

**D. G. NAIK**

B.Com., LL.M.

ADVOCATE, HIGH COURT

250/4.  
104, Saroj Plaza,  
Near Maxus Mall, Flyover Road,  
Bhayandar (West), Thane : 401 101.  
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**TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No. 250, New Survey No. 46, Hissa No. 4, admeasuring 950 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation (hereinafter referred to as the "**Said Property**" for the sake of brevity and convenience) owned by Shri Mahesh Parshuram Patil, Smt. Chandrakala Harishchandra Patil, Smt. Meena Premnath Raut, Smt. Deenakshi Hareshwar Patil, Smt. Manjula Rajendra Patil, Smt. Prema Parshuram Patil, Smt. Bhamini Bhalchandra Patil, Smt. Pratima Kamalakar Gharat and Smt. Kalpita Amruta Devlikar and have to state as hereunder;

1. Shri Shivram Budhaji Patil was the original owner of the said property. Shri Shivram Budhaji Patil died intestate on 28<sup>th</sup> August, 1982 leaving behind his two daughters namely Smt. Meena Premnath Raut, Smt. Chandrakala Harishchandra Patil and a son by name Shri Parshuram Shivram Patil as his heirs and legal representatives entitled to the estate of the deceased including the said property.

2. Shri Parshuram Shivram Patil died intestate leaving behind his widow Smt. Prema Parshuram Patil, a son by name Shri Mahesh Parshuram Patil, four daughters namely Bhamini Bhalchandra Patil, Smt. Deenakshi Hareshwar Patil, Smt. Manjula Rajendra Patil and Smt. Karuna Patil as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.

3. Smt. Karuna Patil died intestate leaving behind her two married daughters namely Pratibha Kamalakar Gharat and Kalpita Amruta Devlikar

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

4. By an Agreement, dated 19<sup>th</sup> October, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/08773/2006, dated 19<sup>th</sup> October, 2006, Smt. Chandrakala Harishchandra Patil had agreed to grant the development right of her undivided share in the said property to Shri Rajkumar Omprakash Sharma for the consideration mentioned therein. In pursuance of an Agreement, dated 19<sup>th</sup> October, 2006, Smt. Chandrakala Harishchandra Patil had executed an Irrevocable General Power of Attorney, dated 19<sup>th</sup> October, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/08774/2006 in favour of Shri Rajkumar Omprakash Sharma conferring upon him several powers inter-alia power to deal with her undivided share in the said property.

5. By an Agreement, dated 15<sup>th</sup> December, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/10395/2006, dated 15<sup>th</sup> December, 2006, Smt. Meena Premnath Raut, Smt. Deenakshi Hareshwar Patil, Smt. Manjula Rajendra Patil, Smt. Bhamini Bhalchandra Patil, Smt. Pratibha Kamlakar Gharat and Smt. Kalpita Amrut Devlikar had agreed to grant the development right of their undivided share in the said property to Shri Rajkumar Omprakash Sharma for the consideration mentioned therein. In pursuance of an Agreement, dated 15<sup>th</sup> December, 2006, Smt. Meena Premnath Raut, Smt. Deenakshi Hareshwar Patil, Smt. Manjula Rajendra Patil, Smt. Bhamini Bhalchandra Patil, Smt. Pratibha Kamlakar Gharat and Smt. Kalpita Amrut Devlikar had executed an Irrevocable General Power of Attorney, dated 15<sup>th</sup> December, 2006 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/10396/2006 in favour of Shri Rajkumar Omprakash Sharma



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conferring upon him several powers inter-alia power to deal with their undivided share in the said property.

6. By an Agreement, dated 31<sup>st</sup> July, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/06967/2007, dated 31<sup>st</sup> July, 2007, Smt. Prema Parshuram Patil and Shri Mahesh Parshuram Patil had agreed to grant the development right of their undivided share in the said property to Shri Rajkumar Omprakash Sharma for the consideration mentioned therein. In pursuance of an Agreement, dated 31<sup>st</sup> July, 2007, Smt. Prema Parshuram Patil and Shri Mahesh Parshuram Patil had executed an Irrevocable General Power of Attorney, dated 31<sup>st</sup> July, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/6968/2007 in favour of Shri Rajkumar Omprakash Sharma conferring upon him several powers inter-alia power to deal with their undivided share in the said property.

