

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to the following land situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane, in the Registration District and Sub-district Thane and now within the limits of Mira Bhayandar Municipal Corporation and have to state as hereunder;

Sr. No.	Old Survey No.	Old Hissa No.	New Survey No.	New Hissa No.	Area in Sq. Meters
1.	332	5	41	5	5150
2.	331	3(Part)	21	3/B	3700
3.	316	1	40	1	4170
4.	331	3(Part)	27	3/A	2560
5.	331	7	27	7	400

1. Shri Ananda Gopal Patil was the original owner of the land bearing Old Survey No.332, New Survey No.41, Hissa No.5, admeasuring 5150 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane, in the Registration District and Sub-district Thane and now within the limits of Mira Bhayandar Municipal Corporation (hereinafter referred to as the **"First Property"** for the sake of brevity and convenience). Shri Ananda Gopal Patil died intestate leaving behind his widow by name Smt. Yamunabai Ananda Patil as his only heir and legal representative entitled to the estate of the deceased including the first property. By a Mutation Entry No.3764, dated 17th September, 1977, the name of Smt. Yamunabai Ananda Patil came to be recorded in the 7/12 extract of the first property as the owner thereof.

2. By an Agreement dated 1st December, 2006, registered in the office of Sub Registrar of Assurance at Thane under Sr. No.TNN10/06935/2007, Smt. Yamunabai Ananda Patil agreed to grant the development rights of the first property to the M/s.Kanungo Graha Nirman at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement dated 1st December, 2006, Smt. Yamunabai Ananda Patil had executed an Irrevocable General Power of Attorney of even date in favour of the partners of M/s. Kanungo Graha Nirman conferring upon them several powers inter alia power to develop the first property by constructing buildings thereon.

3. Shri Gopal Laxman Patil was the original owner of land bearing Old Survey No. 331, Hissa No. 3 (Part), New Survey No. 21, Hissa No. 3/B, admeasuring 3700 sq. meters, Old Survey No. 316, New Survey No. 40, Hissa No. 1, admeasuring 4170 sq. meters, Old Survey No.331, New Survey No.27, Hissa No.3/A, admeasuring 2560 sq. meters and Old Survey No.331, New Survey No.27, Hissa No.7, admeasuring 400 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane, in the Registration District and Sub-district Thane and now within the limits of Mira Bhayandar Municipal Corporation (hereinafter jointly and collectively referred to as the "**Larger Property**" for the sake of brevity and convenience).

4. Shri Gopal Laxman Patil died intestate in or about 1975 leaving behind his widow by name Thamabai Gopal Patil, five sons namely Shri Moreshwar Gopal Patil, Shri Vittal Gopal Patil, Shri Janardhan Gopal Patil, Shri Narayan Gopal Patil, Shri Yeshwant Gopal Patil, four daughters namely Smt. Bhagirathi Bhalchandra Patil, Smt. Anusuya Dattatray Patil, Smt. Dwarkabai Kishan Patil and Smt. Yamunabai Anand Patil as his heirs and legal

representatives entitled to the estate of the deceased including the larger property.

