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ADVOCATE, HIGH COURT

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Ref. No

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to the land bearing Survey No.88, Hissa No.2, admeasuring 157.19 sq. meters and an area admeasuring 6246.33 sq. meters, (Residential Zone) forming the portion of land bearing Survey No.104 and an area admeasuring 2123 sq. meters (Area reserved for D. P. Road), forming the portion of land bearing Survey No.104, situate, lying and being at Village Ghodbundar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation, owned by Shri Vishal Dilip Shah, proprietor of M/s.Sankalp Constructions and I have to state as hereunder;

1. Shri Janardhan Narayan Patil, Shri Chandrakant Rajaram Patil, Shri Prabhakar Sitaram Patil, Smt. Sunanda Hanumant Mhatre, Smt. Parvatibai Rajaram Patil, Smt.Champabai Tukaram Patil, Smt. Malti Raghunath Mhatre, Smt. Devyani Tukaram Patil Alias Smt. Devyani Krishna Vartak, Smt. Hema Tukaram Patil, Smt. Gulab Ramchandra Bhoir, Smt. Champabai Narayan Patil, Shri Bhaskar Sitaram Patil, Shri Nandkumar Narayan Patil, Shri Navnath Narayan Patil, Shri Vijay Narayan Patil, Smt. Yashodabai Bhaskar Patil, Shri Radhakishan Bhaskar Patil, Shri Jagannath Bhaskar Patil, Smt. Nalini Chandrakant Patil, Smt. Jayakala Arun Patil, Smt. Devkabai Prabhakar Patil, Smt. Bhagyashree Sudam Gavli, Shri Bharat Parshuram Patil and Smt. Jayashree Chandrasen Patil, were the owners of several properties inter-alia land bearing Survey No.104, admeasuring 14,210 sq. meters and Survey No.88, Hissa No.2, admeasuring 157.19 sq. meters, situate, lying and being at Village Ghodbundar, Taluka and District Thane and in the Registration District and Sub-District of Thane and now within the limit of Mira Bhayandar Municipal Corporation.

2. By an Agreement for Sale, dated 10th August, 1992, Shri Janardhan Narayan Patil and others had agreed to sell the said property to Mr. Gulam Rasul Mohammadali Shaikh, Mr. Abdul Razaque Qasam Saheb Sambad, Mr. Rafeeqe Abdul Shekur Shekani and Mr. Mansurali Mohammadali Virani, at the price and on the terms and conditions therein contained. In pursuance of the said Agreement for Sale, dated 10th August, 1992, Shri Janardhan Narayan Patil and others had executed an Irrevocable General Power of Attorney in favour of the said Mr. Gulam Rasul Mohammadali Shaikh, Mr. Abdul Razaque Qasam Saheb Sambad, Mr. Rafeeqe Abdul Shekur Shekani and Mr. Mansurali Mohammadali Virani, conferring upon them several powers inter-alia power to sell the said property to the person or persons of their choice.

3. By a Supplemental Agreement, dated 26th September, 1994, registered in the office of Sub-Registrar of Assurance, Thane, under Sr. No.P/486/94 on 26/9/1994 executed by Shri Janardhan Narayan Patil and others in favour of the said Mr. Gulam Rasul Mohammadali Shaikh, Mr. Abdul Razaque Qasam Saheb Sambad, Mr. Rafeeqe Abdul Shekur Shekani and Mr. Mansurali Mohammadali Virani, in respect of the said property to confirm and ratify an Agreement for Sale, dated 10th August, 1992, executed by and between the parties thereto in respect of the said property and also to enhance the consideration of the properties mentioned in the said Agreement for Sale, dated 10th August, 1992, executed by and between the parties thereto. In pursuance of the said Supplemental Agreement for Sale, dated 26th September, 1994, Shri Janardhan Narayan Patil and others had executed an Irrevocable General Power of Attorney in favour of the said Mr. Gulam Rasul Mohammadali Shaikh, Mr. Abdul Razaque Qasam Saheb Sambad, Mr. Rafeeqe Abdul Shekur Shekani and Mr. Mansurali Mohammadali Virani, conferring upon them several powers inter-alia power to sell the said property to the person or persons of their choice.

