

Ref. No.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to an area admeasuring 700 sq. meters, forming the portion of the land bearing Survey No. 11, Hissa No. 1 and Survey No. 12, Hissa No. 2, situate, lying and being at Village Kashi, 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. D.V. Builders and Developers Pvt. Ltd., and have to state as hereunder;

1. Mr. Kamil Gulam Rasul Patel is absolutely seized and possessed off and/or otherwise well and sufficiently entitled to land bearing Survey No. 11, Hissa No. 1, admeasuring 1900 sq. meters and Survey No. 12, Hissa No. 2, admeasuring 2640 sq. meters, situate, lying and being at Village Kashi, 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 Entire Property").

2. By an Agreement for Sale, dated 6th August, 2005, the said Mr. Kamil Gulam Rasul Patel had agreed to sell the said entire property to M/s. Nilkamal Enterprises, at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement for Sale, dated 6th August, 2005, the said Mr. Kamil Gulam Rasul Patel had also executed an Irrevocable General Power of Attorney, dated 6th August, 2005, in favour of partners of M/s. Nilkamal Enterprises, conferring upon them several powers inter-alia power to sell the said entire property to the person or persons of their choice. In part performance of the said Agreement for Sale, dated 6th August, 2005, the said Mr. Kamil Gulam Rasul Patel had also delivered the possession of the said entire property to M/s. Nilkamal Enterprises.

3. The Addl. Collector and Competent Authority, Thane, has passed an order under Sec.8(4) of the Urban Land (Ceiling and Regulation) Act, 1976,

in respect of the said entire property vide an Order No.ULC/TA/TN-4/SR-57+93, dated 13th April, 2005 and ULC/TA/ATP/WSHS-20/SR-1594, dated 16th November, 2005.

4. The Mira Bhayandar Municipal Corporation has also sanctioned the layout of the said entire property vide its Letter No. MB/MNP/NR/2498/2005-06, dated 20th January, 2006.

5. The Collector of Thane had also granted N.A. Permission in respect of the said entire property, vide his Order No. Revenue/K-1/T-1/NAP/SR-96/2006, dated 20th February, 2006.

6. The Mira Bhayandar Municipal Corporation has also granted the Commencement Certificate to commence with the work of construction of buildings in the layout comprising the said entire property vide Commencement Certificate No. MB/MNP/NR/3036/2005-2006, dated 23rd March, 2006.


7. By a Deed of Conveyance, dated 31st March, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/03451/2010, dated 3rd April, 2010, the said Mr. Kamil Gulam Rasul Patel and M/s. Nilkamal Enterprises had sold, transferred and conveyed an area admeasuring 700 sq. meters, forming the portion of the land bearing Survey No. 11, Hissa No. 1 and Survey No. 12, Hissa No. 2, situate, lying and being at Village Kashi, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, together with right to construct the E-type building consisting of ground plus four upper floor including the benefit of permissions and sanctions granted by the Authorities Concerned for construction of the said E-Type building to M/s. D.V. Builders and Developers Pvt. Ltd., for the consideration mentioned therein.

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16 I have also taken the searches in the office of Sub-Registrar of Assurance at Thane from 1980 to till date. However, during the course of my searches, I have come across a Deed of Conveyance, dated 31st March, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/03451/2010, dated 3rd April, 2010, executed by the said Mr. Kamil Gulam Rasul Patel and M/s. Nilkamal Enterprises in favour of M/s. D.V. Builders and Developers Pvt. Ltd., in respect of an area admeasuring 700 sq. meters, forming the portion of the land bearing Survey No. 11, Hissa No. 1 and Survey No. 12, Hissa No. 2, situate, lying and being at Village Kashi, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation and save and except the aforesaid instrument, I have not come across any other registered instruments in respect of the said property.

17. On the whole, from the searches taken by me in the office of Sub-Registrar of Assurance at Thane from 1980 to till date and 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 title to an area admeasuring 700 sq. meters, forming the portion of the land bearing Survey No. 11, Hissa No. 1 and Survey No. 12, Hissa No. 2, situate, lying and being at Village Kashi, 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. D.V. Builders and Developers Pvt. Ltd., is clear, marketable and free from all encumbrances.

Dated : 18th May, 2010.


Advocate

Ref. No.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to the land bearing Survey No.11, Hissa No.2/1-A, admeasuring 2810 sq. meters, situate, lying and being at Village Kashi, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation, owned by M/s. D.V. Builders and Developers Pvt. Ltd., and have to state as hereunder;

1. Originally Mr. Imamuddin Ahmedsaheb Patel, Mr. Sirajuddin Imamuddin Patel, Mr. Nasir Imamuddin Patel, Mr. Mujahit Imamuddin Patel, Mr. Iqbal Imamuddin Patel, Mr. Shahasid Imamuddin Patel, Mrs. Aminabibi Ishaq Patel, Mrs. Salma Abdul Sattar, Mrs. Mehrunissa Hamid Khot, Mrs. Sabira Murad Mulla, Mrs. Razia Ishaq Patel, Mr. Mahmud Amin Ishaq Patel, Mr. Azim Ishaq Patel and Mr. Munir Ishaq Patel were the owners of land bearing Survey No.11, Hissa No.2/1-A, admeasuring 2810 sq. meters, situate, lying and being at Village Kashi, Taluka and District Thane and in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation.

