

N. N. JADHAV
ADVOCATE HIGH COURT

**A/101, Lodha Heritage, Lodha Mahavir Nagar CHS. Ltd., Achole Road, Nallasopara (E),
District Thane.**

**Office: Laxmi Palace, Mathuradas Road, Kandivali (W), Mumbai 400 067
Cell No. 9969251651, 9321917151- E-mail: devinfo1981@gmail.com**

TO WHOMSOEVER IT MY CONCERN

M/s. Ravi Developments, a Partnership Firm, carrying on business at Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai 400 067, have produced documents and search report before me in respect of all that piece and parcel of land, situated at village Navghar, Taluka & District Thane, bearing Old Survey No. 438, New survey no.111, Hissa No. 3 admeasuring 1520 sq. meters and Old Survey No. 438, New survey no.111, Hissa No. 6 admeasuring 1370 sq. meters, within the limits of Mira Bhayander Municipal Corporation, in the Registration District, Sub-District Thane, (hereinafter called as the said property for sake of brevity).

1. Originally one Shri. Narottam Damodar Patil (since deceased) & others were the owners and fully seized and possessed of and otherwise well and sufficiently entitled to properties bearing all that piece and parcel of land, situated at village Navghar, Taluka & District Thane, bearing Old Survey No. 438, New survey no.111, Hissa No. 3 admeasuring 1520 sq. meters and Old Survey No. 438, New survey no.111, Hissa No. 6 admeasuring 1370 sq. meters, within the limits of Mira Bhayander Municipal Corporation, in the Registration District, Sub-District Thane.
2. Under an Agreement dated 19th June 1981, the said Shri Narottam Damodar Patil (since deceased) the owner of the said properties, agreed to sell and transfer their right, title and interest in the said property to one Smt. Radhabai Shinwar Patil, for the consideration and upon certain terms and conditions mentioned therein.
3. Under an Agreement dated 3rd October 1993, the said Smt. Radhabai Shinwar Patil and 10 others agreed to sell, transfer and assign the said property to one Shri. Hemraj



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Parihar and Shri. Mohamed Nisar Shaikh for the consideration and upon certain terms and conditions mentioned therein.

4. By and under a Deed of Release dated 29th December 1993, the said Shri Hemraj Parihar, released all his rights acquired under the agreement dated 3rd October 1993, in respect of the said property to Shri. Mohamed Nisar Shaikh, to make the said property to Shri Mohamed Nisar Shaikh absolutely entitled to all the rights and benefits arising out of the Agreement dated 3rd October 1993 in respect of the said property, for the consideration and upon certain terms and condition mentioned therein.
5. By and under an agreement dated 25th January 1994, the said Shri Mohamed Nisar Shaikh in turn agreed to sell, transfer and assign the said properties to one Shri Mohanlal Padamchand Agarwal for the consideration and upon certain terms and conditions mentioned therein.
6. By and under an agreement dated 16th April 1994 the said Shri. Mohanlal Padamchand Agarwal, in his turn agreed to sell and transfer his rights, title and interest in the said property to Shri Sureshkumar B. Vaishav for the consideration and upon certain terms and conditions mentioned therein.
7. By and under an Agreement dated 10th March 1995, the said Shri. Sureshkumar B. Vaishnav, agreed to grant development rights in respect of the said property to one M/s. Patel Construction, for the consideration and upon certain terms and conditions contained therein.

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8. Under an Agreement dated 25th October, 1997 the said M/s. Patel Construction agreed to sell and transfer their right, title and interest in the said properties to one M/s. Ravi Development for the consideration and upon certain terms and condition mentioned therein.
9. The said owner Shri. Narottam Damodar Patil died on 27/04/1997 leaving behind (1) Smt. Radhabai Narottam Patil (2) Smt. Anjali Suresh Rahatwal (3) Smt. Vijaya Prakash Patil (4) Shri. Ashok Narottam Patil as legal heirs and representatives. The said Ashok Narottam Patil died on 09/03/2003 leaving behind (1) Smt. Nina Ashok Patil (2) Kalpesh Ashok Patil (3) Tejas Ashok Patil as legal heirs and representative and the same is mutated under mutation entry No. 882 in respect of the said property. However the said Smt. Nina Ashok Patil has been missing long back and the legal heirs and family members of the said Smt. Nina Ashok Patil have filed police complaint with the concerned police station.
10. By and under agreement for sale dated 15th June 2004, one Smt. Ramabai Narottam Patil, through her constructed attorney Shri. Bharat Bhaskar Patil, (2) Smt. Hirabai Bhaskar Patil & (3) Shri. Bharat Bhaskar Patil agreed to sell, transfer and assign development right in respect of their undivided share in the said property to M/s. Ravi Development and also confirmed the earlier transactions therein for consideration and on the terms and conditions contained therein.
11. By and under agreement dated 7th April 2011, one Smt. Ramabai Narottam Patil (2) Smt. Anjali Suresh Rahatwal (3) Smt. Vijaya Prakash Patil (4) Shri. Kalpesh Ashok Patil & (5) Shri. Tejas Ashok Patil (No. 4 & 5 are the legal heirs and representatives of Shri. Ashok Narottam Patil & Smt. Neena Ashok Patil) agreed to sale and transfer

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- their respective share to M/s. Ravi Development for consideration and on the terms and conditions contained therein.
12. By and under agreement for sale dated 15th May 2008, one (1) Smt. Hirabai Bhaskar Patil (2) Shri. Bharat Bhaskar Patil (3) Kesarinath Bhaskar Patil (4) Smt. Hemlata Parshuram Patil agreed to sell, transfer, assign and convey to and in favour of Mr. Kasam Mohammed Sheikh in respect of the said properties. However, the said Smt. Hirabai Bhasker Patil has further agreed to the said Mr. Kasam Mohammed Sheikh that they shall execute necessary release deed from other co-owners i.e. Smt. Ramabai Narottam Patil & others in their favour and to that effect under Release Deed 10th February 2009, one Smt. Ramabai Narottam Patil & others has released their respective share in favour of Smt. Ramabai Narottam Patil & others in respect of the said properties.
13. By and under Agreement For Sale dated 24th September 2013 the said Mr. Kasam Mohammed Sheikh has agreed to sell, transfer, convey and assign all right, title and interest in respect of the said property to M/s. Ravi Development for consideration and on the terms and conditions contained therein.
14. Under the order bearing ULC/TA/W.S.H.S-20/SR-787 dated 29/12/1994 of additional Collector & Competent Authority, Urban land Ceiling Ex. Officio of Government in Housing & Special Ass. Department, have allowed the development of the said properties, under Section 20 of the Urban Land (Ceiling & Regulations) Act, 1976, upon the terms and conditions contained therein.
- 10 Under the provision of Section 45 of the Urban Land (Ceiling & Regulations) Act, 1976 the Additional Collector & Competent Authority, Thane Urban Agglomeration,

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by its corrigendum to Order bearing ULC/TA/WSHS/20/SR-727 Dated 25/1/1999 has allowed the handover of 5% of the Builtup area under the Schemed to the Competent Authority.

- 11 The Estate Investment Company private limited, under its letter dated 24th March 2006 have issued "No Objection" for development of the said property.

- 12 I have investigated the title of the aforesaid properties and in my opinion, subject to the terms and conditions of the abovementioned Agreement, orders and documents hereinabove stated and subject to complying with all the terms and conditions of the Development permissions of Mira Bhayander Municipal Corporation, the title of Smt. Hirabai Bhaskar Patil & others are having clear to the said properties and subject to complying with all the terms and conditions of the Development rules of MBMC, the M/S. Ravi Developments are entitled to develop the said properties.

DATE: 07/04/2014

FROM


N. N. JADHAV

ADVOCATE HIGH COURT

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ADVOCATE HIGH COURT

**A/101, Lodha Heritage, Lodha Mahavir Nagar CHS. Ltd., Arhole Road, Nallasopara (E),
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TO WHOMSOEVER IT MY CONCERN

M/s. Ravi Developments, a Partnership Firm, carrying on business at Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai 400 067, have produced documents and search report before me in respect of all that piece and parcel of land, situated at village Navghar, Taluka & District Thane, bearing Old Survey No. 440, New Survey No. 113, Hissa No. 13 area admeasuring 2450 sq. meters within the limits of Mira Bhayander Municipal Corporation, in the Registration District, Sub-District Thane, (hereinafter called as the said property for sake of brevity).

