

# Bhogale & Associates

## Advocates & Legal Consultants

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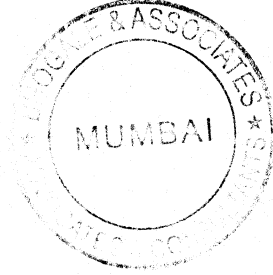
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### TITLE CERTIFICATE

M/S. RAVI DEVELOPMENTS

Laxmi Palace, 76, Mathuradas Road

Kandivali (West), Mumbai 400067



### SCHEDULE:

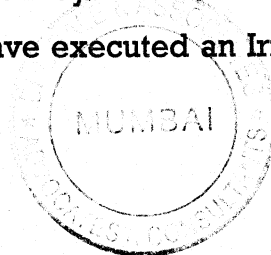
Land, bearing Old Survey No. 430, New Survey No. 95, Hissa No. 1, admeasuring 3740 sq. meters or thereabouts lying and being and situated at Village Navghar, Taluka and District Thane within the limits of Mira Bhayander Municipal Corporation. (Hereinafter called as "the said property")

- a) One Bhaskar Kanha Patil was absolutely seized, well and sufficiently entitled to all that piece and parcel of land bearing Old Survey No. 430, New Survey No. 95, Hissa No. 1, admeasuring 3740 sq. meters, situate lying and being at Village Navghar, Taluka and District Thane within the limits of Mira Bhayander Municipal Corporation in the registration district, Sub-District Thane and as more particularly described in the Schedule hereunder written.
- b) The said Shri. Bhaskar Kanha Patil expired on 12th February 1972 & his wife Mrs. Manibai Bhaskar Patil also expired leaving behind the (three sons) (1) Mr. Dinanath Bhaskar Patil (2) Mr. Manohar Bhaskar Patil (3) Mr. Keshav Bhaskar Patil and daughter (4) Premabai Gopinath Patil leaving behind as his only legal heirs to claim in equal all the shares, right, title and interest in the said property of the deceased.
- c) The said Keshav Bhaskar Patil expired on 25th June 1983 leaving behind his legal heirs (1) Chandrakant Keshav Patil (2) Hemprakash Keshav Patil (3) Satish Keshav Patil (4) Vanmala Jagannath Patil nee Miss Vanmalal Keshav Patil (Married Daughter) (5) Anita Dinesh Keni nee Miss Anitha Keshav Patil (Married Daughter) to claim in equal all the shares, right, title and interest in the said property.

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OFFICE

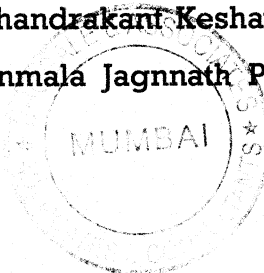
Shop No. 3 (1), Ground Floor, "A" Wing, Thakkar Apartment, Shiv Vallabh Road, Near Ashokvan, Borivali (East), Mumbai - 400 066

- d) By and under Deed of conveyance dated 9th February 2010 under registration No. TNN/4/1293/2010 executed between (i) Shri. Dinanath Bhaskar Patil (ii) Shri. Manohar Bhaskar Patil (iii) Shri. Hitendra alias Chandrakant Keshav Patil (iv) Shri. Satish Keshav Patil (v) Shri. Hemprakash Keshav Patil (vi) Smt. Vanmala Jagannath Patil (vii) Smt. Anita Dinesh Keny legal heirs of late Mr. Bhaskar Kana Patil as the Owners & Mr. Avinash Dattaram Patil as the Confirming Party in favour of (i) Mr. Kiran Sangoi & (ii) Mr. Nagin Jain as the Purchaser, the owners and the confirming party has transferred their right title and interest in respect of the said property.
- e) In pursuant to Deed of conveyance dated 18th March 2010 under registration No. TNN/4/2629/2010 the said original owners have executed an Irrevocable Power of Attorney dated 9th February 2010 in favour of Mr. Kiran Sangoi & Mr. Nagin Jain in respect of the said property.
- f) By and under Deed of conveyance dated 9th February 2010 under registration No. TNN/4/1293/2010 (i) Mr. Manohar Bhaskar Patil & 21 Others through their constituted Power of Attorney Holders Shri. Chandrakant Gopaldas Patel, as the Vendors & Mr. Navin Popatlal Shah as first confirming party through their constituted Power of Attorney Holders Shri. Chandrakant Gopaldas Patel & Shri. Chandrakant Gopaldas Patel as the Second Confirming Party agreed to sell assign convey and transfer all their right title and interest in respect of the said property for for consideration and on the terms and conditions contained therein.
- g) By and under a Deed of Conveyance dated 28th July 2010 the said Mr. Kiran Sangoi & Mr. Nagin Jain have transferred all thier right title and interest in respect of the said property to M/s. Ravi Developments for consideration and on the terms and conditions contained therein.
- h) In pursuant to Deed of Conveyance dated 28th July 2010 the said Mr. Kiran Sangoi & Mr. Nagin Jain have executed an Irrevocable Power of Attorney dated



28th July 2010 in favour of Shri. Jayesh T. Shah and Shri. Ketan T. Shah, the Partners of M/s. Ravi Developments.