2. By a Deed of Conveyance, dated 1st November, 1990, the said Mr. Imamuddin Ahmedsaheb Patel, Mr. Sirajuddin Imamuddin Patel, Mr. Nasir Imamuddin Patel, Mr. Mujahit Imamuddin Patel, Mr. Iqbal Imamuddin Patel, Mr. Shahasid Imamuddin Patel, Mrs. Aminabibi Ishaq Patel, Mrs. Salma Abdul Sattar, Mrs. Mehrunissa Hamid Khot, Mrs. Sabira Murad Mulla, Mrs. Razia Ishaq Patel, Mr. Mahmud Amin Ishaq Patel, Mr. Azim Ishaq Patel and Mr. Munir Ishaq Patel had sold, transferred and conveyed the said property to M/s. M.N. Corporation, for the consideration mentioned therein. However, the effect of the said Deed of Conveyance, dated 1st November, 1990 has not been given in the 7/12 Extract of the said property.

3. By an Agreement, dated 16th August, 1995, M/s. M.N. Corporation in its turn had agreed to assign and grant the development rights in respect of the said property to M/s. Snehal Enterprises, at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement, dated 16th August, 1995, M/s. M.N. Corporation had also executed an Irrevocable General Power of Attorney in favour of the partners of M/s. Snehal Enterprises, conferring upon them several powers inter-alia power to sell the said property including power to substitute any other person or persons as its Attorney including power to execute Deed of Conveyance and/or any other instrument in favour of the ultimate transferee of the said property and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof.

4. By an Agreement for Development, dated 29th August, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/07697/2007, dated 29th August, 2007, M/s. Snehal Enterprises in its turn agreed to grant the development rights of the said property to M/s. Shree Ganesh Enterprises, at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement for Development, dated 29th August, 2007, M/s. Snehal Enterprises had also executed an Irrevocable General Power of Attorney in favour of the partners of M/s. Shree Ganesh Enterprises, conferring upon them several powers inter-alia power to sell the said property including power to substitute any other person or persons as its Attorney including power to execute Deed of Conveyance and/or any other instrument in favour of the ultimate transferee of the said property and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof.

5. By a Deed of Conveyance, dated 18th February, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-

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4/04257/2010, dated 22nd April, 2010, the said Mr. Imamuddin Ahmedsaheb Patel, Mr. Sirajuddin Imamuddin Patel, Mr. Nasir Imamuddin Patel, Mr. Mujahit Imamuddin Patel, Mr. Iqbal Imamuddin Patel, Mr. Shahasid Imamuddin Patel, Mrs. Aminabibi Ishaq Patel, Mrs. Salma Abdul Sattar, Mrs. Mehrunissa Hamid Khot, Mrs. Sabira Murad Mulla, Mrs. Razia Ishaq Patel, Mr. Mahmud Amin Ishaq Patel, Mr. Azim Ishaq Patel and Mr. Munir Ishaq Patel with the consent and confirmation of M/s. M.N. Corporation, M/s. Snehal Enterprises and M/s. Shree Ganesh Enterprises sold, transferred and conveyed the said property to M/s. D.V. Builders and Developers Pvt. Ltd., for the consideration mentioned therein.


6. I have also considered the Search Report 2010, dated 7th April, 2010, taken by Shri Narayan Kenny in the office of Sub-Registrar of Assurance at Thane from 1950 to till date. However, during the course of searches taken by Shri Narayan Kenny, he had come across the following documents and Save and except the said instruments, the said Shri Narayan Kenny has not come across any other documents pertaining to the said property;

- a) Agreement for Development, dated 29th August, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/07697/2007, dated 29th August, 2007, executed by M/s. Snehal Enterprises in favour of M/s. Shree Ganesh Enterprises in respect of the said property.
- b) Deed of Conveyance, dated 18th February, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/04257/2010, dated 22nd April, 2010, executed by the said Mr. Imamuddin Ahmedsaheb Patel, Mr. Sirajuddin Imamuddin Patel, Mr. Nasir Imamuddin Patel, Mr. Mujahit Imamuddin Patel, Mr. Iqbal Imamuddin Patel, Mr. Shahasid Imamuddin Patel, Mrs. Aminabibi

Ishaq Patel, Mrs. Salma Abdul Sattar, Mrs. Mehrunissa Hamid Khot, Mrs. Sabira Murad Mulla, Mrs. Razia Ishaq Patel, Mr. Mahmud Amin Ishaq Patel, Mr. Azim Ishaq Patel and Mr. Munir Ishaq Patel with the consent and confirmation of M/s. M.N. Corporation, M/s. Snehal Enterprises and M/s. Shree Ganesh Enterprises in favour of M/s. D.V. Builders and Developers Pvt. Ltd., in respect of the said property.