- 1) The above referred property is fully seized and possessed of and otherwise well and sufficiently entitled by (1) Sitabai Tulsiram Patil (since deceased) (2) Padmakar Tulsiram Patil, (3) Vasant Tulsiram Patil, (4) Subhash Tulsiram Patil, (5) Ranjan Tulsiram Patil, (6) Giridhar Tulsiram Patil, (7) Jayant Tulsiram Patil and (8) Shakuntala Devram Patil (9) Gunibai Devram Patil, (10) Yeshwant Devram Patil, (11) Harishchandra Devram Patil (12) Suresh Devram Patil (13) Chandrbhaga Laxman Bhoir (14) Gulab Devram Patil and (15) Dattatray Devram Patil.
- 2) By and under an Agreement for Development dated 6th April, 1991 executed between the said Owners Sitabai Tulsiram Patil (since deceased) and others and one M/s. Harsh Unique Ghar Nirman Pvt Ltd., the said Owners have agreed to transfer and assign the development rights in the said property to the said M/s. Harsh Unique Ghar Nirman Pvt. Ltd., for the consideration and on the terms and conditions contained therein.

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- 3) The said Owners Sitabai Tulsiram Patil and others have also simultaneously with the said Agreement for Development dated 06th April, 1991 executed General Power of Attorney dated 9th December, 1991 in favour of Directors of the said M/s. Harsh Unique Ghar Nirman Pvt. Ltd Pvt., in respect of the said properties.
- 4) The said M/s. Harsh Unique Grah Nirman Pvt. Ltd., under an agreement dated 23rd October 2003 agreed to sell, transfer and assign all right, title and interest of the said property to M/s. Ravi Developments for the consideration and upon the terms and conditions mentioned therein.
- 5) The Additional Collector & Competent Authority, Thane Urban Agglomeration, have issued order under section 20 of the Urban Land (Ceiling & Regulation) Act, 1976, bearing No. ULC/TA/W.S.H.S.20/SR-1420, dated 02/04/2004 have allowed development on the said property, upon the terms and conditions contained therein.
- 6) The Estate Investment Company Private Limited, under it letter dated 24th March, 2006 have issued "No Objection" for development of the said property.
- 7) The said M/s. Ravi Development has obtained from time to time development permissions/revised development permission from Mira Bhayander Municipal Corporation and other concerned authorities in respect of the said property along with other adjoining properties as single layout and commenced the construction on the site. However, the said M/s. Ravi Development has obtained Occupation Certificate in respect of the buildings which have been completed in the said layout.
- 8) One (1) Shri. Padmakar Tulsiram Patil (2) Shri. Vasant Tulsiram Patil (3) Shri. Subhash Tulsiram Patil (4) Shri. Ranjan Tulsiram Patil (5) Shri. Jayant Tulsiram Patil (6) Smt. Shakuntala Devendra Patil (7) Shri. Girdhar Tulsiram Patil & (8) M/s.



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Kheteshwar Builders through its proprietor Shri. Kisanlal Maganlal Purohit have filed a Special Civil Suit No. 204/2008 in the Court of Civil Judge (S.D.) Thane, at Thane against Smt. Gunjibai Devram Patil & Others for declaration, permanent perpetual prohibitory as well as mandatory injunction, partition, cancellation of sanctions and permission and other reliefs in respect of the said properties. The Hon'ble Civil Court pleased to pass order dated 06/08/2008 below Exh-5 whereby injunction application has been partly allowed. The said M/s. Harsh Unique Gruh Nirman Pvt. Ltd & others have filed Appeal from Order No. 939 of 2008 along with Civil Application against the order dated 06/08/2008 in the High Court of Judicature at Bombay. Under order dated 03/10/2008 the Hon'ble High Court has set aside the order dated 06/08/2008 of the Thane Civil Court. However the said Special Civil Suit No. 204/2008 is pending in the Thane Civil Court.

I have investigated the title of the aforesaid properties and in my opinion, subject to the terms and conditions of the abovementioned Agreement, orders, Appeal/s, pending Civil Suit and documents hereinabove stated and subject to complying with all the terms and conditions of the Development permissions of Mira Bhayander Municipal Corporation the M/S. Ravi Developments is entitled to develop the said properties.

DATE: 21/04/2014

FROM


N. N. JADHAV

ADVOCATE HIGH COURT

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TO WHOMSOEVER IT MY CONCERN

M/s. Ravi Developments, a Partnership Firm, carrying on business at Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai 400 067, have produced documents and search report before me in respect of piece and parcel of land, situated at village Navghar, Taluka & District Thane, bearing Old Survey No. 439, New Survey No. 112, Hissa No. 7 area admeasuring 710 sq. Meters within the limits of Mira Bhayander Municipal Corporation, in the Registration District, Sub-District Thane, (hereinafter called as the said property for sake of brevity).

- 1) One (1) Shri. Kamlakar Sakharam Patil (2) Shri. Harishchandra Sakharam Patil (3) Shri. Gajanan Sakharam Patil (4) Shri. Gurunath Sakharam Patil (5) Shri. Vishwanath Sakharam Patil (6) Smt. Hirabai Tulshiram Patil (7) Smt. Parvatibai Laxman Patil are the owners in respect of the said property.
- 2) By an under an Agreement for sale of land Dated 30th April, 1988, the said Shri. Kamlakar Sakharam Patil & 11 others, agreed to sell, transfer and assign the said property to one Shri. Shailesh Dadaji Patil, for the consideration and upon the terms and conditions mentioned therein.
- 3) In pursuant to the Agreement for sale dated 30th April, 1988, the said Shri. Kamlakar Sakharam Patil & 11 others also executed an Irrevocable Power of Attorney Dated 12th December, 1988, in favour of Shri. Shailesh Dadaji Patil, empowering him to do all such acts, deeds, matters, and things, in respect of the said property, as stated herein.

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- 4) The said Shri. Kamlakar Sakharam Patil & 11 others, under an Agreement Dated 30th April, 2011, have agreed to sale and transfer the said property to Messrs Ravi Developments, for the consideration and upon the terms and conditions stated therein whereby Shri. Shailesh Dadaji Patil, have also been joined as the confirming party.
- 5) Pursuant to Agreement Dated 30th April, 2011 the Said Shri. Kamlakar Sakharam Patil & 11 others, through their C.A. Shri. Shailesh Dadaji Patil, under an Irrevocable Power of Attorney dated 30th April, 2011, have appointed Shri. Jayesh T. Shah & Shri. Ketan T. Shah, both partners of M/s. Ravi Developments, as their attorney, to do all such acts, deeds, matters, and things, as stated therein.

I have investigated the title of the aforesaid property and in my opinion, subject to the terms and conditions of the abovementioned Agreements, orders and documents hereinabove stated and subject to complying with all the terms and conditions of the Development permissions of Mira Bhayander Municipal Corporation, the title of Shri Kamlakar Sakharam Patil and others are having clear to the said properties and subject to complying with all the terms and conditions of the Development rules of MBMC, the M/S. Ravi Development is entitled to develop the said properties.

DATE: 07/04/2014

FROM


N.N. JADHAV

ADVOCATE HIGH COURT

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ADVOCATE HIGH COURT

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TO WHOMSOEVER IT MY CONCERN

M/s. Ravi Developments, a Partnership Firm, carrying on business at Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai 400 067, have produced documents and search report before me in respect of all that piece and parcel of land, situated at village Navghar, Taluka & D'strict Thane, bearing Old Survey No. 437, New survey no.110, Hissa No. 11 admeasuring 890 sq. meters, within the limits of Mira Bhayander Municipal Corporation, in the Registration District, Sub-District Thane, (hereinafter called as the said property for sake of brevity).

1. The above referred property is fully seized and possessed of an otherwise well and sufficiently entitled to hold by one 1) Shri. Dattatray Devram Patil 2) Shri. Yeshwant Devram Patil 3) Shri. Harichandra Devram Patil 4) Shri. Surykant Devram Patil 5) Smt. Shantabai Devram Patil 6) Smt. Chandrabhaga Laxman Bhoir 7) Smt. Gulab Devram Patil as an absolute owners thereof.
2. The said Shri. Yashwant Devram Patil and others, under an agreement for sale cum Development dated 26th September, 1994 agreed to sell and transfer their respective right, title and interest in the said property to one M/s. D.C.M Developers for the consideration and upon certain terms and condition stated therein.



