

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to the land bearing Survey No. 9, Hissa No.1, admeasuring 1950 sq. meters, Survey No.13, Hissa No. 4/A, admeasuring 2550 sq. meters, Survey No. 14, Hissa No. 5/A, admeasuring 1590 sq. meters and Survey No.14, Hissa No.5/B, admeasuring 380 sq. meters, situate, lying and being at Village Diwanman, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of the City of Vasai Virar Municipal Corporation and have to state as hereunder;

1. Smt. Manoramabai Trimbak Gawhankar was the original owner of land bearing Survey No.9, Hissa No.1, admeasuring 1950 sq. meters, situate, lying and being at Village Diwanman, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of the City of Vasai Virar Municipal Corporation (hereinafter referred to as the **"First Property"** for the sake of brevity and convenience).
2. Smt. Manoramabai Trimbak Gawhankar died intestate on 8th July, 1975, leaving behind her son by name Umakant Trimbak Gawhankar and a daughter by name Nandini Trimbak Gawhankar as her heirs and legal representatives entitled to the estate of the deceased including the first property. By a Mutation Entry No. 2093, dated 29th May, 1983, the names of Umakant Trimbak Gawhankar and Nandini Trimbak Gawhankar came to be recorded in the 7/12 extract of the first property as the heirs of late Smt. Manoramabai Trimbak Gawhankar.
3. Shri Devji Narkya Gharat was personally cultivating the first property as an agricultural tenant of late Smt. Manoramabai Trimbak Gawhankar.

4. Shri Devji Narkya Gharat died in or about the year 1971 leaving behind his son by name Shri Madhukar Devji Gharat as his only heir and legal representative entitled to the tenancy rights of the deceased in respect of the first property. By a Mutation Entry No. 2430, dated 25th July, 1986, the name of the said Shri Madhukar Devji Gharat came to be recorded in the 7/12 extract of the first property as the heir of late Shri Devji Narkya Gharat.

5. By virtue of the purchase price fixed by the Addl. Tahsildar and Agricultural Land Tribunal, Vasai under Section 32(G) of the Bombay Tenancy and Agricultural Land Act, 1948, the name of Shri Madhukar Devji Gharat came to be recorded in the Occupancy Column of the 7/12 extract of the first property as the tenant purchaser thereof vide a Mutation Entry No. 2692, dated 4th September, 1987.

6. On payment of purchase price of the first property, the Addl. Tahsildar and Agricultural Land Tribunal, Vasai had issued Certificate No. 1919, dated 27th July, 1987 under Section 32(M) of the Bombay Tenancy and Agricultural Land Act, 1948 to Shri Madhukar Devji Gharat and accordingly, the name of Shri Madhukar Devji Gharat name came to be recorded in the 7/12 extract of the first property as the owner thereof vide a Mutation Entry No. 2700, dated 11th September, 1987.

7. By a Deed of Conveyance, dated 9th December, 1988, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. 4494/1988, Shri Madhukar Devji Gharat had sold, transferred and conveyed the first property to M/s. Treatwell Builders for the consideration mentioned therein. By a Mutation Entry No. 2741, the name of M/s. Treatwell Builders came to be recorded in the 7/12 extract of the first property as the owner thereof.

8. M/s. Treatwell Builders through its partners Shri Mahendra Motilal Sanghvi, Shri Vipul Bipinchandra Kothari, Smt. Bhanumati Hareshkumar Sanghavi, Shri Manharbhai P. Khadawala, Shri Babulal P. Khadawala, Shri Rajesh Mansukhlal Khadawala and Shri Pravinchandra H. Maniar had agreed to sell the first property to M/s. Satyam Builders. Pending the completion of sale of the first property by and between M/s. Treatwell Builders and M/s. Satyam Builders, M/s. Treatwell Builders through its partners Shri Narendra Motilal Sanghvi and others with the consent and confirmation of M/s. Satyam Builders had sold the first property to M/s. Jain Builders vide a Deed of Conveyance, dated 3rd July, 1990, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. 862/1990 for the consideration mentioned therein. By a Mutation Entry No. 3920, dated 1st January, 2004, the name of M/s. Jain Builders came to be recorded in the 7/12 extract of the first property as the owner thereof.

9. By an Order No. Revenue/K-1/T-9/NAP/SR-58/1988, dated 9th June, 1989, the Collector of Thane has granted N.A. permission in respect of the first property and the effect of the N.A. permission has been given in the 7/12 extract of the first property.

