract of the said property.

5. Shri Ganpat Anandrao Rakvi died intestate on 3rd November, 1976, leaving behind his two sons namely Shri Rajiv Ganpat Rakvi and Shri Amol Ganpat Rakvi, as his heirs and legal representatives entitled to the undivided share of the deceased in the said property and accordingly by a Mutation Entry No. 4138, dated 12th November, 1979, the names of the said Shri Rajiv Ganpat Rakvi and Shri Amol Ganpat Rakvi were recorded in the 7/12 Extract of the said property.

6. By a Deed of Release, dated 21st May, 1981, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.530 of 1981, dated 21st May, 1981, Shri Amol Ganpat Rakvi had released and relinquished his undivided right, title, interest and share in the said property in favour of Shri Rajiv Ganpat Rakvi, Shri Bhalchandra Anandrao Rakvi, Shri Vinayak Anandrao Rakvi, Shri Moreshwar Anandrao Rakvi, Shri Ganeshchandra Anandrao Rakvi, Smt. Hira alias Sulochana Waman Wesavkar, Smt. Tara alias Sunita Bhagwan Mahant and Smt. Meena Jaywant Pathare.

7. Smt. Meena Jaywant Pathare died intestate leaving behind her widower Shri Jaywant Moreshwar Pathare and two daughters namely Miss. Manisha Jaywant Pathare and Smt. Sajami Sanjay Chogale, as her heirs and legal representatives entitled to the undivided share of the deceased in the said property.

8. Smt. Hira alias Sulochana Waman Wesavkar died intestate leaving behind her three sons namely Shri Anil Waman Wesavkar, Shri Ashok Waman Wesavkar, Shri Ravindra Waman Wesavkar and three daughters namely Smt. Naina K. Patil, Smt. Vijaya Arvind Dandekar and Smt. Shaila Sunil Sahani, as her heirs and legal representatives entitled to undivided share of the deceased in the said property.

9. The family of Shri Bhalchandra Anandrao Rakvi consist of Shri Bhalchandra Anandrao Rakvi himself and his four sons namely Shri Sunil Bhalchandra Rakvi, Shri Sanjeev Bhalchandra Rakvi, Shri Gajendra Bhalchandra Rakvi, Shri Mahendra Bhalchandra Rakvi and three daughters namely Smt, Sulbha alias Uma Jaywant Mahimkar, Smt. Nilima alias Suvarna Milan Patil and Smt. Madhvi Vinayak Raut.

10. The family of Shri Vinayak Anandrao Rakvi consist of Shri Vinayak Anandrao Rakvi himself and his two sons namely Shri Mahesh Vinayak Rakvi and Shri Sandesh Vinayak Rakvi and two daughters namely Smt. Aruna Anil Shelankar and Smt. Alka Deepak Ghatte.
11. The family of Shri Moreshwar Anandrao Rakvi consist of the said Shri Moreshwar Anandrao Rakvi himself and a son by name Shri Santosh Moreshwar Rakvi and a two daughters namely Miss. Smita Moreshwar Rakvi and Smt. Ujjwala Dinesh Pinge.
12. The family of Shri Ganeshchandra Anandrao Rakvi consist of the said Shri Ganeshchandra Anandrao Rakvi himself and a son by name Shri Abhay Ganeshchandra Rakvi.
13. Shri Bhalchandra Anandrao Rakvi, Shri Vinayak Anandrao Rakvi, Shri Moreshwar Anandrao Rakvi, Shri Ganeshchandra Anandrao Rakvi and Shri Rajiv Ganpat Rakvi and their respective family members had unity of possession and community of interest in the said property.
14. Shri Rajiv Ganpat Rakvi had filed a Special Civil Suit No. 1038 of 1995 in the Court of Civil Judge (S.D.) Thane against Shri Bhalchandra Anandrao Rakvi, Shri Sunil Bhalchandra Rakvi, Shri Sanjeev Bhalchandra Rakvi, Shri Gajendra Bhalchandra Rakvi, Shri Mahendra Bhalchandra Rakvi Smt, Sulbha alias Uma Jaywant Mahimkar, Smt. Nilima alias Suvarna Milan Patil, Smt. Madhvi Vinayak Raut, Shri Vinayak Anandrao Rakvi, Shri Mahesh Vinayak Rakvi, Shri Sandesh Vinayak Rakvi, Smt. Aruna Anil Shelankar, Smt. Alka Deepak Ghatte, Shri Moreshwar Anandrao Rakvi, Shri Santosh Moreshwar Rakvi, Miss. Smita Moreshwar Rakvi, Smt. Ujjwala Dinesh Pinge, Shri Ganeshchandra Anandrao Rakvi, Shri Abhay Ganeshchandra Rakvi, Shri Anil Waman Wesavkar, Smt. Ashok Waman Wesavkar, Smt.

