

**REPORT ON TITLE  
TO WHOMSOEVER IT MAY CONCERN**

**Sub:** - Report on Title in respect of all that pieces and parcel of property bearing Survey no. 100/1, 101, 104, 110/2B/1A, 110/2B/1B & 110/2B/2A, lying and being at Village Chavane, Taluka Panvel, District Raigad, cumulatively admeasuring 64,330 Square meters or thereabouts.

THIS IS TO CERTIFY that we have perused the documents of 1) MR. GOVIND MEGHJI GAJORA @ PATEL, 2) MR. DANJI DEVA DAKA, 3) MR. KISHORE BHACHUBHAI MUJAT, 4) MR. RAMESH KANJI ARETHIA, 5) MR. RAJENDRA KUMAR RAMESHBHAI CHAUDHARY and 6) MR. DHIRAJBHAI SAVJIBHAI MANJERI, all adults, Indian Inhabitants, having their common address at 230, Big Splash, Sector 17, Plot No. 78 & 79, Vashi, Navi Mumbai, in respect of property bearing Survey no. 100/1, 101, 104, 110/2B/1A, 110/2B/1B & 110/2B/2A, lying and being at Village Chavane, Taluka Panvel, District Raigad, cumulatively admeasuring 64,330 Square meters or thereabouts (hereinafter collectively referred to as the said Property).

We have inspected the photocopies of the following Documents:-

1. Deed of Conveyance dated 07-05-2016 in respect of Survey no. 100/1(p).
2. Deed of Conveyance dated 01-07-2016 in respect of Survey no. 100/1(p)
3. Deed of Conveyance dated 01-07-2016 in respect of (i) Survey no. 110/ 2B/1B and (ii) Survey no. 110/ 2B/2A.
4. Deed of Conveyance dated 21-04-2017 in respect of (i) Survey no. 100/1 (p), (ii) Survey no. 101 and (iii) Survey no. 104.
5. Deed of Conveyance dated 21-04-2017 in respect of Survey no. 110/ 2B/1A.
6. 7/12 Extracts in respect of the said property.

The manner in which the said 1) Mr. Govind Meghji Gajora @ Patel, 2) Mr. Danji Deva Daka, 3) Mr. Kishore Bhachubhai Mujat, 4) Mr. Ramesh Kanji Arethiya, 5) Mr. Rajendra Kumar Rameshbhai Chaudhary and 6) Mr. Dhirajbhai Savjibhai Manjeri have acquired the ownership rights in respect of the said property is narrated as under:-





1. By a Deed of Conveyance dated 07-05-2016 executed between one Mr. Fahim Zaiuddin Thakur, an adult, Indian Inhabitant, having his address at 12, Central Court 18, Motilala Street, Agripada, Mumbai – 400 011 (hereinafter referred to as the said First Erstwhile Owner) and the said 1) Mr. Govind Meghji Gajora @ Patel, 2) Mr. Danji Deva Daka, 3) Mr. Kishore Bhachubhai Mujat, 4) Mr. Ramesh Kanji Arethiya, 5) Mr. Rajendra Kumar Rameshbhai Chaudhary and 6) Mr. Dhirajbhai Savjibhai Manjeri, the said First Erstwhile Owner has sold, transferred and conveyed in favour of the said 1) Mr. Govind Meghji Gajora @ Patel, 2) Mr. Danji Deva Daka, 3) Mr. Kishore Bhachubhai Mujat, 4) Mr. Ramesh Kanji Arethiya, 5) Mr. Rajendra Kumar Rameshbhai Chaudhary and 6) Mr. Dhirajbhai Savjibhai Manjeri, all his rights, title and interest in respect of an area admeasuring 2H-35R-0P from and out of property bearing Survey no. 100, Hissa no. 1 having an aggregate area of 4H-83R-2 (hereinafter referred to as the said First Property), for such consideration and upon such terms and conditions as are mentioned therein. The said Deed of Conveyance is registered before the Sub Registrar of Assurances under serial no. 3389/2016 dated 07-05-2016.