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3. The said Shri. Dattatrey Devram Patil and others under an Agreement dated 11th March 1996 agreed to sell and transfer 50% share of the said property to one M/s. C. S. Enterprises for the consideration and upon certain terms and conditions as stated therein and to which the said M/s. D.C.M Developers were joined as Confirming Parties, confirming the said transaction.
4. The said M/s. D.C.M Developers, under an Agreement dated 20th May 2004, agreed to sell, transfer and assign their 50% rights, title and interest in the said property to M/s. Ravi Development for the consideration and upon certain terms and condition mentioned therein.
5. The Said M/s. C.S. Enterprises, under an Agreement dated 6th September 2004, have agreed to sell and transfer the other 50% share of the said property, in favor of M/s. Ravi Developments for the consideration and upon certain terms and condition as stated therein.
6. The Estate Investment Company private Limited, under its several letters dated 24th March 2006 have issued "No Objection" for the development of the said properties.
7. One Charlie John Coutinho and Liyakat Gafar Shaikh claiming right over the said property under Confirmation dated 01/07/2010 and



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conveyance dated 09/07/2010 in respect of the Survey No. 437,
Hissa No. 11 area admeasuring 890 sq. meter along with other
properties.

I have investigated the title of the aforesaid properties and in my
opinion, subject to the terms and conditions of the abovementioned
Agreement, orders, RTS Appeal/s, pending Civil Suit and documents
hereinabove stated and subject to complying with all the terms and
conditions of the Development permissions of Mira Bhayander Municipal
Corporation the M/S. Ravi Developments are entitled to develop the said
properties.

DATE: 21/04/2014

FROM



N. N. JADHAV
ADVOCATE HIGH COURT

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ADVOCATE HIGH COURT

**A/101, Lodha Heritage, Lodha Mahavir Nagar CHS. Ltd., Arhole Road, Nallasopara (C),
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TO WHOMSOEVER IT MY CONCERN

M/s. Ravi Developments, a Partnership Firm, carrying on business at Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai 400 067, have produced documents and search report before me in respect of piece and parcel of land, situated at village Navghar, Taluka & District Thane, bearing (1) Old Survey No. 437, New Survey No. 110, Hissa No. 8A area admeasuring 380 sq. Meters & (2) Old Survey No. 439, New Survey No. 112, Hissa No. 3 area admeasuring 1060 sq. Meters within the limits of Mira Bhayander Municipal Corporation, in the Registration District, Sub-District Thane, (hereinafter called as the said property for sake of brevity).

1. The above referred properties are fully seized and possessed of and otherwise well and sufficiently entitled to hold by Shri. Harishchandra Govind Patil, as absolute owner, in respect of the abovementioned properties.
2. Under Agreement Dated 20th December, 1991, the above referred owners Shri Harishchandra Govind Patil & (2) Shri Satish Harishchandra Patil (4) Smt. Gecta Hareshwar Pardhi & (5) Smt. Kalpana Haribhau Bhoir, agreed to sell and transfer the rights, title and interest in the said properties to one Shri Harshad P. Doshi, for the consideration and upon certain terms and conditions mentioned therein.
3. The said Shri Harshad P. Doshi in its turn, under an Agreement Dated 23rd October 2003, agreed to sell, transfer and assign the rights, title and interest in respect of the said properties, to M/s. Ravi Developments, upon the terms and conditions mentioned therein.

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4. Under the order bearing ULC/TA/WSHS/20/SR-814 Dated 07/01/1995, of the Additional Collector & Competent Authority, Thane Urban Agglomeration, have allowed the development of some of the said properties together with other properties, under Section 20 of the Urban Land (Ceilings & Regulations) Act, 1976, upon the terms and conditions mentioned in the said Order.

5. The Estate Investment Company Private Limited, under its two Letters Dated 24th March, 2006, have issued "No Objection" for development of the said properties.

I have investigated the title of the aforesaid properties and in my opinion, subject to the terms and conditions of the abovementioned Agreements, orders and documents hereinabove stated and subject to complying with all the terms and conditions of the Development permissions of Mira Bhayander Municipal Corporation, the title of Shri. Harishchandra Govind Patil & others are having clear to the said properties and subject to complying with all the terms and conditions of the Development rules of MBMC, the M/S. Ravi Development is entitled to develop the said properties.

DATE: 07/04/2014

FROM


N. N. JADHAV

ADVOCATE HIGH COURT



MANGESH K. BHOGALE

ADVOCATE, HIGH COURT

307, 5th Floor, Suyog CHS Ltd., MHADA Bldg. No. 5, Shiv Vallabh Road, Ashokvan, Borivali (East), Mumbai - 400 066
(M) 98200 60219. E-mail: mangeshbhogale777@gmail.com

{Correspondence on this address only}

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

All that piece and parcel of land being lying and situate in Village - Navghar, Taluka & District - Thane bearing the details as follows:-

OLD S. No.	New S. No.	H. No.	Area (H-R-P)
436	107	2	1-49-8
435	109	-	1-39-9

within the limits of Mira Bhayander Municipal Corporation in the registration District, Sub-District Thane.

1) Shri. Ramchandra Damodar Patil (2) Shri. Kisan Damodar Patil (since deceased) (3) Smt. Yamunabai Krushna Patil (4) Smt. Savitribai Yashwant Mhatre, were well and sufficiently entitled to all that piece and parcel of inter alia land bearing (1) Old Survey No. 435, New Survey No.109, Hissa No. Nil, admeasuring 13990 sq. meters (2) Old Survey No. 436, New Survey No. 107, Hissa No. 2, admeasuring 14980 sq. meters situated village Navghar, Taluka and District Thane, within the limits of Mira Bhayander Municipal Corporation in the Registration District, Sub-District Thane thereabouts more particularly described in the First Schedule hereunder written (hereinafter referred as the "the said property" for sake of brevity).

By an Agreement dated 30/06/1994 executed between (1) Shri. Ramchandra Damodar Patil (2) Shri. Kisan Damodar Patil (since deceased) (3) Smt. Yamunabai Krushna Patil (4) Smt. Savitribai Yashwant Mhatre, therein referred as the Owners and M/s. Ravi Developments, therein referred as the Purchasers, the First Owners have agreed to sell, transfer and convey their all right, title and interest in respect of the said property to the Purchasers herein for consideration and on the terms and conditions contained therein.

In pursuant to the said Agreement the First Owners have also executed Power of Attorney dated 30/06/1994 in favour of Shri. Jayesh T. Shah & Shri. Ketan T. Shah Partners of M/s. Ravi Developments to do any acts, deeds and matters described therein in respect of the First Property



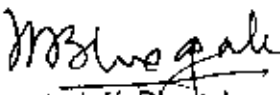
OFFICE

307, 5th Floor, "A" Wing, Thakkar Apartment, Shiv Vallabh Road, Near Ashokvan, Borivali (East), Mumbai - 400 066

d)The Sub-Divisional Officer, Thane Division, Thane under order bearing no. TD/VI/TNC/SR/1/95 dated 09/01/1995 granted permission to the original owners/purchaser to develop the property bearing Old Survey No. 435, New Survey No. 109 area admeasuring 13990 sq. meters for non agricultural purpose only under Section 43(1) of the Bombay Tenancy and Agricultural Lands Act 1948 read with rule 25-A(1)(e) of the Bombay Tenancy and Agricultural Lands Rules 1956 and subject to the certain conditions contained therein.

i have investigated the title of the aforesaid property and in my 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 this 09th day of June, 2016


Mangesh K. Bhogale
Advocate
MAH/2631/2003





MANGESH K. BHOGALE

ADVOCATE, HIGH COURT

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{Correspondence on this address only}

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

All that piece and parcels of land being lying and situate at Village - Navghar, Taluka and District - Thane bearing the details as follows:

Sr. No.	Old S.No	New S.No.	Hissa No	Sq. Mtrs
1	437	110	7 (Part)	910.00
2	437	110	9 (Part)	880.00
3	438	111	1 (Part)	880.00
4	439	112	4 (Part)	430.00
5	440	113	6 (Part)	0.0730.00
6	440	113	12 (Part)	810.00

A. (1) Smt. Sitabai Tulsiram Patil (since deceased) (2) Shri Padmakar Tulsiram Patil (3) Miss. Prajoti Padmakar Patil (4) Shri Vasant Tulsiram Patil (5) Master Dhiraj Vasant Patil (6) Master Milind Vasant Patil (7) Shri Subhash Tulsiram Patil (8) Master Jayesh Subhash Patil (9) Master Krunal Subhash Patil (10) Shri Ranjan Tulsiram Patil (11) Master Sachin Ranjan Patil (12) Shri Giridhar Alias Shridhar Tulsiram Patil (13) Shri Jaywant Tulsiram Patil (14) Master Jitendra Jaywant Patil (15) Master Chinmay Jaywant Patil & (16) Smt. Shakuntala Devendra Patil (17) Devyani Harishchandra Patil (18) Nayana Bharat Taware, were the owners and well and sufficiently entitled to all that piece and parcel of land bearing (1) Old Survey No. 437, New Survey No. 110, Hissa No. 7B, admeasuring 910 sq. meters (2) Old Survey No. 437, New Survey No. 110, Hissa No. 9, admeasuring 880 sq. meters (3) Old Survey No. 438, New Survey No. 111, Hissa No.1, admeasuring 680 sq. meters (4) Old Survey No. 439, New Survey No. 112, Hissa No. 4, admeasuring 430 sq. meters (5) Old Survey No. 440, New Survey No. 113, Hissa No. 6, admeasuring 730 sq. meters & (6) Old Survey No. 440, New Survey No. 113, Hissa No. 12, admeasuring 810 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 Eighth Schedule hereunder written (hereinafter referred to as "the said Eighth property" for sake of brevity).