7. By an Agreement for Sale cum Development, dated 12<sup>th</sup> October, 2009, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/5547/2009, dated 16<sup>th</sup> October, 2009, Shri Rajkumar Omprakash Sharma in his turn agreed to grant the development rights of the said property to Shri Nandkumar Manilal Papaiya, proprietor of M/s.Shiv Shakti Developers for the consideration mentioned therein. In pursuance of an Agreement for Sale cum Development, dated 12<sup>th</sup> October, 2009, Shri Rajkumar Omprakash Sharma had executed an Irrevocable General Power of Attorney, dated 12<sup>th</sup> October, 2009, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/5548/2009, in favour of Shri Nandkumar Manilal Papaiya proprietor of M/s.Shiv Shakti Developers conferring upon him several powers inter-alia power to deal with the said property.

- Smt. Kalpita Amrut Devlikar in favour of Shri Rajkumar Omprakash Sharma in respect of their undivided share in the said property.
- iv. Irrevocable General Power of Attorney, dated 15<sup>th</sup> December, 2006, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/10396/2006 executed by Smt. Meena Premnath Raut, Smt. Deenakshi Hareshwar Patil, Smt. Manjula Rajendra Patil, Smt. Bhamini Bhalchandra Patil, Smt. Pratibha Kamlakar Gharat and Smt. Kalpita Amrut Devlikar in favour of Shri Rajkumar Omprakash Sharma in respect of their undivided share in the said property.
- v. Agreement, dated 31<sup>st</sup> July, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/06967/2007, dated 31<sup>st</sup> July, 2007 executed by Smt. Prema Parshuram Patil and Shri Mahesh Parshuram Patil in favour of Shri Rajkumar Omprakash Sharma in respect their undivided share in the said property.
- vi. Irrevocable General Power of Attorney, dated 31<sup>st</sup> July, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/6968/2007 executed by Smt. Prema Parshuram Patil and Shri Mahesh Parshuram Patil in favour of Shri Rajkumar Omprakash Sharma in respect of their undivided share in the said property.
- vii. Agreement for Sale cum Development, dated 12<sup>th</sup> October, 2009, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/5547/2009, dated 16<sup>th</sup> October, 2009 executed by Shri Rajkumar Omprakash Sharma in favour of Shri Nandkumar Manilal Papaiya,



proprietor of M/s.Shiv Shakti Developers in respect of the development rights of the said property.

- viii. Irrevocable General Power of Attorney, dated 12<sup>th</sup> October, 2009, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/5548/2009 executed by Shri Rajkumar Omprakash Sharma in favour of Shri Nandkumar Manilal Papaiya, proprietor of M/s.Shiv Shakti Developers in respect of the development rights in said property.

19. On the whole from the Search Report, dated 5<sup>th</sup> November, 2014, taken by Shri S. Pawar in the office of Sub- Registry of Thane-1, 2, 3, 4, 5, 7 and 10 from the year 1985 to July, 2014 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 title to the land bearing Old Survey No. 250, New Survey No. 46, Hissa No. 4, admeasuring 950 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane owned by Shri Mahesh Parshuram Patil, Smt. Chandrakala Harishchandra Patil, Smt. Meena Premnath Raut, Smt. Deenakshi Hareshwar Patil, Smt. Manjula Rajendra Patil, Smt. Prema Parshuram Patil, Smt. Bhamini Bhalchandra Patil, Smt. Pratima Kamlakar Gharat and Smt. Kalpita Amruta Devlikar is clear, marketable and free from all encumbrances. I also hereby state and certify that Shri Nandkumar Manilal Papaiya, proprietor of M/s.Shiv Shakti Developers is entitled to develop the said property on obtaining necessary permissions and sanctions from the authorities concerned.

Date : 2<sup>nd</sup> February, 2017.



Advocate

Nandkumar Papaiya (Survey 250-4 — TC — 010217 (Area 950 sq. meters))