5. By a Mutation Entry No.3832, dated 22nd September, 1977, the names of Smt. Thamabai Gopal Patil, Shri Moreshwar Gopal Patil, Shri Vittal Gopal Patil, Shri Janardhan Gopal Patil, Shri Narayan Gopal Patil, Shri Yeshwant Gopal Patil, Smt. Bhagirathi Bhalchandra Patil, Smt. Anusuya Dattatray Patil, Smt. Dwarkabai Kishan Patil and Smt. Yamunabai Anand Patil came to be recorded in the 7/12 extract of the larger property as the heirs of late Shri Gopal Laxman Patil.
6. Smt. Bhagirathi Bhalchandra Patil, Smt. Anusuya Dattatray Patil, Smt. Dwarkabai Kishan Patil and Smt. Yamunabai Anand Patil, being the daughters of late Shri Gopal Laxman Patil had released and relinquished their undivided right, title, interest and share in the larger property in favour of their brothers namely Shri Moreshwar Gopal Patil, Shri Vittal Gopal Patil, Shri Janardhan Gopal Patil, Shri Narayan Gopal Patil, Shri Yeshwant Gopal Patil and mother by name Smt. Thamabai Gopal Patil and accordingly, the names of Smt. Bhagirathi Bhalchandra Patil, Smt. Anusuya Dattatray Patil, Smt. Dwarkabai Kishan Patil and Smt. Yamunabai Anand Patil came to be deleted from the 7/12 extract of the larger property vide a Mutation Entry No.3964, dated 28th July, 1978.
7. An oral partition was effected amongst Shri Moreshwar Gopal Patil, Shri Vittal Gopal Patil, Shri Janardhan Gopal Patil, Shri Narayan Gopal Patil, Shri Yeshwant Gopal Patil and Smt. Thamabai Gopal Patil in respect of the larger property and the effect of an oral partition had been given in the 7/12 extract of the larger property vide a Mutation Entry No.3965, dated 28th July, 1978.

8. By virtue of an oral partition, Shri Janardhan Gopal Patil became the owner of the land bearing Old Survey No. 331, Hissa No. 3 (Part), New Survey No. 21, Hissa No. 3/B, admeasuring 3700 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane, in the Registration District and Sub-district Thane and now within the limits of Mira Bhayandar Municipal Corporation, (hereinafter referred to as the "**Second Property**").
9. By virtue of an oral partition, Shri Moreshwar Gopal Patil became the owner of the land bearing Old Survey No. 316, New Survey No. 40, Hissa No. 1, admeasuring 4170 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane, in the Registration District and Sub-district Thane and now within the limits of Mira Bhayandar Municipal Corporation (hereinafter referred to as the "**Third Property**").
10. By virtue of an oral partition, Shri Narayan Gopal Patil became the owner of the land bearing Old Survey No.331, New Survey No.27, Hissa No.3/A, admeasuring 2560 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation, (hereinafter referred to as the "**Fourth Property**").
11. By virtue of an oral partition, Shri Yeshwant Gopal Patil became the owner of the land bearing Old Survey No.331, New Survey No.27, Hissa No.7, admeasuring 400 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation, (hereinafter referred to as the "**Fifth Property**").

D. G. NAIK

B.Com., LL.M.

ADVOCATE, HIGH COURT

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12. By an Agreement dated 1st December, 2006, registered in the office of Sub Registrar of Assurance at Thane under Sr. No.TNN10/06933/2007, Shri Janardhan Gopal Patil agreed to grant the development rights of the second property to M/s.Kanungo Graha Nirman at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement, dated 1st December, 2006, Shri Janardhan Gopal Patil had executed a Power of Attorney of even date in favour of partners of M/s. Kanungo Graha Nirman conferring upon them several powers inter-alia power to develop the second property by constructing building or buildings thereon.

13. By an Agreement, dated 1st December, 2006, registered in the office of Sub Registrar of Assurance at Thane under Sr. No.TNN10/06934/2007, Shri Moreshwar Gopal Patil agreed to grant the development rights of the third property to M/s. Kanungo Graha Nirman at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement dated 1st December, 2006, Shri Moreshwar Gopal Patil had executed a Power of Attorney of even date in favour of partners of M/s. Kanungo Graha Nirman conferring upon them several powers inter-alia power to develop the third property by constructing building or buildings thereon.

14. Shri Moreshwar Gopal Patil died intestate on 9th November, 2007, leaving behind his widow by name Smt. Malti Moreshwar Patil, three married daughters namely Smt. Vidya Vikas Patil, Smt Nandini Lalchand Mhatre, Smt. Nishikala Rupesh Patil and a son by name Shri Deshant Moreshwar Patil as his heirs and legal representatives.