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- E. By and under Agreement dated 06/07/1994, executed by and between the said Smt. Sitabai Tulsiram Patil & others as the Owners and one Shri Anilkumar Sinha as the purchaser, the said Smt. Sitabai Tulsiram Patil & Others agreed to sell all their, right, title and interest in respect inter-alia of the said Eighth property to the said Shri Anil Kumar Sinha, for a consideration and on the terms and conditions mentioned therein. In part performance of the said Agreement for sale dated 06/07/1994, the said Smt. Sitabai Tulsiram Patil & others had delivered quiet, vacant and peaceful physical possession of the said Eighth property.
- C. In pursuant of the said Agreements for Sale dated 06/07/1994, the said Smt. Sitabai Tulsiram Patil & Others executed Power of Attorney dated 06/07/1994 in favour of the said Shri Anil Kumar Sinha conferring upon him several powers and authorities inter alia power to sell, transfer and/or develop the said Eighth property and including power to substitute and/or appoint any other persons or persons as attorneys in their place.
- D. By and under Agreement dated 06/07/1994, executed by and between the said Shri Anil Kumar Sinha as the Vendor (1) Shri Shyam Chugh (2) Shri Jayesh Popat, (3) Shri Subhash Chawda as the purchasers, the said Shri Anil Sinha in turn agreed to assign the benefits of Agreement dated 06/07/1994 and to sell all his right, title and interest in respect of the said property to the purchasers therein for consideration and on the terms and conditions mentioned therein.
- E. By and under separate Agreements executed by the said Shri Jayesh Popat, (2) Shri Subhash Chawda (3) Shri Shyam Chugh in favour of M/s. Ravi Developments, the said Shri Jayesh Popat, (2) Shri Subhash Chawda (3) Shri Shyam Chugh have agreed to transfer, release and assign their respective right to M/s. Ravi Developments for consideration and on the terms and conditions contained therein.
- F. By and under Deed of Confirmation Cum Indemnity dated 30/10/2004, the said Shri Anilkumar Sinha have confirmed the aforesaid transaction and right, title and interest along with the possession of M/s. Ravi Developments in the said Eight Property and settled the right by receiving and acknowledging balance payment payable under the

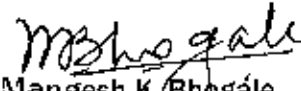


agreement dated 06/07/1994 from the Shri Jayesh Popat and others in respect of the said Eighth property.

- G. By Agreement for Sale dated 28/05/2004 we, (1) Smt. Sitabai Tulsiram Patil (since deceased) (2) Shri Padmakar Tulsiram Patil (3) Miss. Prajoti Padmakar Patil (4) Shri Vasant Tulsiram Patil (5) Master Dhiraj Vasant Patil (6) Master Milind Vasant Patil (7) Shri Subhash Tulsiram Patil (8) Master Jayesh Subhash Patil (9) Master Krunal Subhash Patil (10) Shri Ranjan Tulsiram Patil (11) Master Sachin Ranjan Patil (12) Shri Giridhar alias Shridhar Tulsiram Patil (13) Shri Jaywant Tulsiram Patil (14) Master Jitendra Jaywant Patil (15) Master Chinmay Jaywant Patil & (16) Smt. Shakuntala Devendra Patil have agreed to sell, assign and transfer our rights, title and interest in the said Eighth property to M/s. Ravi Developments the purchaser herein for consideration and on the terms and conditions contained therein. In pursuant to the said Agreement, owners have executed Irrevocable Power of Attorney dated 28/05/2004 in favour of Mr. Jayesh T. Shah and Ketan T. Shah, the partners of Purchaser herein inter-alia to sign, seal and execute Deed of Conveyance and lodge the same with the Sub-registrar of Assurance, appear and admit the execution of their behalf.
- H. Under the Order bearing ULC/TA/WSHS/20/SR-761 dated 19/12/1994 the Additional Collector & Competent Authority, Thane Urban Agglomeration have allowed the development of the said properties under Section 20 of the Urban Land (Ceiling & Regulations) Act 1976, upon the terms and conditions mentioned in the said Order.
- I. The Estate Investment Company Private Limited, under its various letters all dated 24/03/2006, has issued "No Objection" for development of the said properties.

I have investigated the title of the aforesaid property and in my 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 29th September 2016


Mangesh K. Bhogale
Advocate
MAH/2631/2003





MANGESH K. BHOGALE

ADVOCATE, HIGH COURT

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TO WHOMSOEVER IT MAY CONCERN

TITLE CERIFICATE

M/s. Ravi Developments, a partnership firm, carrying on business at Laxmi Palace 76, Mathurdas Road, Kandivali (West), Mumbai - 400 067 and M/s. Evershine Builders Pvt. Ltd, a Private Limited Company, having its registered office at Veena Beena Shopping Centre, Guru Nanak Road, Bandra (West), Mumbai - 400 050, have handed over to me in Village - Navghar, Taluka & District - Thane, bearing the details as follows: -

OLD S. No.	New S. No.	H. No.	Sq. Mtrs	Sq. Yards.
437	110	2	1850	2212
437	110	5	480	574
437	110	8 (P)	380	454

Within the limits of Mira Bhayander Municipal Corporation in the registration Sub- District of Bhayander, Registration District Thane, (hereinafter referred to as "the said properties).

Smt. Yeshubai Mahendra Patil (2) Shri Ravindra Mahendra Patil (3) Smt. Madhavi Ravindra Patil (4) Shri Ramesh Mahendra Patil (5) Miss. Renuka Mahendra Patil (6) Miss. Hitali Ravindra Patil are the owners and well and sufficiently entitled to all that piece and parcel of land bearing (1) Old Survey No. 437, New Survey No. 110, Hissa No. 2, admeasuring 1850 sq. meters (2) Old Survey No. 437, New Survey No. 110, Hissa No. 5, admeasuring 480 sq. meters (3) Old Survey No. 437 New Survey No. 110, Hissa No. 8B, admeasuring 380 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 (hereinafter referred to as "the said property" for sake of brevity).

- a) By and under agreement dated 24/12/1992 said Smt. Yeshubai Mahendra Patil & others, have agreed to sell and transfer the said property to one M/s. Harsh Unique Grah Nirman Pvt. Ltd., for the consideration and on the terms and conditions mentioned therein. In pursuant to the said agreement the Third owners have received entire consideration amount from the M/s Harsh Unique Grah Nirman Pvt. Ltd., as

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consideration against the said Third Property. In pursuance to the said Agreement dated 24/12/1992, the said Third Owners have also executed General Power of Attorney dated 23/01/1993 in favour of directors of M/s Harsh Unique Grah Nirman Pvt. Ltd., in respect of the said property.

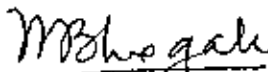
- c) The said M/s. Harsh Unique Grah Nirman Pvt. Ltd., through their Director Shri. Harshad P. Doshi under an agreement Dated 23/10/2003, agreed to sell and transfer the said properties, to M/s. Ravi Developments, the Purchaser herein, for consideration and on the terms and conditions mentioned therein. In pursuance to the said agreement dated 23/10/2003 the said Shri Harshad P. Doshi Director of M/s. Harsh Unique Grah Nirman Pvt. Ltd., have executed Substituted Power of Attorney dated 13/11/2003 in favour of the Partners of the Purchasers herein in respect of the said Third property.
- c) The said Smt. Yeshubai Mahendra Patil & others, have under an Agreement for Development Dated 24/12/1992 agreed to sell and transfer the said properties to one Messrs Harsh unique Grah Nirman Pvt. Limited, for the consideration and upon the terms and conditions mentioned therein.
- d) By an Agreement Dated 23/01/1993, the said Smt. Yeshbai Mahendra Patil & others, agreed to sell and transfer all their rights, title and interest in the said properties to one Messrs Harsh Unique Grah Nirman Pvt. Ltd, for the consideration and upon the terms and conditions contained therein, wherein one Shri Dattatrey Devram Patil & 2 others, have joined as Confirming Parties, confirming the said transaction.
- e) The said Messrs Harsh Unique Grah Nirman Pvt. Limited, through their director Shri Harshad P. Doshi, under an Agreement Dated 23/10/2003, to one agreed to sell and transfer the said properties, to one M/s. Ravi Developments, for the considerations and upon the terms and conditions mentioned therein.
- f) Under the order bearing ULC/TA/WSHS/20/SR-1324-A Dated 19/5/2003, of the Additional Collector & Competent Authority, Thane Urban Agglomeration, have allowed the development of the said properties under section 20 of the urban land (Ceilings & Regulations Act, 1976, upon complying with the terms and conditions mentioned the said Order.