- i) By and under Agreement (Sathe Karar) dated 12th March 1991, executed between (1) Manohar Bhaskar Patil (2) Smt. Prabhavati Manohar Patil (3) Dinanath Bhaskar Patil (4) Laxmibai Dinanath Patil (5) Vidhyadhar Manohar Patil in favour of Pachdev R Patel in respect of the said property for consideration and on the terms and conditions contained therein.
- j) By and under the Confirmation Deed (Manyatapatra) dated 06th July 2011 vide registration No. TNN4/6946/2011 executed by (1) Chandrakant Keshav Patil (2) Hemant Keshav Patil (3) Satish Keshav Patil (4) Vanmala Jaggnath Patil (5) Anita Dinesh Keny (6) Premabai Gopinath Patil (7) Manohar Bhaskar Patil through their Power of Attorney Holders and for self Shri. Dinanath Bhaskar Patil (8) Prabhavati Manohar Patil (9) Laxmi Dinanath Patil (10) Vidhyadhar Manohar Patil (11) Kaushik Manohar Patil (12) Jyoti Jaywant Mhatre (13) Nayna Mohan Mhatre, whereby confirmed the agreement dated 12/03/1991 executed by the aforesaid owners in favour of Pachdev R Patel in respect of the said property for consideration and on the terms and conditions contained therein.
- k) By and under Agreement (Kayamche Karidikhat) dated 06th July 2011 vide registration No. TNN4/6947/2011 executed by (1) Chandrakant Keshav Patil (2) Hemant Keshav Patil (3) Satish Keshav Patil (4) Vanmala Jaggnath Patil (5) Anita Dinesh Keny (6) Premabai Gopinath Patil (7) Manohar Bhaskar Patil through their Power of Attorney Holders and for self Shri. Dinanath Bhaskar Patil (8) Prabhavati Manohar Patil (9) Laxmi Dinanath Patil (10) Vidhyadhar Manohar Patil (11) Kaushik Manohar Patil (12) Jyoti Jaywant Mhatre (13) Nayna Mohan Mhatre in favour of Pachdev R Patel the Owner therein in respect of the said property for consideration and on the terms and conditions contained therein.
- l) In pursuant to (Kayamche Karidikhat) dated 06th July 2011 vide registration No. TNN4/6947/2011 the said 1) Chandrakant Keshav Patil (2) Hemant Keshav Patil (3) Satish Keshav Patil (4) Vanmala Jaggnath Patil (5) Anita Dinesh Keny (6)



Premabai Gopinath Patil (7) Manohar Bhaskar Patil through their Power of Attorney Holders and for self Shri. Dinanath Bhaskar Patil (8) Prabhavati Manohar Patil (9) Laxmi Dinanath Patil (10) Vidhyadhar Manohar Patil (11) Kaushik Manohar Patil (12) Jyoti Jaywant Mhatre (13) Nayna Mohan Mhatre executed an Irrevocable Power of Attorney vide registration No. TNN4/6948/2011 in favour of Shri. Panchdev R. Patel

- m) By and under Agreement for Sale dated 31st May 2012, the said Shri. Panchdev Ramdular Patel agreed to sell all his right title and interest in respect of the said property to M/s. Ravi Developments for consideration and on the terms and conditions contained therein.
- n) In pursuant Agreement for Sale dated 31st May 2012 the said Shri. Panchdev Ramdular Patel executed an Irrevocable General Power of Attorney dated 31st May 2012 in favour of Shri. Jayesh T. Shah and Shri. Ketan T. Shah, the Partners of M/s. Ravi Developments.
- o) By and under Consent for amalgamation and joint approval /Development Permission the said Shri. Sailesh Shah has given consent dated 30th August 2016 to M/s. Ravi Developments to carry out the development on the said property.

We have investigated the title of the aforesaid property and in our opinion, subject to the terms and conditions of the abovementioned Agreements, orders and documents hereinabove stated, the said M/s. Ravi Developments is entitled to develop the said property.

Dated on 01<sup>st</sup> March 2019

For M/s. Bhogale & Associates

*M. Bhogale*

Advocates & Legal Consultants

