

**D. G. NAIK**

B. Com., LL.M.

ADVOCATE, HIGH COURT

104, Saroj Plaza,  
Near Maxus Mall, Flyover Road,  
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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 Old Survey No. 252, New Survey No. 43, Hissa No. 8, admeasuring 1920 sq. meters, situate, lying and being at Village Navghar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation and have to state as hereunder;

1. Shri Yashwant Sowar Patil was the original owner of land bearing Old Survey No. 252, New Survey No. 43, Hissa No.8, admeasuring 1920 sq. meters, situate, lying and being at Village Navghar, 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").
2. Shri Yashwant Sowar Patil died intestate on 26<sup>th</sup> June, 1991, leaving behind his widow Smt. Anandibai Yeshwant Patil, three sons namely Shri Dharmaji Yashwant Patil, Shri Anant Yashwant Patil, Shri Chintaman Yashwant Patil, three married daughters namely Smt. Babibai Kisan Patil, Smt. Bhanumati Baliram Mhatre, and Smt. Manjula Ramakant Mhatre, as his heirs and legal representatives entitled to the estate of the deceased including the said property.
3. By a Mutation Entry No.529 dated 6<sup>th</sup> October, 2003 the names of Smt. Anandibai Yeshwant Patil, Shri Dharmaji Yashwant Patil, Shri Anant Yashwant Patil, Shri Chintaman Yashwant Patil, Smt. Babibai Kisan Patil, Smt. Bhanumati Baliram Mhatre and Smt. Manjula Ramakant Mhatre came to be recorded in the 7/12 extract of the said property as the heirs of late Shri Yeshwant Sowar Patil.

4. On the basis of an application made by Shri Chintaman Yeshwant Patil to the Talathi of Village Bhayandar, the names of Shri Subhash Chintaman Patil and Shri Dasharath Chintaman Patil came to be recorded in the 7/12 extract of the said property vide a Mutation Entry No. 560 dated 1<sup>st</sup> October, 2004.

5. Shri Hemprakash Chintaman Patil died intestate on 19<sup>th</sup> April, 2004 leaving behind his widow Smt. Vandana Hemprakash Patil, two sons namely Master Chirag Hemprakash Patil and Master Shubh Hemprakash Patil as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.

6. Shri Dasharath Chintaman Patil died intestate on 28<sup>th</sup> November, 2010, leaving behind his widow Smt. Pratibha Dasharath Patil, two daughters namely Miss Tejaswini Dasharath Patil and Miss Nupur Dasharath Patil as his heirs and legal representatives entitled to the undivided share of the deceased in the said property.

7. Shri Chintaman Yeshwant Patil died on 28<sup>th</sup> May, 2013 leaving behind his widow by name Smt. Hirabai Chintaman Patil, a son by name Shri Subhash Chintaman Patil, two married daughters namely Smt. Bhavna Balkrishna Patil, Smt. Vasanti Arvind Karbhari and the heirs of late Shri Hemprakash Chintaman Patil namely Smt. Vandana Hemprakash Patil, Master Chirag Hemprakash Patil and Master Shubh Hemprakash Patil and also the heirs of late Shri Dasharath Chintaman Patil namely Smt. Pratibha Dashrath Patil, Miss Tejaswini Dasharath Patil and Miss Nupur Dasharath Patil as his heirs and legal representatives entitled to the undivided share of late Shri Chintaman Yeshwant Patil in the said property.

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8. By a Mutation Entry No. 1951 dated 14<sup>th</sup> August, 2013 the names of Smt. Hirabai Chintaman Patil, Smt. Vandana Hemprakash Patil, Master Chirag Hemprakash Patil, Master Shubh Hemprakash Patil, Miss Tejaswini Dasharath Patil, Miss Nupur Dasharath Patil, Smt. Bhavna Balkrishna Patil and Smt. Vasanti Arvind Karbhari came to be recorded in the 7/12 extract of the said property as the heirs of late Shri Chintaman Yeshwant Patil.