15. In order to confirm and ratify the Development Agreement, dated 1st December, 2006, executed by late Shri Moreshwar Gopal Patil in favour of M/s.Kanungo Graha Nirman in respect of the third property, Smt. Malti Moreshwar Patil, Smt. Vidya Vikas Patil, Smt Nandini Lalchand Mhatre, Smt. Nishikala Rupesh Patil and Shri Deshant Moreshwar Patil, being the heirs of late Shri Moreshwar Gopal Patil had executed an Irrevocable General Power of Attorney, dated 21st March 2008, in favour of partners of M/s.Kanungo Graha Nirman conferring upon them several powers including power to develop the third property.
16. Shri Narayan Gopal Patil died intestate on 10th April, 2004, leaving behind his widow by name Smt. Lata Narayan Patil, two sons namely Shri Milan Narayan Patil, Shri Santosh Narayan Patil, two daughters namely Smt. Manisha M. Thakur and Smt. Vaishali J. Patil as his heirs and legal representative entitled to the estate of the deceased including the fourth property.
17. By an Agreement dated 1st December, 2006, registered in the office of Sub Registrar of Assurance at Thane under Sr. No.TNN10/06932/2007, Smt. Lata Narayan Patil, Shri Milan Narayan Patil, Shri Santosh Narayan Patil, Smt. Manisha M. Thakur and Smt. Vaishali J. Patil, being the heirs of late Shri Narayan Gopal Patil had granted the development rights of the fourth property to M/s. Kanungo Graha Nirman at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement dated 1st December, 2006, Smt. Lata Narayan Patil and others had executed a Power of Attorney of even date in favour of partners of M/s. Kanungo Graha Nirman conferring upon them several powers inter-alia power to develop the fourth property by constructing buildings thereon.

18. By an Agreement dated 1st December, 2006, registered in the office of Sub Registrar of Assurance at Thane under Sr. No.TNN10/06936/2007, Shri Yeshwant Gopal Patil had granted the development rights of the fifth property to M/s. Kanungo Graha Nirman at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement dated 1st December, 2006, Shri Yeshwant Gopal Patil had executed a Power of Attorney of even date in favour of partners of M/s.Kanungo Graha Nirman conferring upon them several powers inter-alia power to develop the fifth property by constructing buildings thereon.
19. In the premises aforesaid, M/s. Kanungo Graha Nirman became entitled to develop the first to fifth property by constructing buildings thereon on obtaining necessary permissions and sanctions from the authorities concerned including the Mira Bhayandar Municipal Corporation.
20. The Addl. Collector and Competent Authority at Thane has granted permission under Section 20 of Urban Land (Ceiling and Regulation) Act, 1976 to develop the second to fifth property vide an Order No.ULC/TA/ATP/WSHS-20/SR-1557, dated 26th July, 2005.
21. The Addl. Collector and Competent Authority at Thane has granted permission under Section 20 of Urban Land (Ceiling and Regulation) Act, 1976 to develop the first property vide an Order No.ULC/TA/ATP/WSHS-20/SR-1648, dated 25th August, 2006.
22. The Mira Bhayandar Municipal Corporation has sanctioned the Plan of the buildings to be constructed on the first to fifth property vide V.P. No. MB/MNP/NR/4024/2006-07, dated 7th March, 2007.

23. The Collector of Thane has granted the N.A. permission in respect of the first to fifth property vide an Order No.Revenue/K-1/T-1/NAP/SR-59/2007, dated 10th July, 2007.
24. The Mira Bhayandar Municipal Corporation has granted Commencement Certificate to commence with the work of construction of buildings on the first to fifth property vide V.P. No.MB/MNP/NR/3055/2007-08, dated 7th December, 2007 and the same has been got revised vide Commencement Certificate No. MB/MNP/NR/127/2014-15, dated 12th May, 2014.

THIS IS TO CERTIFY that I have investigated the title to the following land situate, lying and being at Village Goddeo, Bhayandar (East), 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;

Sr. No.	Old Survey No.	Old Hissa No.	New Survey No.	New Hissa No.	Area in Sq. Meters
1.	316	3	40	3/A	600
2.	316	3	40	3/B	610

25. Shri Laxman Kashinath Patil was the original owner of the land bearing Old Survey No. 316, New Survey No. 40, Hissa No. 3/A, admeasuring 600 sq. meters, situate, lying and being at Village Goddeo, Bhayandar (East), 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 **"Sixth Property"** for the sake of brevity and convenience).