- g) The estate Investment Company Private Limited. Under its three Letters dated 24th March, 2006, have issued "No objections" for development of the said properties.

I have investigated the title of the aforesaid property and in my 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 this 09th day of September, 2016.


Mangesh K. Bhogate
Advocate
MAH/2631/2003



N. N. JADHAV
ADVOCATE HIGH COURT

**A/101, Lodha Heritage, Lodha Mahavir Nagar CHS. Ltd., Achole Road, Nallasopara (E),
Distirct Thane.**

**Office; laxmi Palace, Mathurdas Road, Kandivali (W), Mumbai 400 067
Cell No. 9969251631, 9321917151- E-mail: devinfo1881@gmail.com**

TO WHOMSOEVER IT MY CONCERN

M/s. Ravi Developments, a Partnership Firm, carrying on business at Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai 400 067, have produced documents and search report before me in respect of all those piece or parcels of land or ground being lying and situate at Village Navghar, Taluka & District Thane, within the limits of Mira Bhayander Municipal Corporation, Registration District Thane, bearing the details as follows:-

Old S. No.	New S. No.	Hissa No.	Sq. Yards	Sq. Meter
437	110	1	730	610
437	110	6	694	580
437	110	7(Pt)	1136	950
437	110	10	2057	1770
439	112	2	6040	5050
439	112	8	1878	1570
440	113	3	5621	4710
440	113	5	1638	1370
			19794	16600

1. The above referred plots of land were owned by one Shri. Mukund Sovar Gharat, during his lifetime, who expired intestate in the year 1972, leaving behind him, (1) Shri Narayan Mukund Gharat (2) Smt. Sandhya Narayan Gharat (3) Kumar Narayan Gharat & (4) Shailesh Narayan Gharat and three married daughters (1) Smt. Parvatibai Jagannath Mhatre (2) Smt. Vimlabai Tulsidas Mhatre & (3) Smt. Pushpa



N. N. JADHAV
ADVOCATE HIGH COURT

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Chandrakant Patil as his only heirs and legal representatives under the provisions of Hindu Succession Act, 1956.

2. By the Agreement dated 11th June, 1988 the said Shri Mukund Gharat & others, agreed to sell and transfer their rights, title and interest in the said properties, in favour of Messrs Trio Associates, for the consideration and upon certain terms and conditions stated therein, on default of the said M/s. Trio Associates, the said Shri Narayan Mukund Gharat and others terminated the said Agreement dated 11th June 1988, and also published the notice of such termination in Newspaper on 7th November, 1989.
3. On the other hand M/s. Trio Associates in their turn by an Agreement dated 9th June, 1992, agreed to sell, transfer and assign their right, title and interest in the said properties to one M/s. Harsh Unique Grah Nirman Pvt. Ltd., for the consideration and upon certain terms and conditions as stated therein.
4. The said M/s. Harsh Unique Grah Nirman Pvt. Ltd., in its turn under an Agreement dated 28th November 2003 agreed to grant rights in respect of the properties, in favour of M/s. Ravi Developments, a Partnership Firm having its registered office at Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai 400 067, at the consideration and upon certain terms and conditions incorporated therein.
5. Difference of opinion and dispute arose between Smt. Pushpa Chandrakant Patil and Shri Narayan Gharat, which ultimately resulted into a litigation and Smt. Pushpa Chandrakant Patil filed a Regular Civil Suit No.825 of 2000 in the Court of Civil Judge (J.D.) Thane, wherein Consent decree was passed on 8th July, 2002, wherein



N. N. JADHAV
ADVOCATE HIGH COURT

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- three sisters namely (1) Smt. Parvatibai Jagannath Mhatre (2) Smt. Vimlabai Tulsidas Mhatre and (3) Smt. Pushpa Chandrakant Patil, confirming the releasing of their respective shares in the said properties in favour of their brothers namely (1) Shri Narayan Mukund Gharat (2) Smt. Sandhya Narayan Gharat (3) Kumar Narayan Gharat and (4) Shri Shailesh Narayan Gharat became the absolute owners of the said properties.
6. By the Agreement dated 28th November 2003, the said (1) Shri Narayan Mukund Gharat (2) Smt. Sandhya Narayan Gharat (3) Kumar Narayan Gharat and (4) Shri Shailesh Narayan Gharat agreed to sell and transfer all their right, title and interest in the said properties, in favour of M/s. Ravi Developments, for the consideration and upon certain terms and conditions incorporated therein.
 7. The said M/s. Harsh Unique Grah Nirman Pvt. Ltd., through their director Shri Harshad P. Doshi, vide a letter of Surrender dated 25th June, 2003 have released, relinquished and surrendered all and whatever their right, title and interest in agreement dated 19th May, 1992, in favour of Messrs Ravi Developments.
 8. Under the Order bearing No.ULC/TA/WSHS.20/SR-755 dated 14/11/1994 of the Additional Collector & Competent Authority, Thane Urban Agglomeration, have allowed the development of the said properties under Section 20 of the Urban Land (Ceiling & Regulations) Act, 1976, upon the terms and conditions contained therein.
 9. The Estate Investment Company Private Limited, under its eight letters dated 24th March 2006 have issued "No Objection" for development of the said properties.

N. N. JADHAV
ADVOCATE HIGH COURT

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10. I have investigated the title of the aforesaid properties and in my opinion, subject to the terms and conditions of the abovementioned Agreement, orders and documents hereinabove stated and subject to complying with all the terms and conditions of the Development permissions of Mira Bhayander Municipal Corporation, the title of Shri Narayan Mukund Gharat & others are having clear to the said properties and subject to complying with all the terms and conditions of the Development rules of MBMC, the M/S. Ravi Developments are entitled to develop the said properties.

Dated this 7th day of March, 2014.

FROM


N. N. JADHAV

ADVOCATE HIGH COURT

N. N. JADHAV
ADVOCATE HIGH COURT

**A/101. Lodha Heritage, Lodha Mahavir Nagar CHS. Ltd., Achole Road, Nallasopara (E),
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TO WHOMSOEVER IT MY CONCERN

M/-, Ravi Developments, a Partnership Firm, carrying on business at Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai 400 067, have produced documents and search report before me in respect of all those piece or parcels of land or ground being lying and situate at Village Navghar, Taluka & District Thane, within the limits of Mira Bhayander Municipal Corporation, Registration District Thane, bearing the details as follows:-

Old S. No.	New S. No.	Hissa No.	Sq. Meter	Sq. Yards
437	110	4	11830	14136
438	111	5	4020	4803
439	112	1	430	513
439	112	10	4000	4780
440	113	1	860	1027
440	113	7	2430	2903

(Hereinafter called as the said properties for sake of brevity).

1. The said Properties were originally entirely owned by one Shivram Bhudaji Patil. However, under the oral partition deed made amongst shri Shivram Bhudaji Patil, his son Parshuram Shivram Patil and his daughter Smt. Bhagibai Shivram Patil, due to which they became entitled to their respective shares in the properties as mentioned under the Mutation entry No.2654 made on 08/08/1970.
2. However upon the death of late Shivram Bhudaji Patil on 28/08/1982, names of his legal heirs were recorded in the Record of Rights, in respect of his respective shares