9. By an Agreement, dated 22<sup>nd</sup> March, 2007, Shri Dharmaji Yeshwant Patil, Smt. Rekha Dharmaji Patil, Shri Nandkumar Dharmaji Patil, Shri Mahesh Dharmaji Patil, Shri Mohan Dharmaji Patil, Smt. Charusheela Nandkumar Patil, Smt. Sunanda Mahesh Patil, Smt. Mansi Mohan Patil, Shri Anant Yeshwant Patil, Smt. Sunanda Anant Patil, Shri Nagesh Anant Patil, Shri Nilesh Anant Patil, Smt. Devyani Arun Bhoir, Smt. Harshala Nagesh Patil, Smt. Vidya Nilesh Patil, Smt. Babibai Kishan Patil, Smt. Bhanumati Baliram Mhatre, Smt. Mangula Ramakant Mhatre and Smt. Anandibai Yeshwant Patil (hereinafter collectively referred to as "the Patil Family" for the sake of brevity and convenience) had agreed to sell their undivided share in the said property to M/s. Mahant Builders and Land Developers for the consideration mentioned therein.

10. In pursuance of the said Agreement, dated 22<sup>nd</sup> March, 2007, the Patil Family had also executed an Irrevocable General Power of Attorney, in favour of the partners of M/s. Mahant Builders and Land Developers conferring upon them several powers inter-alia power to sell their undivided share in the said property to the person or persons of their choice including power to execute deed of conveyance and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof.

11. By an Agreement, dated 23<sup>rd</sup> April, 2007, M/s. Mahant Builders and Land Developers in its turn agreed to sell the undivided share of the Patil Family in the said property to M/s. Vidhi Buildcon Pvt. Ltd., at the price and on the terms and conditions stipulated therein. In pursuance of the said Agreement, dated 23<sup>rd</sup> April, 2007, M/s. Mahant Builders and Land Developers had also executed an Irrevocable General Power of Attorney in favour of one of the directors of M/s. Vidhi Buildcon Pvt. Ltd., conferring upon them several powers inter-alia power to execute deed of conveyance and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof.

12. The Patil Family with the consent of M/s. Mahant Builders and Land Developers had agreed to sell their undivided share in the said property to M/s. Vidhi Buildcon Pvt. Ltd., vide an Agreement for sale, dated 3<sup>rd</sup> August, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/06046/2011, dated 12<sup>th</sup> August, 2011 for the consideration mentioned therein. In pursuance of the said Agreement for sale, dated 3<sup>rd</sup> August, 2011, the Patil Family had also executed an Irrevocable General Power of Attorney, dated 3<sup>rd</sup> August, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/06047/2011, dated 12<sup>th</sup> August, 2011, in favour of M/s. Vidhi Buildcon Pvt. Ltd., conferring upon it several powers inter-alia power to sell their undivided share in the said property to the person or persons of their choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

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- Ref. No.* 13. By an Agreement for Sale cum Development, dated 30<sup>th</sup> July, 2012, M/s. Vidhi Buildcon Pvt. Ltd., in its turn agreed to sell the undivided share of the Patil Family to M/s. Salangpur Developer for the consideration mentioned therein.
14. By an Agreement for Sale cum Development, dated 15<sup>th</sup> January, 2014, M/s. Salangpur Developers had agreed to sell, transfer and assign all its right, title and interest in the said property to M/s. Anmol Developers for the consideration mentioned therein.
15. By a Deed of Conveyance, dated 7<sup>th</sup> March, 2014, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/1707/2014, the Patil Family with the consent and confirmation of M/s. Mahant Builders and Land Developers had sold, transferred and conveyed their undivided share in the said property to M/s. Vidhi Buildcon Pvt. Ltd.,
16. By a Deed of Conveyance, dated 7<sup>th</sup> March, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/1587/2014, Smt. Vandana Hemprakash Patil, Master Chirag Hemprakash Patil and Master Shubh Hemprakash Patil had sold, transferred and conveyed their undivided share in the said property to M/s. Salangpur Developers for the consideration mentioned therein. Smt. Vandana Hemprakash Patil and others had also executed an Irrevocable General Power of Attorney, dated 7<sup>th</sup> March, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/1588/2014 in favour of the partners of M/s. Salangpur Developers conferring upon them several powers inter-alia power to sell their undivided share in the said property to the person or persons of their choice.