26. Shri Laxman Kashinath Patil died intestate on 7th April, 1986, leaving behind his widow by name Smt. Hirabai Laxman Patil, two sons namely Shri Sunil Laxman Patil, Shri Sharad Laxman Patil and a married daughter by name Smt. Sunita alais Hemanti Arun Patil as his heirs and legal representatives entitled to the estate of the deceased including the sixth property.
27. By a Mutation Entry No. 162, dated 15th April, 1989, the names of Smt. Hirabai Laxman Patil, Shri Sunil Laxman Patil, Shri Sharad Laxman Patil and Smt. Sunita alais Hemanti Arun Patil came to be recorded in the 7/12 Extract of the sixth property as the heirs of late Shri Laxman Kashinath Patil.
28. By an Agreement for Sale, dated 6th April, 1993, Smt. Hirabai Laxman Patil, Shri Sunil Laxman Patil, Shri Sharad Laxman Patil and Smt. Sunita alais Hemanti Arun Patil agreed to sell, transfer and assign all their right, title and interest in respect of the sixth property to M/s. Sanghvi Construction Co., at the price and on the terms and conditions therein contained. In pursuance of an Agreement for Sale, dated 6th April, 1993, Smt. Hirabai Laxman Patil and others had executed an Irrevocable General Power of Attorney of even date in favour of partners of M/s. Sanghvi Construction Co., conferring upon them several powers inter-alia power to sell the sixth property to the person or persons of their choice.
29. By an Agreement for Sale, dated 31st January 1995, M/s. Sanghvi Construction Co., in its turn agreed to assign its right in respect of the sixth property to M/s. R. R. Constructions at the price and on the terms and conditions therein contained. In pursuance of an Agreement for Sale, dated 31st January 1995, M/s. Sanghvi Construction Co., had also executed a substitute Power of Attorney

of even date in favour of partners of M/s. R. R. Constructions conferring upon them several powers inter-alia power to sell and assign the sixth property to the person or persons of their choice.

30. The partnership firm of M/s. R. R. Construction came to be dissolved by virtue of Deed of Dissolution, dated 19th January, 1999, executed by and between the partners of M/s. R.R. Constructions and thereupon, the sixth property was apportioned to Shri Baburaj Bhaskara Panicker.
31. By an Agreement for Sale, dated 29th September, 2000, Shri Baburaj Bhaskara Panicker in his turn agreed to sell the sixth property to Smt. Nandini B. Panicker, Proprietrix of M/s. Nandini Constructions at the price and on the terms and conditions therein contained. In pursuance of an Agreement for Sale, dated 29th September, 2000, Shri Baburaj Bhaskara Panicker had executed a substitute Irrevocable General Power of Attorney of even date in favour of Smt. Nandini B. Panicker, Proprietrix of M/s. Nandini Constructions conferring upon her several powers inter-alia power to deal with the sixth property.
32. By an Agreement for Sale, dated 9th September, 2006, Smt. Nandini B. Panicker, Proprietrix of M/s. Nandini Constructions in her turn agreed to sell the sixth property to M/s. Siddhivinayak Homes Pvt. Ltd., at the price and on the terms and conditions therein contained. In pursuance of an Agreement for Sale, dated 9th September, 2006, Smt. Nandini B. Panicker, Proprietrix of M/s. Nandini Constructions had executed a substitute Irrevocable General Power of Attorney of even date in favour of the directors of M/s. Siddhivinayak Homes Pvt. Ltd., conferring upon them several powers inter-alia power to sell the sixth property to the person or persons of their choice.

