

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT I have investigated the title to the land bearing Old Survey No. 219, New Survey No. 3, Hissa No. 2, admeasuring 1240 sq. meters, Old Survey No. 219, New Survey No. 3, Hissa No. 3, admeasuring 610 sq. meters and Old Survey No. 219, New Survey No. 3, Hissa No. 5, admeasuring 510 sq. meters, situate at Village Rai, Bhayandar (West), 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 Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda and have to state as hereunder.

1. Shri Rajaram Atmaram Patil, Smt. Yamunabai Atmaram Patil, Smt. Bhagibai Atmaram Patil, Lalita Baburao Patil, Reshma Baburao Patil, Ganesh Baburao Patil, Ghanshyam Anant Patil, Bhalchandra Anant Patil, Asha Anant Patil, Narayan Anant Patil, Arun Namdev Patil, Hirabai Dinanath Patil, Hemlata Chandrakant Mhatre, Bharti Dattatray Patil, Ranjana Chandrakant Patil, Priya Madhukar Bhoir, Chanchala Gangaram Kini, Pushpa Gangaram Kini, Santosh Waman Patil, Namrata Mohan Pawar, Damayanti M. Vaity, Arpana Waman Patil, Nandu Rajaram Patil, Malti Rajaram Patil, Jayprakash Rajaram Patil, Malti Rajaram Patil and Indira Rajaram Patil were owners of land bearing Old Survey No. 219, New Survey No. 3, Hissa No. 2, admeasuring 1240 sq. meters, situate, lying and being at Village Rai, Bhayandar (West), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation (hereinafter referred to as the **"First Property"**)

2. By a Deed of Conveyance, dated 17th November, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/9384/2011, Shri Rajaram Atmaram Patil and nineteen others had sold, transferred and conveyed the first property to Shri Chandrasekhar

Krishna Shirke for the consideration mentioned therein. By a Mutation Entry No. 3834, the name of Shri Chandrasekhar Krishna Shirke came to be recorded in the 7/12 extract of the first property as the owner thereof.

3. By a Deed of Conveyance, dated 3rd July, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-1/5755/2014, Shri Chandrasekhar Krishna Shirke had sold, transferred and conveyed the first property to Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda for the consideration mentioned therein. By a Mutation Entry No.4094, dated 2nd August, 2014, the names of Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda came to be recorded in the 7/12 extract of the first property as the owners thereof.

4. Shri Sukhraj Votarmal Jain was the owner of land bearing Old Survey No. 219, New Survey No. 3, Hissa No. 3, admeasuring 610 sq. meters, situate at Village Rai, Bhayandar (West), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation (hereinafter referred to as the "**Second Property**").

5. Shri Sukhraj Votarmal Jain died intestate on 8th August, 2011, leaving behind his widow by name Smt. Pushpadevi Sukhraj Jain, two sons namely Shri Surendra Sukhraj Jain, Shri Vijay Sukhraj Jain, two married daughters namely Smt. Meenakshi Vipul Bhandari and Smt. Guddi Anurag Bhandari as his heirs and legal representatives entitled to the estate of the deceased including the second property.

6. By a Deed of Conveyance, dated 2nd June, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/5038/2014, Smt. Pushpadevi Sukhraj Jain, Shri Surendra Sukhraj Jain, Shri Vijay Sukhraj Jain, Smt. Meenakshi Vipul Bhandari and Smt. Guddi Anurag Bhandari had sold, transferred and conveyed the second property to

Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda for the consideration mentioned therein.

7. Smt. Sarita Premnath Patil was the owner of land bearing Old Survey No. 219, New Survey No. 3, Hissa No. 5, admeasuring 510 sq. meters, situate at Village Rai, Bhayandar (West), Taluka and District Thane, in the Registration District and Sub-District of Thane, now within the limits of Mira Bhayandar Municipal Corporation (hereinafter referred to as the "**Third Property**").

8. By an Agreement for Sale, dated 2nd November, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/10181/2010, Smt. Sarita Premnath Patil had agreed to sell the third property to Shri Mangesh Atmaram Patil at the price and on the terms and conditions stipulated therein.

9. The third property was the subject matter of Bombay Tenancy and Agricultural Land Act, 1948 and as such, the sale and transfer of the third property was subject of Section 43 of the Bombay Tenancy and Agricultural Land Act, 1948. In order to effect the sale of the third property, Smt. Sarita Premnath Patil had obtained the Permission No.TD/T-6/Tenancy/Thane/ VP/SR-81/2011, dated 5th September, 2011 from the Sub-Divisional Officer, Thane.

10. By a Deed of Conveyance, dated 10th October, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7272/2011 Smt. Sarita Premnath Patil had sold, transferred and conveyed the third property to Shri Mangesh Atmaram Patil.