Ref. No. 4. By a Deed of Conveyance, dated 13th April, 2009, registered in the office of Sub-Registrar of Assurance at thane under Sr. No. TNN4/02749/2009, dated 13th April, 2009, the said Shri Bharat Parshuram Patil, Smt. Jayashree Chandrasen Patil and Smt. Jayashree Chandrasen Patil had sold, transferred and conveyed their undivided share in the said property to the said Mr. Gulam Rasul Mohammadali Shaikh, Mr. Abdul Razaque Qasam Saheb Sambad, Mr. Rafeeqe Abdul Shekur Shekani and Mr. Mansurali Mohammadali Virani, on the terms and conditions mentioned therein.

5. By an Agreement for Sale cum Development, dated 23rd April, 2006, the said Mr. Gulam Rasul Mohammadali Shaikh, Mr. Abdul Razaque Qasam Saheb Sambad, Mr. Rafeeqe Abdul Shekur Shekani and Mr. Mansurali Mohammadali Virani had agreed to sell land bearing Survey No.88, Hissa No.2, admeasuring 157.19 sq. meters, an area admeasuring 6246.33 sq. meters, (Residential Zone) forming the portion of land bearing Survey No.104 and an area admeasuring 2123 sq. meters (area reserved for D. P. Road), forming the portion of land bearing Survey No.104, situate at Village Ghodbundar, Taluka and District Thane and in the Registration District and Sub-District of Thane and now within the limit of Mira Bhayandar Municipal Corporation to the M/s. Esteem Developers at the price and on the terms and conditions therein contained. In pursuance of the said Agreement for Sale cum Development, dated 23rd April, 2006, the said Mr. Gulam Rasul Mohammadali Shaikh, Mr. Abdul Razaque Qasam Saheb Sambad, Mr. Rafeeqe Abdul Shekur Shekani and Mr. Mansurali Mohammadali Virani had executed substituted irrevocable General Power of Attorney in favour of the M/s. Esteem Developers, conferring upon them several powers inter-alia power to sell the land bearing Survey No.88, Hissa No.2, admeasuring 157.19 sq. meters, an area admeasuring 6246.33 sq. meters, (Residential Zone) forming the portion of land bearing Survey

No.104 and an area admeasuring 2123 sq. meters (Area reserved for D. P. Road), forming the portion of land bearing Survey No.104, situate at Village Ghodbundar, Taluka and District Thane and in the Registration District and Sub-District of Thane and now within the limit of Mira Bhayandar Municipal Corporation to the person or persons of their choice.

6. An area admeasuring 6246.33 sq. meters, forming the portion of land bearing Survey No.104, situate at Village Ghodbundar, Taluka and District Thane, is shown as Residential Zone in the Development Plan of the Mira Bhayandar Municipal Corporation and an area admeasuring 2123 sq. meters, forming the portion of land bearing Survey No.104, situate at Village Ghodbundar, Taluka and District Thane, is shown as D. P. Road, forming the portion of land bearing Survey No.104, in the Development Plan of the Mira Bhayandar Municipal Corporation and an area admeasuring 6209.5 sq. meters, situate at Village Ghodbundar, Taluka and District Thane, is shown for Playground and High School in the Development Plan of the Mira Bhayandar Municipal Corporation.