10. By a Deed of Conveyance dated 21st October 2005, registered in the office of Sub-Registrar of Assurance at Vasai-1 under Sr.No 6311/2005, M/s. Jain Builders had sold, transferred and conveyed the first property to M/s. R & J Enterprises for the consideration mentioned therein.

11. Mr. Michael Joseph D'Mello was the original owner of land bearing Survey No.13, Hissa No.4/A, admeasuring 2550 sq. meters, situate, lying and being at Village Diwanman, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of the City of Vasai Virar Municipal Corporation (hereinafter referred to as the "**Second Property**" for the sake of brevity and convenience).

12. In the year 1985, Shri Michael Joseph D'Mello had given a statement before the Talathi of Village Diwanman to record the names of Julian Michael D'Mello, Mary Michael D'Mello, Helen Michael D'Mello and Fatima Michael D'Mello in the 7/12 extract of the second property and accordingly, by a Mutation Entry No. 2248, dated 22nd February, 1985, the names of Julian Michael D'Mello, Mary Michael D'Mello, Helen Michael D'Mello and Fatima Michael D'Mello came to be recorded in the 7/12 extract of the second property along with the name of Mr. Michael Joseph D'Mello.

13. By a Deed of Conveyance, dated 30th June, 1986, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. 1482/1986, Shri Michael J. D'Mello, Julian Michael D'Mello, Mary Michael D'Mello, Helen Michael D'Mello and Fatima Michael D'Mello had sold, transferred and conveyed the second property to M/s.Girnar Developers for the consideration mentioned therein. By a Mutation Entry No. 2436, dated 22nd July, 1986, the name of M/s. Girnar Developers came to be recorded in the 7/12 extract of the second property as the owner thereof.

14. By a Deed of Conveyance, dated 23rd June, 1987, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. 1347/1987, M/s.Girnar Developers through its partners had sold, transferred and conveyed the second property to M/s. Jain Builders for the consideration mentioned therein. By a Mutation Entry No. 2803, dated 9th May, 1988, the name of M/s. Jain Builders came to be recorded in the 7/12 extract of the second property as the owner thereof.

15. By a Deed of Conveyance, dated 21st October, 2005, registered in the office of Sub-Registrar of Assurance at Vasai-I under Sr. No. 6305/2005, M/s. Jain Builders had sold, transferred and conveyed the second property to M/s. R & J Enterprises for the consideration mentioned therein. By a

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Mutation Entry No. 4150, dated 2nd April, 2007 the name of M/s. R & J Enterprises came to be recorded in the 7/12 extract of the second property as the owner thereof.

16. By an Order No. Revenue/D.T/IX/NAP/SR/590, dated 5th January, 1986, the Collector of Thane has granted N.A. permission in respect of the second property and the effect of the N.A. permission has been given in the 7/12 extract of the second property.

17. Shri Atmaram Kamlya Mankar, Shri Vasant Atmaram Mankar, Shri Waman Atmaram Mankar and Shri Bhaskar Atmaram Mankar were the original owners of land bearing Survey No. 14, Hissa No.5/A, admeasuring 1590 sq. meters, situate, lying and being at Village Diwanman, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of the City of Vasai Virar Municipal Corporation (hereinafter referred to as the **"Third Property"** for the sake of brevity and convenience).

18. By an Order No. Revenue/D.T/IX/NAP/SR/199/86, dated 17th December, 1986, the Collector of Thane has granted N.A. permission in respect of the third property and the effect of the said N.A. permission has been given in the 7/12 extract of the third property.

19. By a Deed of Conveyance, dated 17th April, 1986, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. 184/1986, Shri Atmaram Kamlya Mankar with the consent and confirmation of his family members namely Shri Vasant Atmaram Mankar, Shri Waman Atmaram Mankar and Shri Bhaskar Atmaram Mankar had sold, transferred and conveyed the third property to M/s. Girnar Developers for the consideration mentioned therein. By a Mutation Entry No. 2406, dated 25th April, 1986, the name of M/s. Girnar Developers came to be recorded in the 7/12 extract of the third property as the owner thereof.