33. In pursuance of an Agreement for Sale, dated 9th September, 2006, Smt. Hirabai Laxman Patil and others through their constituted attorney being the partners of M/s. Sanghvi Construction Co., the partners of M/s. R.R. Constructions and Smt. Nandini B. Panicker, Proprietrix of M/s. Nandini Constructions had jointly sold, transferred and conveyed the sixth property to M/s. Siddhivinayak Homes Pvt. Ltd., vide a Deed of Conveyance, dated 31st December, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/03660/2011 for the consideration mentioned therein.
34. By a Mutation Entry No. 1479, dated 30th October, 2013, the name of M/s. Siddhivinayak Homes Pvt. Ltd., came to be recorded in the 7/12 extract of the sixth property as the owner thereof.
35. Shri Kana Budhya Gharat was the original owner of the land bearing Old Survey No. 316, New Survey No. 40, Hissa No. 3/B, admeasuring 610 sq. meters, situate, lying and being at Village Goddeo, Bhayandar (East), 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 **"Seventh Property"** for the sake of brevity and convenience).
36. Shri Kana Budhya Gharat died on 23rd October, 1966, leaving behind his last Will and Testament, dated 9th February, 1958, thereby bequeathing the seventh property to his grandsons namely Shri Gajanan Dharman Gharat, Shri Ramchandra Dharman Gharat and Shri Kamlakar Dharman Gharat.
37. By virtue of the last Will and Testament, dated 19th February, 1958, Shri Gajanan Dharman Gharat, Shri Ramchandra Dharman

Gharat and Shri Kamlakar Dharman Gharat became the owners of the seventh property.

38. Shri Gajanan Dharman Gharat died intestate in or about 1968, leaving behind his son Shri Janardan Gajanan Gharat and his mother Smt. Dwarkabai Gajanan Gharat as his heirs and legal representatives entitled to undivided share of the deceased in the seventh property. By a Mutation Entry No. 2994, dated 4th January, 1973, the names of Shri Ramchandra Dharman Gharat, Shri Kamlakar Dharman Gharat, Shri Janardan Gajanan Gharat and Smt. Dwarkabai Gajanan Gharat came to be recorded in the 7/12 Extract of the seventh property.

39. By an Agreement for Sale, dated 13th March, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/02359/2007, Shri Ramchandra Dharman Gharat, Shri Kamlakar Dharman Gharat, Shri Janardan Gajanan Gharat and Smt. Dwarkabai Gajanan Gharat had agreed to sell, transfer and assign all their right, title and interest in the seventh property to M/s. Siddhivinayak Homes Pvt. Ltd., at the price and on the terms and conditions therein contained. In pursuance of an Agreement for Sale, dated 13th March, 2007, Shri Ramchandra Dharman Gharat, Shri Kamlakar Dharman Gharat, Shri Janardan Gajanan Gharat and Smt. Dwarkabai Gajanan Gharat had executed an Irrevocable General Power of Attorney, dated 13th March, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/02360/2007 in favour of directors of M/s. Siddhivinayak Homes Pvt. Ltd., conferring upon them several powers inter-alia power to sell the seventh 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 also to admit the execution thereof before the Sub-Registrar of Assurance.

40. In pursuance of an Agreement for Sale, dated 13th March, 2007, Shri Ramchandra Dharman Gharat and others through their constituted attorney Shri Navinbhai P. Shah sold, transferred and conveyed the seventh property to M/s. Siddhivinayak Homes Pvt. Ltd., vide a Deed of Conveyance, dated 31st December, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/03661/2011 for the consideration mentioned therein.
41. By a Mutation Entry No. 1478, dated 30th October, 2013, the name of M/s. Siddhivinayak Homes Pvt. Ltd., came to be recorded in the 7/12 extract of the seventh property as the owner thereof.
42. The first to seventh property are adjoining to each other and having regard to the said fact, M/s. Kanungo Graha Nirman and M/s. Siddhivinayak Homes Pvt. Ltd., had amalgamated the first to seventh property and jointly submitted the development proposal of the first to seventh property (for brevity sake, the first to seventh property shall be jointly and collectively shall be hereinafter referred to as the "**Said Property**") to the Mira Bhayandar Municipal Corporation.
43. On 1st December, 2015, the Mira Bhayandar Municipal Corporation had issued Commencement Certificate No. MB/MNP/NR/3867/2015-16 in the name of M/s. Kanungo Graha Nirman to proceed with the work of construction of buildings viz. Building No.1, 6 & 7 in the layout of the said property.