11. By a Deed of Conveyance, dated 17th December, 2013 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/9369/2013, Shri Mangesh Atmaram Patil had sold, transferred and

conveyed the third property to Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda for the consideration mentioned therein. By a Mutation Entry No.4046, dated 4th January, 2014, the names of Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda came to be recorded in the 7/12 extract of the third property as the owners thereof.

12. By a Development Agreement, dated 23rd December, 2015 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/19911/2015, Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda had granted development rights to M/s. Raj Homes, being a partnership firm of Shri Rajeshkumar P. Singh and Shri Mukesh J. Parmar for constructing buildings in the layout of the first to third property by consuming F.S.I. admeasuring 5245.02 sq. meters (hereinafter referred to as the "**Said Property**").

13. In pursuance of Development Agreement, dated 23rd December, 2015, Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda had executed an Irrevocable General Power of Attorney, dated 23rd December, 2015 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/19913/2015 in favour of partners of M/s. Raj Homes conferring upon him several powers inter-alia power to develop the said property by constructing building thereon.

14. The Fire Department of Mira Bhayandar Municipal Corporation has granted its No Objection Certificate No. MNP/FIRE/318/2014-15, dated 10th November, 2014 for construction of the buildings in the layout of the first to eleventh property.

15. The Collector of Thane had granted N.A. Permission in respect of the said property vide an Order No. Revenue/ K-1/T-2/Vinishit/SR-97/2015,

dated 23rd February, 2016 and Order No.Revenue/ K-1/T-2/ReLand/KV/97/2015, dated 3rd March, 2016.

16. The Mira Bhayandar Municipal Corporation has granted Commencement Certificate No. MB/MNP/NR/566/2018-19, dated 26th April, 2018 to commence with the work of construction of building in the layout of the said property.

17. I have also considered the search report taken in the office of Sub-Registrar of Assurance at Thane from 1982 to till date and during the course of the searches, the following documents pertaining to the said property came across and save and except the documents as mentioned below, no any other registered instrument were found pertaining to the said property.

- i. Deed of Conveyance, dated 17th November, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/9384/2011 executed by Shri Rajaram Atmaram Patil and nineteen others in favour of Shri Chandrasekhar Krishna Shirke in favour of in respect of the first property.
- ii. Deed of Conveyance, dated 3rd July, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-1/5755/2014 executed by Shri Chandrasekhar Krishna Shirke in favour of Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda in respect of the first property.
- iii. Deed of Conveyance, dated 2nd June, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr.

- No. TNN-7/5038/2014 executed by Smt. Pushpadevi Sukhraj Jain, Shri Surendra Sukhraj Jain, Shri Vijay Sukhraj Jain, Smt. Meenakshi Vipul Bhandari and Smt. Guddi Anurag Bhandari in favour of Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda in respect of the second property.
- iv. Agreement for Sale, dated 2nd November, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/10181/2010 executed by Smt. Sarita Premnath Patil in favour of Shri Mangesh Atmaram Patil in respect of the third property.
- v. Deed of Conveyance, dated 10th October, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7272/2011 executed by Smt. Sarita Premnath Patil in favour of Shri Mangesh Atmaram Patil in respect of the third property.
- vi. Deed of Conveyance, dated 17th December, 2013 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/9369/2013 executed by Shri Mangesh Atmaram Patil in favour of Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda in respect of the third property.
- vii. Development Agreement, dated 23rd December, 2015 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/19911/2015 executed by Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda in favour of M/s. Raj Homes in respect of the said property.

viii. Irrevocable General Power of Attorney, dated 23rd December, 2015 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/19913/2015 executed by Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda in favour of partners of M/s. Raj Homes in respect of the said property.

18. On the whole from the searches taken in the office of Sub-Registry of Thane 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. 219, New Survey No. 3, Hissa No. 2, admeasuring 1240 sq. meters, Old Survey No. 219, New Survey No. 3, Hissa No. 3, admeasuring 610 sq. meters and Old Survey No. 219, New Survey No. 3, Hissa No. 5, admeasuring 510 sq. meters, situate at Village Rai, Bhayandar (West), 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 Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda is clear, marketable and free from all encumbrances.

19. I further state and certify that M/s. Raj Homes is entitled to construct the building on the said property by obtaining necessary permissions and sanctions from the authorities concerned including the Mira Bhayandar Municipal Corporation.

Date : 16th July, 2018.



Advocate

SEARCH REPORT

Re. : Land bearing Old Survey No. 219, New Survey No. 3, Hissa No. 2, admeasuring 1240 sq. meters, Old Survey No. 219, New Survey No. 3, Hissa No. 3, admeasuring 610 sq. meters and Old Survey No. 219, New Survey No. 3, Hissa No. 5, admeasuring 510 sq. meters, situate at Village Rai, Bhayandar (West), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation.

Owners : Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda.