17. By a Deed of Conveyance, dated 26<sup>th</sup> May, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/3172/2014 Smt. Hirabai Chintaman Patil and Shri Subhas Chintaman Patil had sold, transferred and conveyed their undivided share in the said property to M/s. Salangpur Developers for the consideration mentioned therein. Smt. Hirabai Chintaman Patil and Shri Subhash Chintaman Patil had executed an Irrevocable General Power of Attorney, dated 26<sup>th</sup> May, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/3173/2014 in favour of M/s. Salangpur Developers conferring upon them several powers inter-alia power to deal with their undivided share in the said property.

18. By a Deed of Conveyance, dated 17<sup>th</sup> September, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7269/2014 Smt. Pratiba Dasharath Patil, Miss Tejaswini Dasharath Patil and Miss Nupur Dasharath Patil had sold, transferred and conveyed their undivided share in the said property to M/s. Salangpur Developers for the consideration mentioned therein. Smt. Pratiba Dasharath Patil and others had also executed an Irrevocable General Power of Attorney, dated 18<sup>th</sup> September, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7270/2014 in favour of M/s. Salangpur Developers conferring upon them the power to deal with their undivided share in the said property.

19. By a Deed of Conveyance, dated 17<sup>th</sup> September, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7276/2014 Smt. Vasanti Arvind Karbhari had sold, transferred and conveyed her undivided share in the said property to M/s. Salangpur Developers for the consideration mentioned therein. Smt. Vasanti Arvind Karbhai had executed an Irrevocable General Power of Attorney, dated 18<sup>th</sup> September, 2014 registered in the office of Sub-Registrar of Assurance at

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*Ref. No.* Thane under Sr. No. TNN-7/7277/2014 in favour of M/s.Salangpur Developers conferring upon them several power inter alia power to deal with her undivided share in the said property.

20. By a Deed of Conveyance, dated 14<sup>th</sup> January, 2015, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/609/2015, Smt. Bhavna Balkrishna Patil had sold, transferred and conveyed her undivided share in the said larger property to M/s. Salangpur Developers for the consideration mentioned therein.

21. In the premises aforesaid, M/s. Vidhi Buildcon Pvt. Ltd. became entitled to hold and possess 6/7<sup>th</sup> undivided share in the said property and M/s. Salangpur Developers became entitled to hold and possess 1/7<sup>th</sup> undivided share in the said property.

22. By a Deed of Conveyance, dated 31<sup>st</sup> December, 2014, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/1775/2015, dated 6<sup>th</sup> April, 2015, M/s.Vidhi Buildcon Pvt. Ltd., and M/s. Salangpur Developers had jointly sold, transferred and conveyed their respective right, title and interest in the said property to M/s. Anmol Developers for the consideration mentioned therein.

23. In the 7/12 extract of the said property, the name of the Estate Investment Co.,Pvt. Ltd. is shown as the superior holder thereof.

24. I have also taken the searches in the Office of Sub-Registry of Thane in respect of the said property from 1985 to till date and during the course of my searches, I have come across the following documents pertaining to the said property and save and except the documents as mentioned below, no any other registered documents were found pertaining to the said property.