Narayan K. Patil, Shri Ravindra Waman Wesavkar, Smt. Vijaya Arvind Dandekar, Smt. Shaila Sunil Sahani, Smt. Tara alias Sunita Bhagwan Mahant, Shri Jaywant Moreshwar Pathare, Miss Manisha Jaywant Pathare and Smt. Sajami Sanjay Chogale for seeking a declaration, partition and injunction in respect of several properties inter-alia the said property. Pending the hearing and final disposal of the said Special Civil Suit No. 1038 of 1995, the parties to the said suit had settled their dispute and accordingly, on 24th October, 2005, the parties to the said suit had filed a Compromise Pursis in the said suit and accordingly, the Ld. Civil Judge (S.D.) Thane was pleased to decree the said Special Civil Suit No. 1038 of 1995 in terms of Compromise Pursis. By virtue of the said Consent Decree, dated 24th October, 2005, the said Shri Bhalchandra Anandrao Rakvi and others became entitled to hold and possess 4/5th undivided share in the said property and Shri Rajiv Ganpat Rakvi became entitled to hold and possess 1/5th undivided share in the said property.

15. Shri Bhalchandra Anandrao Rakvi died intestate on 15th June, 2007, leaving behind his four sons namely Shri Sunil Bhalchandra Rakvi, Shri Sanjeev Bhalchandra Rakvi, Shri Gajendra Bhalchandra Rakvi, Shri Mahendra Bhalchandra Rakvi and three daughters namely Smt. Sulbha alias Uma Jaywant Mahimkar, Smt. Nilima alias Suvarna Milan Patil and Smt. Madhvi Vinayak Raut, as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.

16. Shri Moreshwar Anandrao Rakvi died intestate on 29th September, 2010, leaving behind his two sons namely Shri Vimal Moreshwar Rakvi and Shri Santosh Moreshwar Rakvi and two married daughters namely Smt. Ujjwala Dinesh Pinge and Smt Smita Sandeep

Pansare, as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.

17. Shri Vinayak Anandrao Rakvi (HUF), Shri Ganeshchandra Anandrao Rakvi (HUF), Shri Sunil Bhalchandra Rakvi, Smt. Uma Jaywant Mahimkar, Smt. Suvarna Milan Patil, Shri Sanjeev Bhalchandra Rakvi, Shri Mahendra Bhalchandra Rakvi, Shri Gajendra Bhalchandra Rakvi, Shri Madhavi Vinayak Raut, Smt. Vimal Moreshwar Rakvi and Shri Moreshwar Anandrao Rakvi (since deceased) had agreed to sell their undivided share in the said property, to M/s. N.M.P. Developers, vide an Agreement for Sale, dated 11th February, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/01474/2010, dated 15th February, 2010, at the price and on the terms and conditions stipulated therein. In pursuance of the said Agreement for Sale, dated 11th February, 2010, the said Shri Vinayak Anandrao Rakvi (HUF) and others had also executed an Irrevocable General Power of Attorney, dated 11th February, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/01475/2010, dated 15th February, 2010, in favour of the partners of M/s. N.M.P. Developers, conferring upon them several powers inter-alia power to sell their undivided share in the said property, to the person or persons of their choice.

