

Flat No. B/204,  
Ram-Isha Apartment,  
Indralok, Phase - 1,  
Bhayander (E) - 401 105.  
Cell : 98217 10565  
98706 87378

**S. P. SINGH**  
**VIKAS SINGH**  
**V. P. SINGH**  
**ADVOCATES HIGH COURT**

Tel. : 2897 8981  
Markande Niwas, H. T. Road,  
Kajupada, Borivali (E),  
Mumbai - 400 066.  
vedprakashsingh7@yahoo.com

TITLE CERTIFICATE

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY THAT we have taken the search and investigated the title in respect of the lands property bearing Old Survey No. 223, corresponding New Survey No. 191, Hissa No. 5, admeasuring 10.1 Guntha or 1010 Sq. Meters, of Revenue Village NAVGHAR, Taluka & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, Registration sub District at Thane, hereinafter referred to as "the said properties", which belonged to SHRI LAXMAN NARAYAN PATIL, SHRI PANDURANG NARAYAN PATIL and SHRI HARISCHANDRA NARAYAN PATIL absolutely as co-owners of the said property and accordingly their names appeared in the Land Record i.e. 7/12 extract of the said property at the relevant time. SHRI BALARAM GANPAT PATIL aka BALARAM NARAYAN PATIL had been the real brother of the co-owners above named.

THAT the said one of the Co-owner SHRI BALARAM GANPAT PATIL died in the year 1962 leaving behind him 6 daughters namely; (1) Mrs. Hemlata Uday Patil, (2) Mrs Rekha Madhukar Patil, (3) Mrs. Mangla Ramanand Gawand, (4) Mrs. Sangeeta Arun Mahtre (5) Mrs. Vandana Jagannath Patil and (6) Smt. Madhuri Hansraj Patil. The names of all the 6 daughters are appearing in the Land Records pertaining to all the properties devolved upon them by way of inheritance.

THAT the Co-owner SHRI PANDURANG NARAYAN PATIL died leaving behind him his widow SMT. LAXMIBAI P. PATIL who also died on 12/05/2006 and his legal heirs Shri Hemant Pandurang Patil, Shri Nitin Pandurang Patil, Shri Jitendra Pandurang Patil, entitled for the estates of the deceased and accordingly their names appear in the Land Record of the various properties including the said property.

THIS IS TO CERTIFY THAT all the co-owners abovenamed for self and/or through their heirs & next of kin sold, assigned, transferred and conveyed their



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respective shares in the said property alongwith other properties to M/s. ZONE PROPERTY PVT. LTD. in the following manner;

ALL THE OWNERS THROUGH THEIR RESPECTIVE CONVEYANCES i.e. (1) the co-owners Shri Hemant Pandurang Patil & Others alongwith their next of kin by a Deed of Conveyance dated 19/10/2010, duly registered under Doc. No. TNN-03/6943/2010, dated 19/10/2010, (2) the co-owners Shri Harischandra Narayan Patil & Others alongwith SMT. Shilpa Sadashiv Gawand & Smt. Swapna Suhas Mhatre executed a Development Agreement dated 27/12/2006, duly registered under Doc.No.TNN4-10884/2006 dated 28/12/2006, (3) the co-owners Shri Harischandra Narayan Patil & Others by a Deed of Conveyance dated 13<sup>th</sup> December, 2011, registered in the office of Sub-Registrar of Assurances at Thane under Sr. No. TNN-7/08987/2011, dated 13<sup>th</sup> December, 2011, (4) the co-owners Smt. Shilpa Sadashiv Gawand and Smt. Swapna Suhas Mhatre by a Deed of Conveyance dated 19/10/2011, registered under Sr. No. TNN-7/07585/2011, dated 19/10/2011, (5) the co-owners Mrs. Rekha Madhukar Patil, Mrs. Sangeeta Arun Mahtre and Mrs. Vandana Jagannath Patil i.e. the legal heirs of late Shri Balaram Ganpat Patil, collectively by a Conveyance dated 31/12/2010, registered under Doc. No.TNN-7/10823/2010 dated 31/12/2010 (6) the said Co-owners Mrs. Mangla Ramanand Gawand i.e. the another legal heir of late Shri Balaram Ganpat Patil as mentioned above by a Conveyance dated 11/10/2011, registered under Doc. No.TNN-7/07300/2011 dated 11/10/2011, (7) the said co-owners Mrs. Hemlata Uday Patil i.e. the another legal heir of late Shri Balaram Ganpat Patil as mentioned above by a Conveyance dated 13/12/2012, registered under Doc. No.TNN-7/8512/2012 dated 14/12/2012, (8) the said co-owner Smt Madhuri Hansraj Patil i.e. the another legal heir of late Shri Balaram Ganpat Patil as mentioned above by a Conveyance dated 31/10/2013, registered under Doc. No.TNN-7/8255/2013 dated 31/10/2013 and (9) the co-owners Shri Balwant Laxman Patil & Others alongwith their next of kin by a Conveyance dated 06/09/2012, registered under Doc. No.TNN-7/06260/2012, dated 06/09/2012 and accordingly M/s. Zone Properties Pvt. Ltd. became owner of the said property.



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IN THE MANNER aforesaid M/s. Zone Properties Pvt. Ltd. after purchasing and acquiring the said properties from its various co-owners as mentioned above and accordingly their names entered into the Land Records i.e. 7/12 extract of the said properties free from all encumbrances, claims and demands as owners of the said properties.

THIS IS TO CERTIFY THAT the said M/s. ZONE PROPERTIES PVT. LTD. by a Conveyance dated 26/04/2013 registered under Doc. No. TNN-7/3262/2013 and a Conveyance dated 10/12/2013 registered under Doc. No. TNN-7/680/2014 dated 24/01/2014 sold, assigned, transferred and conveyed the said properties to M/s. SIDDIQUE GROUP, a proprietorship firm, through its proprietor, SHRI KAMRUDDIN H. SIDDIQUE, an adult, Indian Inhabitant, residing at 203, Almas Apt., Near Madina Manjil, S. V. Road, Goregaon (W), Mumbai-400062 at the consideration price mentioned therein and thereby also handed over the peaceful and vacant possession of the said properties to M/s. SIDDIQUE GROUP free from all encumbrances as owner of the said properties.

FROM the Revenue records, searches and documents placed before us and duly verified, examined and investigated by us, we hereby CERTIFY that prior to execution of conveyance as mentioned above the title of the Owners as named hereinabove in respect of the said properties were clear, marketable and free from all encumbrances.

THUS pursuant to the execution of conveyances as referred above in favour of M/s. SIDDIQUE GROUP as within mentioned, the said M/s. SIDDIQUE GROUP are the absolute owner of the said properties with freehold rights, free from all encumbrances and they have absolute right to use, enjoy and deal with the said properties.

Place: BHAYANDER

DATE: 11/03/2020.

V. P. Singh

Advocate, High Court