20. By a Deed of Conveyance, dated 23rd June, 1987, registered in the office of Sub-Registrar of Assurance at Vasai-I under Sr. No. 532/1987, M/s. Gimar Developers through its partners Shri Ashit Hareshkumar Sanghvi, Shri Manharlal Prabhudas Khadawala, Shri Rajesh Mansukukhlal Khadawal, Smt. Nirmala Mansukhlal Khadawal, Shri Harish Babulal Khadawala, Shri Jagdish Babulal Khadawala, Shri Rajnikant Babulal Khadawal, Shri Lookman Abdul Quadir, Smt. Nirupama Mahendra Sanghvi, Smt. Jyotika Bipin Kothari, Shri Chandrakant Manilal Bhagat, Shri Mahendra Manilal Bhagat, Smt. Nirupama Dinesh Bhagat, Shri Virendra Manilal Bhagat had sold, transferred and conveyed the third property to M/s. Jain Builders for the consideration mentioned therein. By a Mutation Entry No. 2802, dated 2nd May, 1988, the name of M/s. Jain Builders came to be recorded in the 7/12 extract of the third property as the owner thereof.

21. By a Deed of Conveyance, dated 21st October, 2005, registered in the office of Sub-Registrar of Assurance at Vasai-I under Sr. No. 6309/2005, M/s. Jain Builders had sold, transferred and conveyed the third property to M/s. R & J Enterprises for the consideration mentioned therein. By a Mutation Entry No. 4148, dated 2nd April, 2007 the name of M/s. R & J Enterprises came to be recorded in the 7/12 extract of the third property as the owner thereof.

22. Shri Kashinath Kamlya Mankar was the original owner of land bearing Survey No. 14, Hissa No.5/B, admeasuring 380 sq. meters, situate, lying and being at Village Diwanman, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of the City of Vasai Virar Municipal Corporation (hereinafter referred to as the **"Fourth Property"** for the sake of brevity and convenience).

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23. By an Order No. Revenue/D.T/LX/NAP/SR/199/86, dated 17th December, 1986, the Collector of Thane has granted N.A. permission in respect of the fourth property and the effect of the N.A. permission has been given in the 7/12 extract of the fourth property.

24. By a Deed of Conveyance, dated 6th January, 1987, Shri Kashinath Kamlya Mankar had sold, transferred and conveyed the fourth property to M/s. Treatwell Builders for the consideration mentioned therein. By a Mutation Entry No. 2587, dated 12th March, 1987, the name of M/s. Treatwell Builders came to be recorded in the 7/12 extract of the fourth property as the owner thereof.

25. By a Deed of Conveyance, dated 23rd June, 1987, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. 1346/1988, M/s. Treatwell Builders had sold, transferred and conveyed the fourth property to M/s. Jain Builders for the consideration mentioned therein. By a Mutation Entry No. 2804, dated 9th May, 1988, the name of M/s. Jain Builders came to be recorded in the 7/12 extract of the fourth property as the owner thereof.

26. By a Deed of Conveyance, dated 21st October, 2005, registered in the office of Sub-Registrar of Assurance at Vasai-I under Sr. No. 6307/2005, M/s. Jain Builders had sold, transferred and conveyed the fourth property to M/s. R & J Enterprises for the consideration mentioned therein. By a Mutation Entry No. 4149, dated 2nd April, 2007, the name of M/s. R & J Enterprises came to be recorded in the 7/12 extract of the fourth property as the owner thereof.

27. On 21st June, 2010, the City of Vasai Virar Municipal Corporation had sanctioned the plan of the buildings viz. 'A' Type Building comprising five wings i.e. A, B, C, D consisting of Stilt plus seven upper floors and wing 'E' consisting of stilt plus four (part) upper floors in the layout of first

to fourth property vide its V.P. No. CIDCO/VVSR/CC/B.P-4000/VV/656, dated 21st June, 2010 and CIDCO/VVSR/CC/B.P-4000/W/657, dated 21st June, 2010.

28. On 29th May, 2014, the City of Vasai Virar Municipal Corporation had revised the development permission granted in respect of building to be constructed in the layout of the first to fourth property and accordingly, the City of Vasai Virar Municipal Corporation had issued the Commencement Certificate No. VVCMC/T.P./RDP/VP-4651/049/2014-15, dated 29th May, 2014.

29. I have also taken the searches in the Office of Sub-Registry of Thane and Vasai in respect of the first to fourth property from the year 1983 to till date and during the course of my searches, I have come across the following documents pertaining to the said first to fourth property and save and except the documents as mentioned below, no any other registered documents were found pertaining to the first to fourth property.