7. On the whole, from the searches taken by Shri Narayan Kenny in the office of Sub-Registrar of Assurance at Thane from 1950 to till date and 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 title to Survey No.11, Hissa No.2/1-A, admeasuring 2810 sq. meters, situate, lying and being at Village Kashi, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation,, owned by M/s. D.V. Builders and Developers Pvt. Ltd., is clear, marketable and free from all encumbrances. I further state and certify that the said M/s. D.V. Builders and Developers Pvt. Ltd., is entitled to develop the said property after obtaining necessary permissions and sanctions from the Authorities Concerned.

Dated : 19th May, 2010.


Advocate

D.V. Builders - 11- 2 & 1A

Ref. No.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to the land bearing Survey No.11, Hissa No. 2/1-B, admeasuring 800 sq. meters and Survey No. 11, Hissa No. 4, admeasuring 250 sq. meters, situate, lying and being at Village Kashi, Taluka and District Thane and in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation, owned by M/s. D.V. Builders and Developers Pvt. Ltd., and have to state as hereunder;

1. Originally Aminabibi Ishaq Patel, Salma Abdul Satar, Mehrunissa Hamid Khot, Sabira Murud Mulla, Raziya Ishaq Patel, Mohammad Amin Ishaq Patel, Azim Ishaq Patel And Munir Ishaq Patel were the owners of land bearing Survey No.11, Hissa No. 2/1-B, admeasuring 800 sq. meters and Survey No. 11, Hissa No. 4, admeasuring 250 sq. meters, situate, lying and being at Village Kashi, Taluka and District Thane and in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation.
2. By an Agreement, dated 27th August, 1990, the said Aminabibi Ishaq Patel, Salma Abdul Satar, Mehrunissa Hamid Khot, Sabira Murud Mulla, Raziya Ishaq Patel, Mohammad Amin Ishaq Patel, Azim Ishaq Patel And Munir Ishaq Patel had agreed to sell the said property to M/s. M.N. Corporation, at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement, dated 27th August, 1990, the said Aminabibi Ishaq Patel, Salma Abdul Satar, Mehrunissa Hamid Khot, Sabira Murud Mulla, Raziya Ishaq Patel, Mohammad Amin Ishaq Patel, Azim Ishaq Patel And Munir Ishaq Patel had also executed a General Power of Attorney in favour of Mr. Shahbuddin Virani, being one of the partners of the M/s. M.N. Corporation, conferring upon him several powers, inter-alia power to

sell the said property including power to substitute any other person or persons as its Attorney including power to execute Deed of Conveyance and/or any other instrument in favour of the ultimate transferee of the said property and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof.

3. By an Agreement, dated 20th May, 1995, M/s. M.N. Corporation, in its turn had agreed to assign and grant the development rights in respect of the said property to M/s. Snehal Enterprises, at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement, dated 20th May, 1995, M/s. M.N. Corporation had also executed an Irrevocable General Power of Attorney in favour of the partners of M/s. Snehal Enterprises, conferring upon them several powers inter-alia power to sell the said property including power to substitute any other person or persons as its Attorney including power to execute Deed of Conveyance and/or any other instrument in favour of the ultimate transferee of the said property and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof.

4. By an Agreement for Development, dated 29th August, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/07697/2007, dated 29th August, 2007, M/s. Snehal Enterprises in its turn agreed to grant the development rights of the said property to M/s. Shree Ganesh Enterprises, at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement for Development, dated 29th August, 2007, M/s. Snehal Enterprises had also executed an Irrevocable General Power of Attorney in favour of the partners of M/s. Shree Ganesh Enterprises, conferring upon them several powers inter-alia power to sell the said property including power to substitute any other person or persons as its Attorney including power to execute Deed of Conveyance

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and/or any other instrument in favour of the ultimate transferee of the said property and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof.

5. By a Deed of Conveyance, dated 18th February, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/01692/2010, dated 20th February, 2010, the said Aminabibi Ishaq Patel, Salma Abdul Satar, Mehrunissa Hamid Khot, Sabira Murud Mulla, Raziya Ishaq Patel, Mohammad Amin Ishaq Patel, Azim Ishaq Patel And Munir Ishaq Patel with the consent and confirmation of M/s. M.N. Corporation, M/s. Snehal Enterprises and M/s. Shree Ganesh Enterprises sold, transferred and conveyed the said property to M/s. D.V. Builders and Developers Pvt. Ltd., for the consideration mentioned therein.