18. By an Agreement for Sale cum Development, dated 2nd October, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/12382/2010, dated 2nd November, 2010, the said Shri Vinayak Anandrao Rakvi (HUF) and others with the consent and confirmation of M/s. N.M.P. Developers agreed to sell, transfer and assign their undivided share in the said property to M/s. Unique Shanti Developers Pvt. Ltd., at the price and on the terms and conditions stipulated therein. In furtherance to the said Agreement for Sale cum

Development, dated 2nd October, 2010, the said Shri Vinayak Anandrao Rakvi (HUF) and others with the consent and confirmation of M/s.N.M.P. Developers sold, transferred and conveyed their undivided share of in the said property, to M/s. Unique Shanti Developers Pvt. Ltd., vide a Deed of Conveyance, dated 2nd October, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/12383/2010, dated 2nd November, 2010, for the consideration mentioned therein. By a Mutation Entry No.1230, dated 11th July, 2011, the name of M/s. Unique Shanti Developers Pvt. Ltd., came to be recorded in the 7/12 Extract of the said property.

19. By a Deed of Conveyance, dated 18th October, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/08680/2010, dated 18th October, 2010, Shri Rajiv Ganpat Rakvi (HUF) sold, transferred and conveyed his undivided right, title, interest and share in the said property, to Shri Rupesh H. Parihar, for the consideration mentioned therein. Simultaneous to the execution of the said Deed of Conveyance, dated 18th October, 2010, the said Shri Rajiv Ganpat Rakvi had also executed an Irrevocable General Power of Attorney, dated 18th October, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/08681/2010, dated 18th October, 2010, in favour of the said Shri Rupesh H. Parihar, conferring upon him several powers inter-alia power to sell the undivided share of Shri Rajiv Ganpat Rakvi in the said property to the person or persons of his choice.

20. By an Agreement for Sale cum Development, dated 25th October, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/11910/2010, dated 25th October, 2010, the said Shri Rupesh H. Parihar had agreed to sell his undivided right, title, interest and share in the said property, to M/s. Unique Shanti

Developers Pvt. Ltd., at the price and on the terms and conditions stipulated therein. In furtherance to the said Agreement for Sale cum Development, dated 25th October, 2010, the said M/s. Unique Shanti Developers Pvt. Ltd., had got executed in their favour a Deed of Conveyance, dated 25th October, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/11911/2010, dated 25th October, 2010, from the said Shri Rupesh H. Parihar in respect of his share in the said property. By a Mutation Entry No. 1229, dated 11th July, 2011, the name of the M/s. Unique Shanti Developers Pvt. Ltd., came to be recorded in the 7/12 Extract of the said property.

21. By a Deed of Conveyance, dated 11th May, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/4768/2011, dated 23rd June, 2011, Shri Sanjeev Bhalchandra Rakvi, Shri Sunil Bhalchandra Rakvi, Shri Mahendra Bhalchandra Rakvi, Shri Gajendra Bhalchandra Rakvi, Smt. Uma Jaywant Mahimkar, Smt. Suvarna Milan Patil, Smt. Madhavi Vinayak Raut and Shri Ganeshchandra Anandrao Rakvi (HUF) with the consent and confirmation of M/s. NMP Developers sold, transferred and conveyed their undivided share in the said property, to M/s. Unique Shanti Developers Pvt. Ltd., for the consideration mentioned therein.

22. M/s. The Estate Investment Co. Pvt. Ltd., had also granted its No Objection Certificate vide Letter Ref. No. EI/NOC/545/2011, dated 24th June, 2011.