44. By a Triparty Development Agreement, dated 27th April, 2016, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/6038/2016, M/s. Kanungo Graha Nirman with the consent and confirmation of Smt. Lata Narayan Patil, Shri Milan Narayan Patil, Smt. Manisha M. Thakur, Mrs. Vaishali J. Patil, Shri Santosh Narayan Patil, Shri Yeshwant Gopal Patil, Shri Janardan Gopal Patil, Smt. Malti Moreshwar Patil, Shri Deshant Moreshwar Patil, Smt. Vidya Vikas Patil, Smt. Nandini Lalchand Mhatre, Smt. Nishikala Rupesh Patil, Smt. Yamunabai Ananda Patil represented by their constituted attorney Shri Mahendra Kanungo and Shri Navin P. Shah, had granted F.S.I. admeasuring 1534.80 sq. meters out of total F.S.I. comprising the land bearing Old Survey No.332, New Survey No.41, Hissa No.5, Old Survey No. 331, Hissa No. 3 (Part), New Survey No. 21, Hissa No. 3/B, Old Survey No. 316, New Survey No. 40, Hissa No. 1, Old Survey No.331, New Survey No.27, Hissa No.3/A and Old Survey No.331, New Survey No.27, Hissa No.7, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane to M/s. Siddhivinayak Homes Pvt. Ltd., at the price and on the terms and conditions stipulated therein as to enable M/s. Siddhivinayak Homes Pvt. Ltd., to consume the said F.S.I. in Building No.7 to be constructed in the layout of the said property.
45. In the premises aforesaid, M/s. Siddhivinayak Homes Pvt. Ltd., is entitled to construct the Building No.7 consisting of stilt + nine upper floors admeasuring 2563.30 sq. meters of F.S.I. in the layout of the said property as per the permissions and sanctions granted by the authorities concerned.
46. I have also caused the searches in the office of Sub-Registry of Thane from 1980 to till date and during the course of the searches, the following documents were traced out;

- a. Agreement dated 1st December, 2006, registered in the office of Sub Registrar of Assurance at Thane, under Sr. No.TNN10/06935/2007, dated 2nd August, 2007, executed by Smt. Yamunabai Ananda Patil in favour of M/s. Kanungo Graha Nirman, in respect of the first property.
- b. Agreement dated 1st December, 2006, registered in the office of Sub Registrar of Assurance at Thane, under Sr. No.TNN10/06933/2007, dated 2nd August, 2007, executed by Shri Janardhan Gopal Patil in favour of M/s.Kanungo Graha Nirman, in respect of the second property.
- c. Agreement dated 1st December, 2006, registered in the office of Sub Registrar of Assurance at Thane, under Sr. No.TNN10/06934/2007, dated 2nd August, 2007, executed by Shri Moreshwar Gopal Patil in favour of M/s.Kanungo Graha Nirman, in respect of the third property.
- d. Agreement dated 1st December, 2006, registered in the office of Sub Registrar of Assurance at Thane, under Sr. No.TNN10/06932/2007, dated 2nd August, 2007, executed by Smt. Lata Narayan Patil, Shri Milan Narayan Patil, Shri Santosh Narayan Patil, Smt. Manisha M. Thakur and Smt. Vaishali J. Patil in favour of M/s. Kanungo Graha Nirman, in respect of the fourth property.
- e. Agreement dated 1st December, 2006, registered in the office of Sub Registrar of Assurance at Thane, under Sr. No.TNN10/06936/2007, dated 2nd August, 2007, executed by Shri Yeshwant Gopal Patil in favour of M/s.Kanungo Graha Nirman, in respect of the fifth property.