6. I have also considered the Search Report 2010, dated 7th April, 2010, taken by Shri Narayan Kenny in the office of Sub-Registrar of Assurance at Thane from 1950 to till date. However, during the course of searches taken by Shri Narayan Kenny, he had come across the following documents and Save and except the said instruments, the said Shri Narayan Kenny has not come across any other documents pertaining to the said property;

- a) Agreement for Development, dated 29th August, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/07697/2007, dated 29th August, 2007, executed by M/s. Snehal Enterprises in favour of M/s. Shree Ganesh Enterprises in respect of the said property.
- b) Deed of Conveyance, dated 18th February, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/01692/2010, dated 20th February, 2010, executed by the said

Aminabibi Ishaq Patel, Salma Abdul Satar, Mehrunissa Hamid Khot, Sabira Murud Mulla, Raziya Ishaq Patel, Mohammad Amin Ishaq Patel, Azim Ishaq Patel And Munir Ishaq Patel with the consent and confirmation of M/s. M.N. Corporation, M/s. Snehal Enterprises and M/s. Shree Ganesh Enterprises in favour of M/s. D.V. Builders and Developers Pvt. Ltd., in respect of the said property.

7. On the whole, from the searches taken by Shri Narayan Kenny in the office of Sub-Registrar of Assurance at Thane from 1950 to till date and 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 title to Survey No.11, Hissa No. 2/1-B, admeasuring 800 sq. meters and Survey No. 11, Hissa No. 4, admeasuring 250 sq. meters, situate, lying and being at Village Kashi, Taluka and District Thane and in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation, owned by M/s. D.V. Builders and Developers Pvt. Ltd., is clear, marketable and free from all encumbrances. I further state and certify that the said M/s. D.V. Builders and Developers Pvt. Ltd., is entitled to develop the said property after obtaining necessary permissions and sanctions from the Authorities Concerned.

Dated : 19th May, 2010.


Advocate

D.V. Builders - 11- 2-1B & 11-4

Ref. No.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to the land bearing Survey No. 11, Hissa No. 6, admeasuring 330 sq. meters, situate, lying and being at Village Kashi, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation, owned by M/s. D.V. Builders and Developers Pvt. Ltd., and have to state as hereunder;

1. One Vasai Sheshvanshi Kshatriya Bhandari Samaj was the owner of the land bearing Survey No. 11, Hissa No. 6, admeasuring 330 sq. meters, situate, lying and being at Village Kashi, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation.

2. On obtaining Sale Permission, dated 6th July, 2005, from the Charity Commissioner, Mumbai, the said Vasai Sheshvanshi Kshatriya Bhandari Samaj had agreed to sell the said property to M/s. M.N. Corporation vide an Agreement, dated 26th October, 1994, for the consideration mentioned therein. In pursuance to the said Agreement, dated 26th October, 1994, the said Vasai Sheshvanshi Kshatriya Bhandari Samaj had executed a Power of Attorney in favour of Mr. Shahbuddin Virani, being one of the partners of M/s. M.N. Corporation, conferring upon him several powers inter-alia power to sell the said property including power to substitute any other person or persons as his Attorney including power to execute Deed of Conveyance and/or any other instrument in favour of the ultimate transferee of the said property and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof.

3. By an Agreement, dated 25th December, 2004, M/s. M.N. Corporation in its turn agreed to sell the said property to Shri Megjibhai Parmanand

Devaliya, proprietor of M/s. Sai Shakti Construction Co., at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement, dated 25th December, 2004, Shri Shahbuddin Virani, being one of the partners of M/s. M.N. Corporation had executed a General Power of Attorney, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/09476/2004, dated 17th November, 2006, in favour of the said Shri Megjibhai Parmanand Devaliya, proprietor of M/s. Sai Shakti Construction Co., conferring upon him several powers, inter-alia power to sell the said property including power to substitute any other person or persons as his Attorney including power to execute Deed of Conveyance and/or any other instrument in favour of the ultimate transferee of the said property and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof.

4. Shri Megjibhai Parmanand Devaliya, proprietor of M/s. Sai Shakti Construction Co., had executed a General Power of Attorney, dated 25th January, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/00787/2007, dated 25th January, 2007, in favour of Shri Tarachand H. Chhajed, proprietor of M/s. Goldfield Developers, conferring upon him several powers, inter-alia power to sell the said property including power to substitute any other person or persons as his Attorney including power to execute Deed of Conveyance and/or any other instrument in favour of the ultimate transferee of the said property and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof. Subsequent to the execution of the said General Power of Attorney, dated 25th January, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/00787/2007, dated 25th January, 2007, the said Shri Megjibhai Parmanand Devaliya, proprietor of M/s. Sai Shakti Construction Co., had executed an Agreement, dated 9th February, 2007, to assign his right, title and interest in the said

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property in favour of the said Shri Tarachand H. Chhajed, proprietor of M/s. Goldfield Developers, for valuable consideration.

5. By an Agreement for Development, dated 28th December, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/11306/2007, dated 26th December, 2007, the said Shri Megjibhai Parmanand Devaliya, proprietor of M/s. Sai Shakti Construction Co., and Shri Tarachand H. Chhajed, proprietor of M/s. Goldfield Developers had agreed to assign the development rights in respect of the said property to M/s. Shree Ganesh Enterprises, at the price and on the terms and conditions stipulated therein.