- i) Deed of Conveyance, dated 9th December, 1988, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. 4494/1988 executed by Shri Madhukar Devji Gharat in favour of M/s.Treatwell Builders in respect of the first property.
- ii) Deed of Conveyance, dated 3rd July, 1990, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. 862/1990 executed by M/s.Treatwell Builders through its partners Shri Narendra Motilal Sanghvi and others with the consent and confirmation of M/s. Satyam Builders in favour of M/s. Jain Builders in respect of the first property.

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- iii) Deed of Conveyance dated 21st October 2005, registered in the office of Sub-Registrar of Assurance at Vasai-I under Sr.No 6311/2005 executed by M/s. Jain Builders in favour of M/s. R & J Enterprises in respect of the first property.
- iv) Deed of Conveyance, dated 30th June, 1986, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. 1482/1986 executed by Shri Michael J. D'Mello, Julian Michael D'Mello, Mary Michael D'Mello, Helen Michael D'Mello and Fatima Michael D'Mello in favour of M/s. Girnar Developers in respect of the second property.
- v) Deed of Conveyance, dated 23rd June, 1987, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. 1347/1987 executed by M/s. Girnar Developers through its partners in favour of M/s. Jain Builders in respect of the second property.
- vi) Deed of Conveyance, dated 21st October, 2005, registered in the office of Sub-Registrar of Assurance at Vasai-I under Sr. No. 6305/2005 executed by M/s. Jain Builders in favour of M/s. R & J Enterprises in respect of the second property.
- vii) Deed of Conveyance, dated 17th April, 1986, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. 184/1986 executed by Shri Atmaram Kamlya Mankar with the consent and confirmation of Shri Vasant Atmaram Mankar, Shri Waman Atmaram Mankar and Shri Bhaskar Atmaram Mankar in favour of M/s. Girnar Developers in respect of the third property.

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- viii) Deed of Conveyance, dated 23rd June, 1987, registered in the office of Sub-Registrar of Assurance at Vasai-I under Sr. No. 532/1987 executed by M/s. Girnar Developers through its partners Shri Ashit Hareshkumar Sanghvi, Shri Manharlal Prabhudas Khadawala, Shri Rajesh Mansukhlal Khadawal, Smt. Nirmala Mansukhlal Khadawal, Shri Harish Babulal Khadawala, Shri Jagdish Babulal Khadawala, Shri Rajnikant Babulal Khadawal, Shri Lookman Abdul Quadir, Smt. Nirupama Mahendra Sanghvi, Smt. Jyotika Bipin Kothari, Shri Chandrakant Manilal Bhagat, Shri Mahendra Manilal Bhagat, Smt. Nirupama Dinesh Bhagat, Shri Virendra Manilal Bhagat in favour of M/s. Jain Builders in respect of the third property.
- ix) Deed of Conveyance, dated 21st October, 2005, registered in the office of Sub-Registrar of Assurance at Vasai-I under Sr. No. 6309/2005 executed by M/s. Jain Builders in favour of M/s. R & J Enterprises in respect of the third property.
- x) Deed of Conveyance, dated 23rd June, 1987, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. 1346/1988 executed by M/s. Treatwell Builders in favour of M/s. Jain Builders in respect of the fourth property.
- xi) Deed of Conveyance, dated 21st October, 2005, registered in the office of Sub-Registrar of Assurance at Vasai-I under Sr. No. 6307/2005 executed by M/s. Jain Builders in favour of M/s. R & J Enterprises in respect of the fourth property.

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30. On the whole from the searches taken in the office of Sub-Registry of Thane and Vasai and also on the basis of documents furnished to me as well as on the basis of information provided to me, I state and certify that the title to the first to fourth property viz. land bearing Survey No. 9, Hissa No.1, admeasuring 1950 sq. meters, Survey No.13, Hissa No. 4/A, admeasuring 2550 sq. meters, Survey No. 14, Hissa No. 5/A, admeasuring 1590 sq. meters and Survey No.14, Hissa No.5/B, admeasuring 380 sq. meters, situate, lying and being at Village Diwanman, Taluka Vasai District Palghar, in the Registration Office Vasai and now within the limits of the City of Vasai Virar Municipal Corporation owned by M/s. R & J Enterprises is clear, marketable and free from all encumbrances.

Date : 25th June, 2015



Advocate

TC \R & J Enterprises - TC -250615