2. By another Deed of Conveyance dated 01-07-2016 executed between one Mrs. Shaheen Farooq Patankar alias Ms. Shaheen Zainuddin Thakur, an adult, Indian Inhabitant, having her address at 12, Central Court 18, Motlibai Street, Agripada, Mumbai – 400 011 (hereinafter referred to as the said Second Erstwhile Owner) and the said 1) Mr. Govind Meghji Gajora @ Patel, 2) Mr. Danji Deva Daka, 3) Mr. Kishore Bhachubhai Mujat, 4) Mr. Ramesh Kanji Arethiya, 5) Mr. Rajendra Kumar Rameshbhai Chaudhary and 6) Mr. Dhirajbhai Savjibhai Manjeri, the said Second Erstwhile Owner has sold, transferred and conveyed in favour of the said 1) Mr. Govind Meghji Gajora @ Patel, 2) Mr. Danji Deva Daka, 3) Mr. Kishore Bhachubhai Mujat, 4) Mr. Ramesh Kanji Arethiya, 5) Mr. Rajendra Kumar Rameshbhai Chaudhary and 6) Mr. Dhirajbhai Savjibhai Manjeri, all her rights, title and interest in respect of an area admeasuring 0H-65R-0P from and out of property bearing Survey no. 100, Hissa no. 1, having an aggregate area of 4H-83R-2 (hereinafter referred to as the said Second Property) for such consideration and upon such terms and conditions as are mentioned therein. The said Deed of Conveyance is registered before the Sub Registrar of Assurances under serial no. 5474/2016 dated 04-08-2016.

3. By another Deed of Conveyance dated 01-07-2016 executed between one Mr. Zainuddin Mohammed Thakur (hereinafter referred to as the said Third Erstwhile Owner) and 1) Mr. Govind Meghji Gajora @ Patel, 2) Mr. Danji Deva Daka, 3) Mr. Kishore Bhachubhai Mujat, 4) Mr. Ramesh Kanji Arethiya, 5) Mr. Rajendra Kumar Rameshbhai Chaudhary and 6) Mr. Dhirajbhai Savjibhai Manjeri, the said Third erstwhile Owner has sold, transferred and conveyed in favour of the said 1) Mr. Govind Meghji Gajora @ Patel, 2) Mr. Danji Deva Daka, 3) Mr. Kishore Bhachubhai Mujat, 4) Mr. Ramesh Kanji Arethiya, 5) Mr. Rajendra Kumar Rameshbhai Chaudhary and 6) Mr. Dhirajbhai Savjibhai Manjeri, all his rights, title and interest in respect of property bearing (i) Survey no. 110, Hissa no. 2B/1B having an aggregate area of 0H-23R-0 & (ii) Survey no. 110, Hissa no. 2B/2A having an aggregate area of 0H-42R-5 (hereinafter collectively referred to as the said Third Property) for such consideration and upon such terms and conditions as are mentioned therein. The said Deed of Conveyance is registered before the Sub Registrar of Assurances under serial no. 5471/2016 dated 04-08-2016.

4. By another Deed of Conveyance dated 21-04-2017 executed between the said Third Erstwhile Owner and 1) Mr. Govind Meghji Gajora @ Patel, 2) Mr. Danji Deva Daka, 3) Mr. Kishore Bhachubhai Mujat, 4) Mr. Ramesh Kanji Arethiya, 5) Mr. Rajendra Kumar Rameshbhai Chaudhary and 6) Mr. Dhirajbhai Savjibhai Manjeri, the said Third erstwhile Owner has sold, transferred and conveyed in favour of the said 1) Mr. Govind Meghji Gajora @ Patel, 2) Mr. Danji Deva Daka, 3) Mr. Kishore Bhachubhai Mujat, 4) Mr. Ramesh Kanji Arethiya, 5) Mr. Rajendra Kumar Rameshbhai Chaudhary and 6) Mr. Dhirajbhai Savjibhai Manjeri, all his rights, title and interest in respect of (i) an area admeasuring 1H-83R-2P from and out of property bearing Survey no. 100, Hissa no.1, having an aggregate area of 4H-83R-2, (ii) Survey no. 101, having an aggregate area of 0H-24R-0 and (iii) Survey no. 104, having an aggregate area of 0H-46R-3 (hereinafter collectively referred to as the said Fourth Property) for such consideration and upon such terms and conditions as are mentioned therein. The said Deed of Conveyance is registered before the Sub Registrar of Assurances under serial no. 4025/2017 dated 21-04-2017.