7. By an Agreement, dated 1st March, 2006, the said M/s.Esteem Developers agreed to grant development rights in respect of the land bearing Survey No.88, Hissa No.2, admeasuring 157.19 sq. meters, an area admeasuring 6246.33 sq. meters, (Residential Zone) forming the portion of land bearing Survey No.104 and an area admeasuring 2123 sq. meters (Area reserved for D. P. Road), forming the portion of land bearing Survey No.104 situate at Village Ghodbundar, Taluka and District Thane and in the Registration District and Sub-District of Thane and now within the limit of Mira Bhayandar Municipal Corporation to Shri,Vishal Dilip Shah, proprietor of M/s. Sankalp Construction and Shri Shailesh S. Shah and under the said Agreement, the said Shri Vishal Dilip Shah, proprietor of M/s. Sankalp Construction and the said

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Ref. No. Shri Shailesh S. Shah had agreed to allot 29% of the total constructed area in the buildings to be constructed on the said property to the said M/s. Esteem Developers at free of cost. Subsequent to the execution of the said Agreement, dated 1st March, 2006, the said M/s. Esteem Developers had collected the monetary consideration from the said Shri Vishal Dilip Shah, proprietor of M/s. Sankalp Construction, in lieu of 29% of the total constructed area of the building agreed to be allotted to the said M/s. Esteem Developers under an Agreement, dated 1st March, 2006, executed by and between the parties thereto in respect of the said property.

8. The said Shri Shailesh S. Shah had given up his undivided right, title and interest in the said property, in favour of the said Shri Vishal Dilip Shah, proprietor of M/s. Sankalp Construction, by executing a writing to that effect.

9. By a Deed of Conveyance, dated 19th January, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/00553/2010, dated 19th January, 2010, the said Shri Janardhan Narayan Patil and 21 others with the consent and confirmation of the said Mr. Gulam Rasul Mohammadali Shaikh, Mr. Abdul Razaque Qasam Saheb Sambad, Mr. Rafeeqe Abdul Shekur Shekani and Mr. Mansurali Mohammadali Virani and M/s. Esteem Developers sold, transferred and conveyed the land bearing Survey No.88, Hissa No.2, admeasuring 157.19 sq. meters, an area admeasuring 6246.33 sq. meters, (Residential Zone) forming the portion of land bearing Survey No.104 and an area admeasuring 2123 sq. meters (Area reserved for D. P. Road) forming the portion of land bearing Survey No.104, situate at Village Ghodbundar, Taluka and District Thane and in the Registration District and Sub-District of Thane and now within the limit of Mira Bhayandar

Municipal Corporation to the said Shri Vishal Dilip Shah, proprietor of M/s. Sankalp Construction, for the consideration mentioned therein.

10. By an Agreement for Development, dated 2nd April, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/02372/2012, dated 2nd April, 2012, the said Shri Vishal Dilip Shah, proprietor of M/s. Sankalp Construction agreed to grant F.S.I. admeasuring about 30975 sq. feet (carpet area) which includes the F.S.I. of the said property as well as F.S.I to be made available by way of TDR, in 'A' wing of the building consisting of ground plus eleven upper floors to be constructed in the layout of land bearing Survey No.88, Hissa No.2, admeasuring 157.19 sq. meters, an area admeasuring 6246.33 sq. meters, (Residential Zone) forming the portion of land bearing Survey No.104, situate, lying and being at Village Ghodbunder, Taluka and District Thane and now within the limits of Mira Bhyuanadar Municipal Corporation to M/s. Goldstar Sankalp Construction, at the price and on the terms and conditions stipulated therein. In pursuance of the said Agreement for Development, dated 2nd April, 2012, the said Shri Vishal Dilip Shah, proprietor of M/s. Sankalp Construction had also executed an Irrevocable General Power of Attorney, dated 2nd April, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/02373/2012, dated 2nd April, 2012, in favour of the partners of M/s. Goldstar Sankalp Construction, conferring upon them power to construct 'A' wing of the building consisting of ground plus eleven upper floors by consuming F.S.I. admeasuring 30975 sq. feet (carpet area) in the layout of land bearing Survey No.88, Hissa No.2, admeasuring 157.19 sq. meters, an area admeasuring 6246.33 sq. meters, (Residential Zone) forming the portion of land bearing Survey No.104 and an area admeasuring 2123 sq. meters (Area reserved for D. P. Road) forming the portion of land bearing Survey No.104, situate, lying and being at Village

Ref. No. Ghodbundar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation.