I have taken searches in respect of the aforesaid property in the office of Sub-Registrar, Thane, from 1980 till date.

Notes of Search taken by me in the Sub-Registry of Thane from 1980 till date:

Year		Transactions
1980	:	No Transactions detected
1981	:	" "
1982	:	" "
1983	:	" "
1984	:	" "
1985	:	" "
1986	:	" "
1987	:	" "
1988	:	" "
1989	:	" "

1990	:	No Transactions detected
1991	:	" "
1992	:	" "
1993	:	" "
1994	:	" "
1995	:	" "
1996	:	" "
1997	:	" "
1998	:	" "
1999	:	" "
2000	:	" "
2001	:	" "
2002	:	" "
2003	:	" "
2004	:	" "
2005	:	" "
2006	:	" "
2007	:	" "
2008	:	" "
2009	:	" "
2010	i)	Agreement for Sale, dated 2 nd November, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/10181/2010 executed by Smt. Sarita Premnath Patil in favour of Shri Mangesh Atmaram Patil in respect of land bearing Old Survey No. 219, New Survey No. 3, Hissa No. 5, admeasuring 510 sq. meters, situate at Village Rai, Bhayandar (West), Taluka and District Thane.

2011	i)	Deed of Conveyance, dated 10 th October, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7272/2011 executed by Smt. Sarita Premnath Patil in favour of Shri Mangesh Atmaram Patil in respect of land bearing Old Survey No. 219, New Survey No. 3, Hissa No. 5, admeasuring 510 sq. meters, situate at Village Rai, Bhayandar (West), Taluka and District Thane.
	ii)	Deed of Conveyance, dated 17 th November, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/9384/2011 executed by Shri Rajaram Atmaram Patil and nineteen others in favour of Shri Chandrasekhar Krishna Shirke in favour of in respect of land bearing Old Survey No. 219, New Survey No. 3, Hissa No. 2, admeasuring 1240 sq. meters, situate, lying and being at Village Rai, Bhayandar (West), Taluka and District Thane.
2012	:	No Transactions detected
2013	i)	Deed of Conveyance, dated 17 th December, 2013 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/9369/2013 executed by Shri Mangesh Atmaram Patil in favour of Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda in respect of land bearing Old Survey No. 219, New Survey No. 3, Hissa No. 5, admeasuring 510 sq. meters, situate at Village Rai,

		Bhayandar (West), Taluka and District Thane.
2014	i)	Deed of Conveyance, dated 3 rd July, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-1/5755/2014 executed by Shri Chandrasekhar Krishna Shirke in favour of Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda in respect of land bearing Old Survey No. 219, New Survey No. 3, Hissa No. 2, admeasuring 1240 sq. meters, situate, lying and being at Village Rai, Bhayandar (West), Taluka and District Thane.
	ii)	Deed of Conveyance, dated 2 nd June, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/5038/2014 executed by Smt. Pushpadevi Sukhraj Jain, Shri Surendra Sukhraj Jain, Shri Vijay Sukhraj Jain, Smt. Meenakshi Vipul Bhandari and Smt. Guddi Anurag Bhandari in favour of Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda in respect of land bearing Old Survey No. 219, New Survey No. 3, Hissa No.3, admeasuring 610 sq. meters, situate at Village Rai, Bhayandar (West), Taluka and District Thane.
2015	i)	Development Agreement, dated 23 rd December, 2015 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/19911/2015 executed by Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda in favour of M/s. Raj Homes in respect of Land

		bearing Old Survey No. 219, New Survey No. 3, Hissa No. 2, admeasuring 1240 sq. meters, Old Survey No. 219, New Survey No. 3, Hissa No. 3, admeasuring 610 sq. meters and Old Survey No. 219, New Survey No.3, Hissa No.5, admeasuring 510 sq. meters, situate at Village Rai, Bhayandar (West), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation by consuming F.S.I. admeasuring 5245.02 sq. meters.
	ii)	Irrevocable General Power of Attorney, dated 23 rd December, 2015 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/19913/2015 executed by Shri Sandeep Mohan Patil and Shri Ramesh Murarji Chheda in favour of partners of M/s. Raj Homes in respect of in respect of Land bearing Old Survey No. 219, New Survey No.3, Hissa No.2, admeasuring 1240 sq. meters, Old Survey No. 219, New Survey No.3, Hissa No.3, admeasuring 610 sq. meters and Old Survey No. 219, New Survey No. 3, Hissa No. 5, admeasuring 510 sq. meters, situate at Village Rai, Bhayandar (West), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation by consuming F.S.I. admeasuring 5245.02 sq. meters.
2016	:	No Transactions detected

2017	:	No Transactions detected
2018	:	No Transactions detected

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 : 16th July, 2018.



Advocate

Client Folder \Rajesh Singh\ 219-3-2 - SR- 160718