- f. Deed of Conveyance, dated 31st December, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/03660/2011, dated 29th April, 2011, executed by Smt. Hirabai Laxman Patil and others through their constituted attorney being the partners of M/s. Sanghvi Construction Co., the partners of M/s. R.R. Constructions and Smt. Nandini B. Panicker, Proprietrix of M/s. Nandini Constructions jointly in favour of M/s. Siddhivinayak Homes Pvt. Ltd., in respect of the sixth property.
- g. Agreement for Sale, dated 13th March, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/02359/2007, dated 13th March, 2007, executed by Shri Ramchandra Dharman Gharat, Shri Kamlakar Dharman Gharat, Shri Janardan Gajanan Gharat and Smt. Dwarkabai Gajanan Gharat in favour of M/s. Siddhivinayak Homes Pvt. Ltd., in respect of the seventh property.
- h. Irrevocable General Power of Attorney, dated 13th March, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/02360/2007, dated 13th March, 2007, executed by Shri Ramchandra Dharman Gharat, Shri Kamlakar Dharman Gharat, Shri Janardan Gajanan Gharat and Smt. Dwarkabai Gajanan Gharat in favour of directors of M/s. Siddhivinayak Homes Pvt. Ltd., in respect of the seventh property.
- i. Deed of Conveyance, dated 31st December, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/03661/2011, dated 29th April, 2011, executed by Shri Ramchandra Dharman Gharat and others through

their constituted attorney Shri Navinbhai P. Shah in favour of M/s. Siddhivinayak Homes Pvt. Ltd., in respect of the seventh property.

47. On the whole from the searches taken in the office of Sub-Registry of Thane and also on the basis of documents produced before me as well as on the basis of information provided to me, I hereby state and certify that title to the first property viz. land bearing Old Survey No. 332, New Survey No. 41, Hissa No. 5, admeasuring 5150 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane, in the Registration District and Sub-district Thane and now within the limits of Mira Bhayandar Municipal Corporation, owned by Smt. Yamunabai Ananda Patil is clear, marketable and free from all encumbrances.
48. I also hereby state and certify that title to the second property viz. land bearing Old Survey No. 331, Hissa No. 3 (Part), New Survey No. 21, Hissa No. 3-B, admeasuring 3700 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, 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 Janardhan Gopal Patil is clear, marketable and free from all encumbrances.
49. I also hereby state and certify that title to the third property viz. land bearing Old Survey No. 316, New Survey No. 40, Hissa No. 1, admeasuring 4170 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane, in the Registration District and Sub-district Thane and now within the limits of Mira Bhayandar Municipal Corporation, owned by Smt. Malti Moreshwar Patil, Smt. Vidya Vikas Patil, Smt. Nandini Lalchand Mhatre, Smt. Nishikala Rupesh Patil and Shri Deshant

Moreshwar Patil is clear, marketable and free from all encumbrances.

50. I also hereby state and certify that title to the fourth property viz. land bearing Old Survey No.331, New Survey No.27, Hissa No. 3-A, admeasuring 2560 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation, owned by Smt. Lata Narayan Patil, Shri Milan Narayan Patil, Shri Santosh Narayan Patil, Smt. Manisha M. Thakur and Smt. Vaishali J. Patil is clear, marketable and free from all encumbrances.
51. I also hereby state and certify that title to the fifth property viz. land bearing Old Survey No. 331, New Survey No. 27, Hissa No. 7, admeasuring 400 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, 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 Yeshwant Gopal Patil is clear, marketable and free from all encumbrances.
52. I also hereby state and certify that title to the sixth and seventh property viz. land bearing Old Survey No. 316, New Survey No. 40, Hissa No. 3/A, admeasuring 600 sq. meters and Old Survey No. 316, New Survey No. 40, Hissa No. 3/B, admeasuring 610 sq. meters, situate, lying and being at Village Goddeo, Bhayandar(East), 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. Siddhivinayak Homes Pvt. Ltd., is clear, marketable and free from all encumbrances.

53. I further state and certify that M/s. Siddhivinayak Homes Pvt. Ltd., is entitled to construct the Building No.7 consisting of still + nine upper floors admeasuring 2563.30 sq. meters of F.S.I. in the layout of the said property as per the permissions and sanctions granted by the authorities concerned

Dated : 23rd March, 2017.



Advocate