6. Shri Megjibhai Parmanand Devaliya, proprietor of M/s. Sai Shakti Construction Co., at the instance of the said Shri Tarachand H. Chhajed, proprietor of M/s. Goldfield Developers had also executed an General Power of Attorney in favour of one of the partners of Shree Ganesh Enterprises, conferring upon him several powers inter-alia power to sell the said property including power to substitute any other person or persons as his Attorney including power to execute Deed of Conveyance and/or any other instrument in favour of the ultimate transferee of the said property and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof.

7. By a Deed of Conveyance, dated 18th February, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/01693/2010, dated 20th February, 2010, the Vasai Sheshvanshi Kshatriya Bhandari Samaj with the consent and confirmation of M/s. M.N. Corporation, Shri Megjibhai Parmanand Devaliya, proprietor of M/s. Sai Shakti Construction Co., Shri Tarachand H. Chhajed, proprietor of M/s. Goldfield Developers and M/s. Shree Ganesh Enterprises sold, transferred

and conveyed the said property to M/s. D.V. Builders and Developers Pvt. Ltd., for the consideration mentioned therein.

8. I have also considered the Search Report 2010, dated 7th April, 2010, taken by Shri Narayan Kenny in the office of Sub-Registrar of Assurance at Thane from 1950 to till date. However, during the course of searches taken by Shri Narayan Kenny, he had come across the following documents and Save and except the said instruments, the said Shri Narayan Kenny has not come across any other documents pertaining to the said property;

- a) General Power of Attorney, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/09476/2004, dated 17th November, 2006, executed by Shri Shahbuddin Virani, being one of the partners of M/s. M.N. Corporation in favour of the said Shri Megjibhai Parmanand Devaliya, proprietor of M/s. Sai Shakti Construction Co., in respect of the said property.
- b) General Power of Attorney, dated 25th January, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/00787/2007, dated 25th January, 2007, executed by Shri Megjibhai Parmanand Devaliya, proprietor of M/s. Sai Shakti Construction Co., in favour of Shri Tarachand H. Chhajed, proprietor of M/s. Goldfield Developers in respect of the said property.
- c) Agreement for Development, dated 28th December, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/11306/2007, dated 26th December, 2007, executed by Shri Megjibhai Parmanand Devaliya, proprietor of M/s. Sai Shakti Construction Co. and Shri Tarachand H. Chhajed, proprietor of M/s. Goldfield Developers in favour of M/s. Shree Ganesh Enterprises in respect of the said property.

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d) Deed of Conveyance, dated 18th February, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-4/01693/2010, dated 20th February, 2010, executed by the Vasai Sheshvanshi Kshatriya Bhandari Samaj, M/s. M.N. Corporation, Shri Megjibhai Parmanand Devaliya, proprietor of M/s. Sai Shakti Construction Co., Shri Tarachand H. Chhajed, proprietor of M/s. Goldfield Developers and M/s. Shree Ganesh Enterprises in favour of M/s. D.V. Builders and Developers Pvt. Ltd., in respect of the said property.

9. On the whole, from the searches taken by Shri Narayan Kenny in the office of Sub-Registrar of Assurance at Thane from 1950 to till date and 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 title to Survey No. 11, Hissa No. 6, admeasuring 330 sq. meters, situate, lying and being at Village Kashi, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation, owned by M/s. D.V. Builders and Developers Pvt. Ltd., is clear, marketable and free from all encumbrances. I further state and certify that the said M/s. D.V. Builders and Developers Pvt. Ltd., is entitled to develop the said property after obtaining necessary permissions and sanctions from the Authorities Concerned.

Dated : 19th May, 2010.


Advocate

D.V. Builders - 11-6

Ref. No.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to the land bearing Survey No. 12, Hissa No. 4, admeasuring 1190 sq. meters, situate, lying and being at Village Kashi, 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. D.V. Builders and Developers Pvt. Ltd., and have to state as hereunder;

1. Originally Mr. Hajimiya Ahmed Saheb was owner of land bearing Survey No. 12, Hissa No. 4, admeasuring 1190 sq. meters, situate, lying and being at Village Kashi, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation.

2. By an Agreement, dated 18th December, 1986, the said Mr. Hajimiya Ahmed Saheb, agreed to sell the said property to Mr. Nooruddin Kamruddin Shaikh, at the price and on the terms and conditions stipulated therein.

3. Mr. Hajimiya Ahmed Saheb died intestate in the year 2005, leaving behind Mrs. Badrunnisa Hajimiya Patel, Mr. Nafis Hajimiya Patel, Mr. Malik Hajimiya Patel, Mrs. Najja Rizwan Muraj, Mrs. Shabana Majid Khan, Mrs. Sheheja Akhalak Dabre, Mrs. Zahed Zahur Mamaie and Mr. Shakil Hajimiya Patel, as his heirs and legal representatives entitled to the estate of the deceased including the said property. By a Mutation Entry No. 833, dated 29th June, 2006, the names of Mrs. Badrunnisa Hajimiya Patel, Mr. Nafis Hajimiya Patel, Mr. Malik Hajimiya Patel, Mrs. Najja Rizwan Muraj, Mrs. Shabana Majid Khan, Mrs. Sheheja Akhalak Dabre, Mrs. Zahed Zahur

Mamaie and Mr. Shakil Hajimiya Patel were recorded in the 7/12 Extract of the said property as the owners thereof.