23. M/s. Unique Shanti Developers Pvt. Ltd., came to be converted to Limited Liability Partnership in the name and style of M/s. Unique Shanti Developers LLP and accordingly, Government of India, Ministry of Corporate Affairs had issued Certificate of Registration on Conversion of M/s. Unique Shanti Developers Pvt. Ltd., to M/s. Unique Shanti

Developers LLP, dated 25th November, 2014 and on conversion of M/s. Unique Shanti Developers Pvt. Ltd., to M/s. Unique Shanti Developers LLP, the said property vested in M/s. Unique Shanti Developers LLP.

24. I have also considered the Search Report, dated 30th October, 2012, taken by Search Clerk by name Shri G. Sanjay, in the office of Sub-Registrar of Assurance, Thane from the Year 1983 to till date and on perusal of the Search Report taken by the said Shri G. Sanjay, in the office of Sub-Registrar of Assurance at Thane, it appears that the said Shri G. Sanjay have come across the following documents pertaining to the said property and save and except the following documents, the said Shri G. Sanjay have not come across any other registered instruments pertaining to the said property;

- a) Agreement for Sale, dated 11th February, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/01474/2010, dated 15th February, 2010, executed by Shri Vinayak Anandrao Rakvi (HUF) and others in favour of M/s. N.M.P. Developers, in respect of their undivided share in the said property.
- b) Irrevocable General Power of Attorney, dated 11th February, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/01475/2010, dated 15th February, 2010, executed by Shri Vinayak Anandrao Rakvi (HUF) and others in favour of M/s. N.M.P. Developers, in respect of their undivided share in the said property
- c) Agreement for Sale cum Development, dated 2nd October, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/12382/2010, dated 2nd November, 2010, executed by Shri Vinayak Anandrao Rakvi (HUF) and others with

the consent and confirmation of M/s. N.M.P. Developers in favour of M/s. Unique Shanti Developers Pvt. Ltd., in respect of their undivided share in the said property

- d) Deed of Conveyance, dated 2nd October, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/12383/2010, dated 2nd November, 2010, executed by Shri Vinayak Anandrao Rakvi (HUF) and others with the consent and confirmation of M/s. N.M.P. Developers in favour of M/s. Unique Shanti Developers Pvt. Ltd., in respect of their undivided share in the said property
- e) Deed of Conveyance, dated 18th October, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/08680/2010, dated 18th October, 2010, executed by Shri Rajiv Ganpat Rakvi (HUF) in favour of Shri Rupesh H. Parihar in respect of his undivided right, title, interest and share in the said property.
- f) Irrevocable General Power of Attorney, dated 18th October, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/08681/2010, dated 18th October, 2010, executed by Shri Rajiv Ganpat Rakvi (HUF) in favour of Shri Rupesh H. Parihar in respect of his undivided right, title, interest and share in the said property.
- g) Agreement for Sale cum Development, dated 25th October, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/11910/2010, dated 25th October, 2010, executed by Shri Rupesh H. Parihar in favour of M/s. Unique Shanti Developers Pvt. Ltd., in respect of his undivided right, title, interest and share in the said property.

- h) Deed of Conveyance, dated 25th October, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/11911/2010, dated 25th October, 2010, executed by Shri Rupesh H. Parihar in favour of M/s. Unique Shanti Developers Pvt. Ltd., in respect of his undivided right, title, interest and share in the said property.
- i) Deed of Conveyance, dated 11th May, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/4768/2011, dated 23rd June, 2011, executed by Shri Sanjeev Bhalchandra Rakvi and others in favour of M/s. Unique Shanti Developers Pvt. Ltd., in respect of their 2/5th undivided right, title, interest and share in the said property.

25. On the whole on the basis of Search Report and also on the basis of documents produced before me as well as on the basis of information provided to me, I hereby state and certify that the title to land bearing Old Survey No. 459, New Survey No. 133, Hissa No. 4, admeasuring H-0,R-42, Prati-5 i.e. equivalent to 4250 sq. meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, owned by M/s. Unique Shanti Developers LLP is clear, marketable and free from all encumbrances.

Dated : 14th March, 2015.


Advocate