- i) Agreement for sale, dated 3<sup>rd</sup> August, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/06046/2011, dated 12<sup>th</sup> August, 2011 executed by Shri Dharmaji Yeshwant Patil, Smt. Rekha Dharmaji Patil, Shri Nandkumar Dharmaji Patil, Shri Mahesh Dharmaji Patil, Shri Mohan Dharmaji Patil, Smt. Charusheela Nandkumar Patil, Smt. Sunanda Mahesh Patil, Smt. Mansi Mohan Patil, Shri Anant Yeshwant Patil, Smt. Sunanda Anant Patil, Shri Nagesh Anant Patil, Shri Nilesh Anant Patil, Smt. Devyani Arun Bhoir, Smt. Harshala Nagesh Patil, Smt. Vidya Nilesh Patil, Smt. Babibai Kishan Patil, Smt. Bhanumati Baliram Mhatre, Smt. Mangula Ramakant Mhatre and Smt. Anandibai Yeshwant Patil with the consent and confirmation of M/s. Mahant Builders and Land Developers had agreed to sell their undivided share in the said property to M/s. Vidhi Buildcon Pvt. Ltd.,
- ii) Irrevocable General Power of Attorney, dated 3<sup>rd</sup> August, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/06047/2011, dated 12<sup>th</sup> August, 2011 executed by Shri Dharmaji Yeshwant Patil and others in favour of M/s. Vidhi Buildcon Pvt. Ltd., in respect of the said property.
- iii) Deed of Conveyance, dated 7<sup>th</sup> March, 2014, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/1707/2014, executed by Shri Dharmaji Yeshwant Patil and others with the consent and confirmation of M/s. Mahant Builders and Land Developers had sold, transferred and conveyed their undivided share in the said property to M/s. Vidhi Buildcon Pvt. Ltd.,



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- iv) Deed of Conveyance, dated 7<sup>th</sup> March, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/1587/2014 executed by Smt. Vandana Hemprakash Patil, Master Chirag Hemprakash Patil and Master Shubh Hemprakash Patil in favour of M/s. Salangpur Developers in respect of their undivided share in the said property to M/s. Salangpur Developers.
- v) Irrevocable General Power of Attorney, dated 7<sup>th</sup> March, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/1588/2014 executed by Smt. Vandana Hemprakash Patil, Master Chirag Hemprakash Patil and Master Shubh Hemprakash Patil in favour of the partners of M/s. Salangpur Developers in respect of their undivided share in the said property.
- vi) Deed of Conveyance, dated 26<sup>th</sup> May, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/3172/2014, executed by Smt. Hirabai Chintaman Patil and Shri Subhas Chintaman Patil in favour of M/s. Salangpur Developers in respect of their undivided share in the said property.
- vii) Irrevocable General Power of Attorney, dated 26<sup>th</sup> May, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/3173/2014 executed by Smt. Hirabai Chintaman Patil and Shri Subhash Chintaman Patil in favour of M/s. Salangpur in respect of their undivided share in the said property.

- viii) Deed of Conveyance, dated 17<sup>th</sup> September, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7269/2014 executed by Smt. Pratiba Dasharath Patil, Miss Tejaswini Dasharath Patil in favour of M/s. Salangpur Developers in respect of their undivided share in the said property.
- ix) Irrevocable General Power of Attorney, dated 18<sup>th</sup> September, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7270/2014 executed by Smt. Pratiba Dasharath Patil, Miss Tejaswini Dasharath Patil in favour of M/s. Salangpur Developers in respect of their undivided share in the said property.
- x) Deed of Conveyance, dated 17<sup>th</sup> September, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7276/2014, executed by Smt. Vasanti Arvind Karbhari in favour of M/s. Salangpur Developers in respect of her undivided share in the said property.
- xi) Irrevocable General Power of Attorney, dated 18<sup>th</sup> September, 2014 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7277/2014 executed by Smt. Vasanti Arvind Karbhari in favour of M/s. Salangpur Developers in respect of her undivided share in the said property.
- xii) Deed of Conveyance, dated 14<sup>th</sup> January, 2015, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/609/2015, executed by Smt. Bhavna Balkrishna Patil in favour of M/s. Salangpur Developers in respect of her undivided share in the said larger property.

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xiii) Deed of Conveyance, dated 31<sup>st</sup> December, 2014, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/1775/2015, dated 6<sup>th</sup> April, 2015, executed by M/s.Vidhi Buildcon Pvt. Ltd., and M/s. Salangpur Developers in favour of M/s. Anmol Developers in respect of the said property.

25. On the whole from the searches taken in the office of Sub-Registry of Thane 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 subject to the allege claim of the Estate Investment Co.,Pvt. Ltd., the title to the land bearing Old Survey No. 252, New Survey No. 43, Hissa No. 8, admeasuring 1920 sq. meters, situate, lying and being at Village Navghar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation owned by M/s. Anmol Developers is clear, marketable and free from all encumbrances.

Date : 8<sup>th</sup> May, 2015.



Advocate