12. The Addi. Collector and Competent Authority, Thane, has granted permission to develop the said property, vide Order No. ULC/TA/TN-4/Ghodbundar/SR-222, dated 27th November, 2007.

15. The Estate Investment Co. Pvt. Ltd. has also granted its NOC by Letter Ref. No. E.I./NOC/278/10, dated 8th October, 2010.

16. The Mira Bhayandar Municipal Corporation had issued the Commencement Certificate No. MB/MNP/NR/773/2011-12, dated 31st May, 2011, to commence with the construction of the buildings in the layout of the said property.

18. I have also taken the searches in the office of Sub-Registry of Thane from 1980 to till date and during the course of search, I have come across the following documents;

- a) Supplemental Agreement, dated 26th September, 1994, registered in the office of Sub-Registrar of Assurance at Thane, under Sr. No. P/486/1994, dated 26th September, 1994, executed by Shri Janardhan Narayan Patil and others in favour of Mr. Gulam Rasul Mohammmadali Shaikh and others in respect of the entire property.
- c) Deed of Conveyance, dated 13th April, 2009, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/02749/2009, dated 13th April, 2009, executed by Shri Bharat

Parshuram Patil and others in favour of Mr. Gulam Rasul Mohammadali Shaikh and others in respect of the undivided share in the said entire property.

d) Deed of Conveyance, dated 19th January, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/00553/2010, dated 19th January, 2010, executed by Shri Janardhan Narayan Patil and 21 others with the consent and confirmation of Mr. Gulam Rasul Mohammadali Shaikh and others an M/s. Esteem Developers in favour of Shri Vishal Dilip Shah, proprietor of M/s. Sankalp Construction, in respect of the said property.

e) Agreement for Development, dated 2nd April, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/02372/2012, dated 2nd April, 2012, executed by Shri Vishal Dilip Shah, proprietor of M/s. Sankalp Construction in favour of M/s. Goldstar Sankalp Construction, in respect of the said property.

f) Power of Attorney, dated 2nd April, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/02373/2012, dated 2nd April, 2012, executed by Shri Vishal Dilip Shah, proprietor of M/s. Sankalp Construction in favour of M/s. Goldstar Sankalp Construction, in respect of the said property.

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Ref No 19. On the whole from the searches taken by me in the office of Sub-Registry of Thane from 1980 to till date 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 title to land bearing Survey No.88, Hissa No.2, admeasuring 157.19 sq. meters, an area admeasuring 6246.33 sq. meters, (Residential Zone) forming the portion of land bearing Survey No.104 and an area admeasuring 2123 sq. meters (Area reserved for D. P. Road) forming the portion of land bearing Survey No.104, situate at Village Ghodbundar, Taluka and District Thane and in the Registration District and Sub-District of Thane and now within the limit of Mira Bhayandar Municipal Corporation, owned by Shri Vishal Dilip Shah, proprietor of M/s. Sankalp Construction, is clear, marketable and free from all encumbrances. I also hereby state and certify that M/s. Goldstar Sankalp Construction is entitled to construct 'A' wing of the building consisting of ground plus eleven upper floors by consuming F.S.I. admeasuring 30975 sq. feet (carpet area) in the layout of land bearing Survey No.88, Hissa No.2, admeasuring 157.19 sq. meters, an area admeasuring 6246.33 sq. meters, (Residential Zone) forming the portion of land bearing Survey No.104, situate, lying and being at Village Ghodbundar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation, as per the permissions and sanctions granted by the authorities concerned.

Dated : 22nd May, 2012.



Advocate