N. N. JADHAV
ADVOCATE HIGH COURT

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- in the said properties viz;- (1) Shri Parshuram Shivram Patil, (2) Smt. Premabai Parshuram Patil, (3) Shri Mahesh Parshuram Patil and (4) Smt. Chandrakal Harishchandra Patil. The aforesaid change is reflected in the Mutation Entry No. A8 13/09/1985.
3. Upon the death of Parshuram Shivram Patil on 11/08/2003, names of his legal heirs were recorded in respect of his respective share in the said properties namely (1) Bhamini Ramchandra Patil, (2) Karuna Prakash Patil, (3) Dinakshi Hareshwar Patil, (4) Manjula Rajendra Patil (5) Mahesh Parshuram Patil and Premia Parshuram Patil. The aforesaid change is reflected in the Mutation Entry No. 577 dated 04/02/2005.
4. By and under the Agreement dated 21st May, 1993 made and entered into between the said late Parshuram Shivram Patil, Smt. Premabai Parshuram Patil and Mahesh Parshuram Patil, therein referred to as the First Vendors and said Smt. Meenabai Premnath Raut therein referred to as the Second Vendor and one M/s. Shree Adeshwar Land Developers, therein referred to as the Purchaser, the said Vendors viz. Parshuram Shivram Patil, Smt. Premabai Parshuram Patil, Mahesh Parshuram Patil and said Smt. Meenabai Premnath Raut had agreed to sell, transfer and assign all their respective share, right and title in the said properties to the said Purchaser M/s. Shree Adeshwar Land Developers, at or for the consideration and on the terms and conditions contained therein.
5. By and under the Agreement for Transfer dated 14th September 1993 read with Deed of Confirmation dated 7th February, 1995 duly registered with Deputy Registrar of Assurances Mumbai bearing registration No. BBM/547/1995 made and entered into between the said M/s. Shree Adeshwar Land Developers, therein referred to as the Transferor, one M/s. Star Associates therein referred to as the Transferee and the said late Shri Parshuram Shivram Patil, Premabai Parshuram Patil, Mahesh Parshuram

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ADVOCATE HIGH COURT

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Patil and Meenabai Premnath Raut therein referred to as the Confirming Parties, the said Transferor M/s. Shree Adeshwar Land Developers had agreed to sell, transfer and assign all right, title and interest in the said properties to the said Transferor M/s. Star Associates, at or for the consideration and on the terms and conditions contained therein, wherein the said Confirming Parties Shri Parshuram Shivram Patil & Others had confirmed the aforesaid transaction.

6. The said late Parshuram Shivram Patil, Premabai Parshuram Patil, Mahesh Parshuram Patil and Meenabai Premnath Raut had also simultaneously with the said Agreement for Development dated 14th September 1993 executed a Irrevocable General Power of Attorney dated 14th September 1993 in favor of Partners Shri. Sanjay V. Patel and Shri. Pravinbhai H. Patel the Partners of M/s. Star Associates, in respect of the said properties, to do all acts, thing and matter and contained therein.
7. By and under the registered Agreement for Transfer and Sale dated 14th September 1993 bearing Registration No. TNN/4/560/1993 made and entered into between the said Smt. Chandrakala Harischandra Patil, therein referred to as the Vendor and the said M/s. Star Associates, therein referred to as the Purchaser and M/s. Shree Adeshwar Land Developers, therein referred to as the Confirming Party, the said Vendor Smt. Chandrakala Harishchandra Patil had agreed to sell, transfer and assign all her respective share, right and title and interest in the said properties to the purchaser M/s. Star Associates, at or for the consideration and on the terms and conditions contained therein, wherein the said Confirming Party Shree Adeshwar Land Developers had confirmed the aforesaid transaction.
8. The said Smt. Chandrakala Harishchandra Patil had also simultaneously with the said Agreement dated 14th September 1993 executed a Irrevocable Power of Attorney dated 14th September 1993 in favor of Sanjay V. Patel and Shri Pravinbhai H. Patel

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the Partners of said M/s. Star Associates in respect of the said properties to do all acts, things and matters contained therein.

9. In or about April 1988, under the oral Agreement the said Star Associates had sold 50% of their rights by way of share in the said properties to one M/s. United Corporation, at or for the consideration and on the terms and conditions mutually agreed by them.
10. By and under the Agreement for Sale dated 01/04/2005 executed between the said Owners (1) Bhamini Balchandra Patil (2) Liladhar Bhalchandra Patil, (3) Rohini Bhalchandra Patil (4) Pratibha Kamlakar Gharat (5) Kalpita Amrut Devlikar (No. 4 and 5 are the legal heirs of late Karuna Prakash Patil) (6) Dinakshi Hareshwar Patil (7) Manjula Rajendra Patil (8) Tushar Rajendra Patil (9) Pratik Rajendra Patil (No. 8 and 9 are the minors through their mother No.7 on their behalf) therein referred to as the Vendors and Dhaneshwar Janardan Patil therein referred to as the Purchaser, the said (1) Bhamini Bhalchandra Patil & 8 others had agreed to sell and transfer all their respective share, right, title, and interest in the said properties to the said Purchaser Dhaneshwar Janardan Patil, at or for the consideration and on the terms and conditions contained therein.
11. The said owners (1) Bhamini Balchandra Patil, (2) Liladhar Bhalchandra Patil, (3) Rohini Bhalchandra Patil, (4) Pratibha Kamlakar Gharat, (5) Kalpita Amrut Devlikar (No. 4 and 5 are the legal heirs of late Karuna Prakash Patil), (6) Dinakshi Hareshwar Patil, (7) Manjula Rajendra Patil, (8) Tushar Rajendra Patil, (9) Pratik Rajendra Patil (No. 8 and 9 are the minors through their mother No. 7 on their behalf) had also simultaneously with the said Agreement dated 01/04/2005 executed a irrevocable general Power of Attorney dated 01/04/2005 in favor of said Dhaneshwar Janardan

N. N. JADHAV
ADVOCATE HIGH COURT

**A/101, Lodha Heritage, Lodha Mahavir Nagar CHS. Ltd., Achole Road, Nallasopara (E),
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Ceil No. 9969251631, 9321917151- E-mail: deyinfolodha@gmail.com**

- Patil, in respect of the said properties to do all acts, things and matters as contained therein.
12. By and under the Agreement for sale dated 13/04/2005 executed between the said owners (1) Bhamini Balchandra Patil, (2) Liladhar Bhalchandra Patil, (3) Rohini Bhalchandra Patil, (4) Pratibha Kamlakar Gharat,(5) Kalpita Amrut Devlikar (No. 4 and 5 are the legal heirs of late Karuna Prakash Patil), (6) Dinakshi Hareshwar Patil, (7) Manjula Rajendra Patil, (8) Tushar Rajendra Patil, (9) Pratik Rajendra Patil (No. 8 and 9 are the minors through their mother No.7 on their behalf) therein referred to as the Vendors and said Dhaneshwar Janardan Patil therein referred to as the Confirming Party and M/s. Ravi Developments, therein referred to as the Purchaser, the said (1) Bhamini Bhalchandra Patil & 8 Ors. have agreed to sell all their respective share, right, title and interest in the said properties to M/s. Ravi Developments, at or for the consideration and on the terms and conditions contained therein, wherein Dhaneshwar Janardan Patil has confirmed the said transaction.
13. The said owners Dhancshwar Janardan Patil executed Substituted Power of Attorney dated 10/04/2005 in favour of Partners of M/s. Ravi Developments viz. Shri. Jayesh T. Shah and Shri. Ketan T. Shah in respect of the said properties to do all acts, things and matters as contained therein.
14. By and under the Agreement for Development dated 12th November, 2007 made and entered into between the said M/s. Star Associates, therein referred to as the said Vendor and M/s. United Corporation therein referred to as the Confirming Party and one Kiran Sangoi, therein referred to as the Purchaser, the said M/s. Star Associates have agreed to assign the Development right, title and interest to the said Kiran Sangoi, at or for consideration and on the terms and conditions contained therein, wherein M/s. United Corporation have confirmed the said transaction.

N. N. JADHAV
ADVOCATE HIGH COURT

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15. The said M/s. Star Associates through its partners Shri. Sanjay V. Patel and Pravinbhai H. Patel have also simultaneously with the said Agreement for Development dated 12th November, 2007 executed a General Power of Attorney dated 12th November 2007 in favour of said Kiran Sangoi, in respect of the said properties, to do all acts, things and matters as contained therein.
16. By and under the Agreement for Development dated 3rd December, 2007 made and entered into between the said Kiran Sangoi, therein referred to as the said Vendor and M/s. Ravi Developments therein referred to as the Developer, the said Kiran Sangoi has agreed to assign the development right, title and interest to M/s. Ravi Developments in respect of the said properties, at or for the consideration and on the terms and conditions contained therein.
17. The said Kiran Sangoi has also simultaneously with the said Agreement for Development dated 3rd December, 2007 executed an Irrevocable General Power of Attorney dated 3rd December, 2007 in favor of your partners of M/s. Ravi Developments viz. Shri. Jayesh T. Shah and Shri. Ketan T. Shah, in respect of the said properties, to do all acts, things and matters as contained therein.
18. By and under an order dated 31/10/1994 bearing No. ULC/TA/WSHS/20/SR-727 and order dated 04/04/1995 bearing No. ULC/TA/WSHS/20/SR-860 the office of the Additional Collector and Competent Authority, Thane Urban Agglomeration, Thane, have allowed the development of the said properties under section 20 of the Urban Land (Ceiling & Regulations) Act, 1976, upon the terms and conditions mentioned in the said Orders.
19. The Estate Investment Company Private Limited, under its three separate letters all dated 24th March, 2006, have issued "No Objection" for development of the property