4. By an Agreement for Development, 26th December, 2005, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/8647/2005, dated 26th December, 2005, the said Mrs. Badrunnisa Hajimiya Patel, Mr. Nafis Hajimiya Patel, Mr. Malik Hajimiya Patel, Mrs. Naija Rizwan Muraj, Mrs. Shabana Majid Khan, Mrs. Sheheja Akhalak Dabre, Mrs. Zahed Zahur Mamaie and Mr. Shakil Hajimiya Patel had agreed to grant the development rights in respect of the said property, to M/s. Manshi Developers, at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement for Development, 26th December, 2005, the said Mrs. Badrunnisa Hajimiya Patel, Mr. Nafis Hajimiya Patel, Mr. Malik Hajimiya Patel, Mrs. Naija Rizwan Muraj, Mrs. Shabana Majid Khan, Mrs. Sheheja Akhalak Dabre, Mrs. Zahed Zahur Mamaie and Mr. Shakil Hajimiya Patel had also executed a Power of Attorney, dated 26th December, 2005, in favour of the partners of M/s. Manshi Developers, conferring upon them several powers, inter-alia power to develop the said property.

5. By an Agreement for Sub-Development, dated 26th March, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/03292/2007, dated 10th April, 2007, M/s. Manshi Developers had granted the development rights in respect of the said property to Shri Mahendra Mohanlal Kothari, proprietor of M/s. K.D. Developers, at the price and on the terms and conditions stipulated therein, at the price and on the terms and conditions stipulated therein.

6. By an Agreement for Sub-Development, dated 19th September, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/08343/2007, dated 19th September, 2007, the said Shri Mahendra Mohanlal Kothari, proprietor of M/s. K.D. Developers, had granted the

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development rights in respect of the said property to Shri Tejas Dinesh Chheda and Shri Sandip Manilal Gogri, at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement for Sub-Development, dated 19th September, 2007, the said Shri Mahendra Mohanlal Kothari, proprietor of M/s. K.D. Developers, had also executed a General Power of Attorney, dated 19th September, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/08344/2007, dated 19th September, 2007, in favour of the said Shri Tejas Dinesh Chheda and Shri Sandip Manilal Gogri, conferring upon them several powers, inter-alia power to develop the said property.

7. By a Deed of Conveyance, dated 31st March, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/03450/2010, dated 3rd April, 2010, the the said Mrs. Badrunnisa Hajimiya Patel, Mr. Nafis Hajimiya Patel, Mr. Malik Hajimiya Patel, Mrs. Naija Rizwan Muraj, Mrs. Shabana Majid Khan, Mrs. Sheheja Akhalak Dabre, Mrs. Zahed Zahur Mamaie and Mr. Shakil Hajimiya Patel, M/s. Manshi Developers, Shri Mahendra Mohanlal Kothari, proprietor of M/s. K.D. Developers, Shri Tejas Dinesh Chheda and Shri Sandip Manilal Gogri sold, transferred and conveyed the said property to M/s. D.V. Builders and Developers Pvt. Ltd., for the consideration mentioned therein.

8. I have also considered the Search Report 2010, dated 7th April, 2010, taken by Shri Narayan Kenny in the office of Sub-Registrar of Assurance at Thane from 1950 to till date. However, during the course of searches taken by Shri Narayan Kenny, he had come across the following documents and Save and except the said instruments, the said Shri Narayan Kenny has not come across any other documents pertaining to the said property;

- a) Agreement for Development, 26th December, 2005, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/8647/2005, dated 26th December, 2005, executed by the said Mrs. Badrunnisa Hajimiya Patel, Mr. Nafis Hajimiya Patel, Mr. Malik Hajimiya Patel, Mrs. Naija Rizwan Muraj, Mrs. Shabana Majid Khan, Mrs. Sheheja Akhalak Dabre, Mrs. Zahed Zahur Mamaie and Mr. Shakil Hajimiya Patel in favour of M/s. Manshi Developers in respect of the said property.
- b) Agreement for Sub-Development, dated 26th March, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/03292/2007, dated 10th April, 2007, executed by M/s. Manshi Developers in favour of Shri Mahendra Mohanlal Kothari, proprietor of M/s. K.D. Developers in respect of the said property.
- c) Agreement for Sub-Development, dated 19th September, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/08343/2007, dated 19th September, 2007, executed by Shri Mahendra Mohanlal Kothari, proprietor of M/s. K.D. Developers in favour of Shri Tejas Dinesh Chheda and Shri Sandip Manilal Gogri in respect of the said property.
- d) General Power of Attorney, dated 19th September, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/08344/2007, dated 19th September, 2007, executed by Shri Mahendra Mohanlal Kothari, proprietor of M/s. K.D. Developers in favour of Shri Tejas Dinesh Chheda and Shri Sandip Manilal Gogri in respect of the said property.