5. By another Deed of Conveyance dated 21-04-2017 executed between the said Third Erstwhile Owner and 1) Mr. Govind Meghji Gajora @ Patel, 2) Mr. Danji Deva Daka, 3) Mr. Kishore Bhachubhai Mujat, 4) Mr. Ramesh Kanji Arethiya, 5) Mr. Rajendra



Kumar Rameshbhai Chaudhary and 6) Mr. Dhirajbhai Savjibhai Manjeri, the said Third erstwhile Owner has sold, transferred and conveyed in favour of the said Mr. Govind Meghji Gajora @ Patel & 5 ors, all his rights, title and interest in respect of property bearing Survey no. 110, Hissa no. 2B/1A having an aggregate area of 0H-24R-3 (hereinafter referred to as the said Fifth Property) for such consideration and upon such terms and conditions as are mentioned therein. The said Deed of Conveyance is registered before the Sub Registrar of Assurances under serial no. 4027/2017 dated 21-04-2017.

6. The said First property, Second property, Third property, Fourth property and Fifth property is aggregately admeasuring 64,330 Square meters and is hereinafter collectively referred to as "the said property" and which is more particularly described in the Schedule hereunder.

7. The 7/12 Extracts in respect of the said property stand in the name of the said 1) Mr. Govind Meghji Gajora @ Patel, 2) Mr. Danji Deva Daka, 3) Mr. Kishore Bhachubhai Mujat, 4) Mr. Ramesh Kanji Arethiya, 5) Mr. Rajendra Kumar Rameshbhai Chaudhary and 6) Mr. Dhirajbhai Savjibhai Manjeri.

8. In the above circumstances, the said 1) Mr. Govind Meghji Gajora @ Patel, 2) Mr. Danji Deva Daka, 3) Mr. Kishore Bhachubhai Mujat, 4) Mr. Ramesh Kanji Arethiya, 5) Mr. Rajendra Kumar Rameshbhai Chaudhary and 6) Mr. Dhirajbhai Savjibhai Manjeri are well and sufficiently entitled to the said property as the absolute Owners thereof.

9. We have not taken any search in the Sub Registrar Offices in respect of the said property.

10. In the circumstances, subject to the compliance of the terms & conditions of the aforesaid diverse registered Deeds of Conveyance in respect of the said property being Survey no. 100/1, 101, 104, 110/2B/1A, 110/2B/1B & 110/2B/2A and the 7/12 Extracts in respect of the said property, the title of 1) Mr. Govind Meghji Gajora @ Patel, 2) Mr. Danji Deva Daka, 3) Mr. Kishore Bhachubhai Mujat, 4) Mr. Ramesh Kanji Arethiya, 5) Mr. Rajendra Kumar Rameshbhai Chaudhary and 6) Mr. Dhirajbhai Savjibhai Manjeri to the

said property as the Owners thereof is clear & marketable & free from all registered encumbrances.

**THE SCHEDULE REFERRED HEREINABOVE**

All that piece and parcel of land situate, lying and being at Village Chavane, Taluka Panvel, District Raigad, having an aggregate area of 64,330 Square meters. The details of the Survey nos., Hissa nos., & their areas are given herein below in the tabular form:

SR. NO.	SURVEY NO.	HISSA NO.	AREA (H-R-P)
1	100	1(p)	2-35-0 From and out of 4-83-2
2	100	1(p)	0-65-0 From and out of 4-83-2
3	100	1(p)	1-83-2 From and out of 4-83-2
4	101	0	0-24-0
5	104	0	0-46-3
6	110	2B/1A	0-24-3
7	110	2B/1B	0-23-0
8	110	2B/2A	0-42-5
		<b>TOTAL</b>	<b>6-43-3</b>

DATED THIS 14<sup>th</sup> DAY OF OCTOBER, 2017.

FOR HIMANSHU BHEDA & ASSOCIATES



Proprietor / Associate