N. N. JADHAV
ADVOCATE HIGH COURT

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- bearing Old S. No. 439, Hissa No. 1, admeasuring 430 square meter, Old S. No. 440, Hissa No. 1, adm. 860 square meter, Old S. No. 440, Hissa No. 7, adm. 2430 square meter.
20. One Mr. Devji Gokar Patel claiming rights under alleged Deed of Conveyance dated 23/04/2008 executed by Chandrakala H. Patil and others through their C.A. Mr. Narendra H. Agarwal in respect of land bearing Old Survey No. 440, Hissa No. 1 arca admeasuring 860 sq. meter of village Navghar, Tal & Dist Thane.
21. One Charlie John Coutinho and Liyakat Gafar Shaikh claiming right over the said property under alleged conveyance dated 15/09/2008 vide registered no. TNN-4/7930/2008 in respect of the all the properties and under Mutation Entry No. 1091 the name of the said Charlie John Coutinho and Liyakat Gafar Shaikh has been mutated in the 7/12 extract of the property bearing Old Survey No. 440/1 & 439/1.
22. One Aftab A. Patel under registered Deed of Conveyance dated 02/03/2012 vide registration No. TNN-7/1540/2012 and Irrevocable Power of Attorney dated 02/03/2012 vide registration No. TNN-7/1541/2012 claiming certain right out of Old Survey No. 437, Hissa No. 4 admeasuring 11830. By and under agreement for sale dated 24th September 2013, the said Aftab A. Patel has agreed to sell and transfer his respective share, right and title to M/s. Ravi Development of property bearing Survey No. 437/4 for consideration and on the terms and conditions contained therein
23. One M/s. Suleim Builders claiming certain right in respect of land bearing Survey No. 437/4, 438/5 & 439/10 under alleged conveyance dated 04/07/2012 vide registered no. TNN-7/4819/2012
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ADVOCATE HIGH COURT

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24. The said M/s. Ravi Developments has filed Special Civil Suit No. 969/2009 in the court of Civil Judge (S.D.) Thane, at Thane for the specific performance of contract, declaration, injunction and other reliefs against the owners including the said Shri. Devji Gokar Patel, Shri. Liyakat Gafar Sheikh, Shri. Charlie John Kutinho, Shri. Narendra H. Agarwal and Shri. Suraj Khetpal Rotogan in respect of the all the properties. By and under order dated 21/02/2014 below the Ex- 5 in the said suit, the Hon'ble court has allowed the Ex-5 application and further directed to the defendants that not to interfere in the occupation & possession of the suit property as well as not to alienate the suit property in any manner & not to carry out any construction activity in the suit property till the decision of the suit.
25. I have investigated the title of the aforesaid properties and in my opinion, subject to the terms and conditions of the abovementioned agreement, deeds, orders and documents hereinabove stated and subject to complying with all the terms and conditions of the Development permissions of Mira Bhayander Municipal Corporation and court order the M/S. Ravi Developments are entitled to develop the said properties.

Dated this 7th day of March, 2014.

FROM



N. N. JADHAV

ADVOCATE HIGH COURT

N. N. JADHAV
ADVOCATE HIGH COURT

**A/101, Lodha Heritage, Lodha Mahavir Nagar CHS. Ltd., Achole Road, Nallasopara (E),
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Cell No. 9969251651, 9321917151- E-mail: devinfo1981@gmail.com**

TO WHOMSOEVER IT MY CONCERN

M/s. Ravi Developments, a Partnership Firm, carrying on business at Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai 400 067, have produced documents and search report before me in respect of piece and parcel of land, situated at village Navghar, Taluka & District Thane, bearing (1) Old Survey No. 438, New Survey No. 111, Hissa No. 4 area admeasuring 1090 sq. Meters (2) Old Survey No. 440, New Survey No. 113, Hissa No. 9 area admeasuring 1420 sq. Meters (3) Old Survey No. 440, New Survey No. 113, Hissa No. 10 area admeasuring 560 sq. Meters within the limits of Mira Bhayander Municipal Corporation. in the Registration District, Sub-District Thane, (hereinafter called as the said property for sake of brevity).

1. (1) Shri Eknath Ganpat Patil (2) Shri. Jagdish Ganpat Patil (3) Smt. Shobha Shivaji Patil (4) Vastala Rambhao Patil (5) Smt. Chandrabhaga Bhikaji Patil (6) Smt. Sumitra Anant Pawar (7) Shri. Narendra Shivaji Patil (8) Shri. Mahesh Shivaji Patil (9) Shri. Vijay Shivaji Patil (10) Smt. Saroj Vasant Karol are joint owners along with Smt. Nirabai Shivram Patil & 8 others in the said property.
2. By an oral partition effected between the said Shri Eknath Ganpat Patil & 9 others on the one hand and said Smt. Nirabai Shivram Patil & 8 others, on the other hand, the property mentioned in the First Schedule came to the share of the said Shri Eknath Ganpat Patil & others and the property mentioned in the Second Schedule came to the share of the said SMT. Nirabai Shivram Patil & others.

N. N. JADHAV
ADVOCATE HIGH COURT

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3. The said Shri Eknath Ganpat Patil & others, under an Agreement Dated 24/10/1994, agreed to sell and transfer the property mentioned in the First Schedule to the Shri Mohanlal Padamchand Agrarwal, upon the terms and conditions mentioned therein.
4. The said Shri Mohanlal Padamchand Agarwal, in his turn, under an Agreement Dated 12/11/1994, agreed to sell and transfer the property mentioned in the First Schedule to one Shri Anil Sinha & 2 others, upon the terms and conditions mentioned therein.
5. The said Shri Anil Sinha & 2 others, in their turn, under an Agreement Dated 12/6/2000 agreed to sell, transfer and assign the property mentioned in the First Schedule mentioned hereunder to one M/s. Ravi Developments, upon the terms and conditions mentioned therein.
6. Under the order bearing ULC/TA/WSGS/20/SR-789 Dated 29/12/1994, of the Additional Collector & Competent Authority, Thane Urban Agglomeration, have allowed the development of the said property under Section 20 of the Urban Land (Ceilings & Regulations) Act., 1976 upon the terms and conditions mentioned in the said Order.

I have investigated the title of the property mentioned in the First Schedule and in my opinion, subject to the terms and conditions of the abovementioned Agreements, orders and documents hereinabove stated and subject to complying with all the terms and conditions of the Development permissions of Mira Bhayander Municipal Corporation, the title of Shri Eknath Ganpat Patil and others are having clear to the said properties mentioned in the First Schedule and subject to complying with all the terms and conditions of the Development rules of MBMC, the M/S. Ravi Development is entitled to develop the said properties mentioned in the First Schedule.

N. N. JADHAV
ADVOCATE HIGH COURT

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FIRST SCHEDULE OF THE PROPERTY

All that piece and parcel of land, situated at village Navghar, Taluka & District Thane, bearing (1) Old Survey No. 438, New Survey No. 111, Hissa No. 4 area admeasuring 545 sq. Meters (2) Old Survey No. 440, New Survey No. 113, Hissa No. 9 area admeasuring 710 sq. Meters (3) Old Survey No. 440, New Survey No. 113, Hissa No. 10 area admeasuring 280 sq. Meters within the limits of Mira Bhayander Municipal Corporation, in the Registration District, Sub-District Thane.

SECOND SCHEDULE OF THE PROPERTY

All that piece and parcel of land, situated at village Navghar, Taluka & District Thane, bearing (1) Old Survey No. 438, New Survey No. 111, Hissa No. 4 area admeasuring 545 sq. Meters (2) Old Survey No. 440, New Survey No. 113, Hissa No. 9 area admeasuring 710 sq. Meters (3) Old Survey No. 440, New Survey No. 113, Hissa No. 10 area admeasuring 280 sq. Meters within the limits of Mira Bhayander Municipal Corporation, in the Registration District, Sub-District Thane.

DATE: 07/04/2014

FROM



N. N. JADHAV

ADVOCATE HIGH COURT

N. N. JADHAV
ADVOCATE HIGH COURT

**A/101, Lodha Heritage, Lodha Mahavir Nagar CHS. Ltd., Achole Road, Nallasopara (E),
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TO WHOMSOEVER IT MY CONCERN

M/s. Ravi Developments, a Partnership Firm, carrying on business at Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai 400 067, have produced documents and search report before me in respect of piece and parcel of land, situated at village Navghar, Taluka & District Thane, bearing (1) Old Survey No. 435, New Survey No. 109, area admeasuring 13,990 sq. Meters & (2) Old Survey No. 436, New Survey No. 107, Hissa No. 2 area admeasuring 14980 sq. Meters within the limits of Mira Bhayander Municipal Corporation, in the Registration District, Sub-District Thane, (hereinafter called as the said property for sake of brevity).