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- e) Deed of Conveyance, dated 31st March, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/03450/2010, dated 3rd April, 2010, executed by the said Mrs. Badrunnisa Hajimiya Patel, Mr. Nafis Hajimiya Patel, Mr. Malik Hajimiya Patel, Mrs. Naija Rizwan Muraj, Mrs. Shabana Majid Khan, Mrs. Sheheja Akhalak Dabre, Mrs. Zahed Zahur Mamaie and Mr. Shakil Hajimiya Patel, M/s. Manshi Developers, Shri Mahendra Mohanlal Kothari, proprietor of M/s. K.D. Developers, Shri Tejas Dinesh Chheda and Shri Sandip Manilal Gogri in favour of M/s. D.V. Builders and Developers Pvt. Ltd., in respect of the said property.

9. On the whole, from the searches taken by Shri Narayan Kenny in the office of Sub-Registrar of Assurance at Thane from 1950 to till date and 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 title to Survey No. 12, Hissa No. 4, admeasuring 1190 sq. meters, situate, lying and being at Village Kashi, 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. D.V. Builders and Developers Pvt. Ltd., is clear, marketable and free from all encumbrances. I further state and certify that the said M/s. D.V. Builders and Developers Pvt. Ltd., is entitled to develop the said property after obtaining necessary permissions and sanctions from the Authorities Concerned.

Dated : 18th May, 2010.


Advocate

Ref. No.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to the land bearing Survey No.11, Hissa No.3, admeasuring 2100 sq. meters and Survey No.11, Hissa No.5, admeasuring 630 sq. meters, situate, lying and being at Village Kashi (Kashmira), Taluka and District Thane, in the Registration District and Sub-District Thane now within the limits of the Mira Bhayandar Municipal Corporation, owned by M/s. D.V. Builders and Developers Pvt. Ltd., and have to state as hereunder;

1. Originally Shri Hajimiya Ahmed Saheb Patel was the owner of several properties inter-alia land bearing Survey No.11, Hissa No.3, admeasuring 2100 sq. meters and Survey No.11, Hissa No.5, admeasuring 630 sq. meters situate, lying and being at Village Kashi, (Kashmira), Taluka and District Thane and in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation.
2. By an Agreement dated 18th December, 1986, the said Shri Hajimiya Ahmed Saheb Patel with the consent of Mr. Shakil Hajimiya Patel, Mrs. Nafisa Hajimiya Patel, Mr. Malik Hajimiya Patel, Mrs. Naija Rizwan Muraj, Mrs. Shabana Majid Khan, Mrs. Sheheja Akhalak Dabre, Mrs. Zahed Zahur Maple and Mrs. Badrunnisa Hajimiya Patel agreed to grant development rights of the said property to Mr. Nooruddin Kamruddin Shaikh, at the price and on the terms and conditions therein contained
3. By a Deed of Release dated 31st January 2005, the said Mr. Nooruddin Kamruddin Shaikh had released, relinquished and given up his claim in respect of land bearing Survey No.11, Hissa No.3, admeasuring 2100 sq. meters, situate, lying and being at Village Kashi, (Kashmira), Taluka and District Thane and in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal

Corporation, in favour of late Shri Hajimiya Ahmed Saheb Patel and the said Mr. Shakil Hajimiya Patel, Mrs. Nafisa Hajimiya Patel, Mr. Malik Hajimiya Patel, Mrs. Naija Rizwan Muraj, Mrs. Shabana Majid Khan, Mrs. Sheheja Akhalak Dabre, Mrs. Zahed Zahur Maple and Mrs. Badrunnisa Hajimiya Patel.

4. The said Shri Hajimiya Ahmed Saheb Patel died intestate in the year 2005, leaving behind the said Mr. Shakil Hajimiya Patel, Mrs. Nafisa Hajimiya Patel, Mr. Malik Hajimiya Patel, Mrs. Naija Rizwan Muraj, Mrs. Shabana Majid Khan, Mrs. Sheheja Akhalak Dabre, Mrs. Zahed Zahur Maple and Mrs. Badrunnisa Hajimiya Patel as his heirs and legal representatives entitled to the estate of the deceased including the said property.

5. By an Agreement, dated 26th December, 2005, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/08645/2005, dated 26th December, 2005, the said Mr. Shakil Hajimiya Patel, Mrs. Nafisa Hajimiya Patel, Mr. Malik Hajimiya Patel, Mrs. Naija Rizwan Muraj, Mrs. Shabana Majid Khan, Mrs. Sheheja Akhalak Dabre, Mrs. Zahed Zahur Maple, Mrs. Badrunnisa Hajimiya Patel and Mr. Nooruddin Kamruddin Shaikh jointly agreed to grant development rights of the said property to M/s. Mansi Developer, at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement, dated 26th December, 2005, the said Mr. Shakil Hajimiya Patel, Mrs. Nafisa Hajimiya Patel, Mr. Malik Hajimiya Patel, Mrs. Naija Rizwan Muraj, Mrs. Shabana Majid Khan, Mrs. Sheheja Akhalak Dabre, Mrs. Zahed Zahur Maple, Mrs. Badrunnisa Hajimiya Patel and Mr. Nooruddin Kamruddin Shaikh had executed an General Power of Attorney, 30th December, 2005, in favour of the partners of M/s. Mansi Developer, conferring upon them several powers inter-alia power to sell the said property including power to substitute any

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other person or persons as his Attorney including power to execute Deed of Conveyance and/or any other instrument in favour of the ultimate transferee of the said property and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof.

6. By an Agreement for Sub-Development, dated 31st December, 2007, M/s. Mansi Developer, in its turn agreed to sell the said property to M/s. Shree Ganesh Enterprises, at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement for Sub-Development, dated 31st December, 2007, M/s. Mansi Developer had executed a General Power of Attorney, dated 15th April, 2008, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/03616/2008, dated 17th April, 2008, in favour of the partner of M/s. Shree Ganesh Enterprises, conferring upon them several powers inter-alia power to sell the said property including power to substitute any other person or persons as his Attorney including power to execute Deed of Conveyance and/or any other instrument in favour of the ultimate transferee of the said property and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof.

7. By a Deed of Conveyance, dated 18th February, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/01694/2010, dated 20th February, 2010, the said Mr. Shakil Hajimiya Patel, Mrs. Nafisa Hajimiya Patel, Mr. Malik Hajimiya Patel, Mrs. Naija Rizwan Muraj, Mrs. Shabana Majid Khan, Mrs. Sheheja Akhalak Dabre, Mrs. Zahed Zahur Maple, Mrs. Badrunnisa Hajimiya Patel with the consent and confirmation of M/s. Mansi Developer and M/s. Shree Ganesh Enterprises sold, transferred and conveyed the said property to M/s. D.V. Builders and Developers Pvt. Ltd., for the consideration mentioned therein.

8. I have also considered the Search Report 2010, dated 7th April, 2010, taken by Shri Narayan Kenny in the office of Sub-Registrar of Assurance at Thane from 1950 to till date. However, during the course of searches taken by Shri Narayan Kenny, he had come across the following documents and Save and except the said instruments, the said Shri Narayan Kenny has not come across any other documents pertaining to the said property;

- a) Agreement, dated 26th December, 2005, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/08645/2005, dated 26th December, 2005, executed by the said Mr. Shakil Hajimiya Patel, Mrs. Nafisa Hajimiya Patel, Mr. Malik Hajimiya Patel, Mrs. Naija Rizwan Muraj, Mrs. Shabana Majid Khan, Mrs. Sheheja Akhalak Dabre, Mrs. Zahed Zahur Maple, Mrs. Badrunnisa Hajimiya Patel and Mr. Nooruddin Kamruddin Shaikh in favour of M/s. Mansi Developer in respect of the said property.
- b) General Power of Attorney, dated 15th April, 2008, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/03616/2008, dated 17th April, 2008, executed by M/s. Mansi Developer in favour of M/s. Shree Ganesh Enterprises in respect of the said property.
- c) Deed of Conveyance, dated 18th February, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/01694/2010, dated 20th February, 2010, executed by the said Mr. Shakil Hajimiya Patel, Mrs. Nafisa Hajimiya Patel, Mr. Malik Hajimiya Patel, Mrs. Naija Rizwan Muraj, Mrs. Shabana Majid Khan, Mrs. Sheheja Akhalak Dabre, Mrs. Zahed Zahur Maple, Mrs. Badrunnisa Hajimiya Patel, M/s. Mansi Developer and M/s. Shree Ganesh Enterprises in favour of M/s. D.V. Builders and Developers Pvt. Ltd., in respect of the said property.

Ref. No.

9. On the whole, from the searches taken by Shri Narayan Kenny in the office of Sub-Registrar of Assurance at Thane from 1950 to till date and 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 title to Survey No.11, Hissa No.3, admeasuring 2100 sq. meters and Survey No.11, Hissa No.5, admeasuring 630 sq. meters, situate, lying and being at Village Kashi (Kashmira), Taluka and District Thane, in the Registration District and Sub-District Thane now within the limits of the Mira Bhayandar Municipal Corporation, owned by M/s. D.V. Builders and Developers Pvt. Ltd., is clear, marketable and free from all encumbrances. I further state and certify that the said M/s. D.V. Builders and Developers Pvt. Ltd., is entitled to develop the said property after obtaining necessary permissions and sanctions from the Authorities Concerned.

Dated : 19th May, 2010.


Advocate

D.V. Builders - 11-3 & 11-5