1. M/s. Estate Investment Co. Pvt. Ltd., name was recorded in the Kabjedar column and one Smt. Jankibai Damodar Patil, name was recorded as protected tenant in respect of the said property who was cultivating the said property since time immemorial by a Mutation Entry No. 1094 dated 15/10/1955.
2. Upon the death of Smt. Jankibai Damodar Patil, the name of her legal heirs Shri. Ramchandra Damodar Patil & 3 others, have been brought on record in the 7/12 extract and others revenue records in respect of the said property effected by Mutation Entry No. 151 dated 30/08/1988.
3. By Mutation Entry bearing No. 235 date 29/3/1990, the name of Smt. Jankibai Damodar Patil, was recorded in the Kabjedar column in the 7/12 extract and other revenue record in respect of the said properties under order bearing No. 4024/89 dated 18/02/1989 issued by Add. Tahsildar & Agriculture Land Tribunal, Thane.



N. N. JADHAV
ADVOCATE HIGH COURT

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4. By an Agreement (Sathe Karar) dated 30th June 1994 the said owners (1) Shri. Ramchandra Damodar Patil, (2) Shri. Kisan Damodar Patil, (3) Smt. Yamunabai Krishna Patil, (4) Smt. Savitribai Yashwant Mhatre have agreed to sell and transfer the said property to M/S. Ravi Developments for consideration and on the terms and conditions contained therein. In pursuant to the said Agreement (Sathe Karar) the said owners have also executed Power of Attorney in favour of the partners of M/S. Ravi Developments and possession handed over to them in respect of the said properties.
5. The Estate Investment Co. Pvt. Ltd., under its letters dated 24/03/2006 have issued no objection for Development of the aforesaid properties.

I have investigated the title of the aforesaid properties and in my opinion, subject to the terms and conditions of the abovementioned Agreement, orders and documents hereinabove stated and subject to complying with all the terms and conditions of the Development permissions of Mira Bhayander Municipal Corporation, the title of Shri. Ramchandra Damodar Patil & others are having clear to the said properties and subject to complying with all the terms and conditions of the Development rules of MBMC, the M/S. Ravi Developments are entitled to develop the said properties.

DATE: 07/03/2014

FROM


N. N. JADHAV

ADVOCATE HIGH COURT

N. N. JADHAV
ADVOCATE HIGH COURT

**A/101, Lodha Heritage, Lodha Mahavir Nagar CHS. Ltd., Achole Road, Nallasopara
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TO WHOMSOEVER IT MY CONCERN

M/s. Ravi Developments, a Partnership Firm, carrying on business at Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai 400 067, have produced documents and search report before me in respect of all that piece and parcel of land, situated at village Navghar, Taluka & District Thane, bearing Old Survey No. 438, New survey no.111, Hissa No. 2B admeasuring 1260 sq. meters, within the limits of Mira Bhayander Municipal Corporation, in the Registration District, Sub-District Thane, (hereinafter called as the said property for sake of brevity).

1. One Shri. Devram Sukur Patil was the owner in respect of all that peace and parcel of land bearing Old Survey No. 438, New Survey No. 111, Hissa No. 2B admeasuring 1260 sq. meter of village Navghar, Taluka and District Thane.
2. The said Shri. Devram Sukur Patil expired in the year 1970, intestate, leaving behind one Shri. Dattaray Devram Patil & others in respect of his all estate and effects, including the said property.
3. The said Shri. Dattatray Devram Patil, his wife Smt. Shakuntala Dattatray Patil and son Shri. Jayesh Dattatray Patil become entitled to 1/6 undivided share in respect of the said property who have under an agreement dated 13/01/2004 agreed to sell and transfer their respective 1/6 undivided share in respect of the said property to M/s. Ravi Developments for consideration and upon the terms and conditions mentioned therein.

N. N. JADHAV
ADVOCATE HIGH COURT

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4. Under the order bearing ULC/TA/WSHS/20/SR-1421 dated 02/04/2004 of the Additional Collector and Competent Authority, Thane urban Agglomeration, have allowed the development of part of the said property along with other properties under section 20 of the Urban Land (Ceiling and Regulations) Act, 1976 upon the terms and conditions mentioned in the said order.

5. One Charlie John Coutinho and Liyakat Gafar Shaikh claiming right over the said property under Confirmation dated 01/07/2010 and conveyance dated 09/07/2010 in respect of the Survey No. 438, Hissa No. 2B area admeasuring 1260 sq. meter.

I have investigated the title of the aforesaid property and in my opinion, subject to the terms and conditions of the abovementioned Agreement, orders, suit, RTS Appeal/s if any pending in the court of law, right of the other co-owners and documents hereinabove stated and subject to complying with all the terms and conditions of the Development permissions of Mira Bhayander Municipal Corporation, the said M/S. Ravi Developments are entitled to develop respective undivided share of the said property.

DATE: 21/04/2014

FROM


N. N. JADHAV

ADVOCATE HIGH COURT

N. N. JADHAV
ADVOCATE HIGH COURT

**A/101, Lodha Heritage, Lodha Mahavir Nagar CHS. Ltd., Achole Road, Nallasopara
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TO WHOMSOEVER IT MY CONCERN

M/s. Ravi Developments, a Partnership Firm, carrying on business at Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai 400 067, have produced documents and search report before me in respect of all that piece and parcel of land, situated at village Navghar, Taluka & District Thane, bearing (1) Old Survey No. 437, New survey no.110, Hissa No. 2 admeasuring 1850 sq. meters (2) Old Survey No. 437, New survey no.110, Hissa No. 5 admeasuring 480 sq. meters (3) Old Survey No. 437, New survey no.110, Hissa No. 8pt admeasuring 380 sq. meters, within the limits of Mira Bhayander Municipal Corporation, in the Registration District, Sub-District Thane, (hereinafter called as the said property for sake of brevity).

1. The above referred properties were originally owned and fully seized and possessed of and otherwise well and sufficiently entitled to (1) Smt. Yesubai Mahendra Patil (2) Shri Ravinda Mahendra Patil (3) Shri. Ramesh Mahendra Patil (4) Miss. Renuka Mahendra Patil & (5) Miss. Hitali Ravindra Patil as an absolute owners.
2. The said (1) Smt. Yesubai Mahendra Patil (2) Shri Ravinda Mahendra Patil (3) Smt. Madhavi Ravindra Patil (4) Shri. Ramesh Mahendra Patil (5) Miss. Renuka Mahendra Patil & (6) Miss. Hitali Ravindra Patil under an Agreement for Development dated 24th December, 1992 have agreed to sell and transfer development right of the said properties to one M/s. Harsh Unique Grah Nirman Pvt. Ltd., for the consideration and upon the terms and conditions mentioned therein.



N. N. JADHAV
ADVOCATE HIGH COURT

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3. The said M/s. Harsh Unique Grah Nirman Pvt. Ltd., through their Director Shri Harshad P. Doshi, under an Agreement dated 23rd October, 2003, agreed to sell and transfer the said properties along with other adjoining properties, to M/s. Ravi Developments, for the consideration and upon the terms and conditions mentioned therein. However the said M/s. Ravi Development have been enjoying possession of the said properties.
4. Under the Order bearing ULC/TA/WSHS-20/SR-1324-A dated 19/5/2003 of the Additional Collector & Competent Authority, Thane Urban Agglomeration, have allowed the development of the said properties under Section 20 of the Urban Land (Ceiling & Regulations) Act, 1976, upon the terms and conditions contained therein.
5. The Estate Investment Company Private Limited, under its three letters all dated 24th March 2008 has issued "No Objection" for development of the said properties.
6. The said M/s. Ravi Development has obtained from time to time development permissions/revised development permission from Mira Bhayander Municipal Corporation and other concerned authorities in respect of the said properties along with other adjoining properties as single layout and commenced the construction on the site. However, the said M/s. Ravi Development has obtained Occupation Certificate in respect of the buildings which have been completed in the said layout.
7. One Shri. Ajay Ramchandra Mishra claiming right, title and interest in respect of the said properties under Deed of Conveyance dated 23/12/2011, executed by the said Smt. Yeshubai Mahendra Patil & others through their constituted Attorney Shri. Sadruddin Alimohammed Maredia in respect of the said property and under



N. N. JADHAV
ADVOCATE HIGH COURT

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the Mutation Entry No. 1381, the said Shri. Ajay Ramchandra Mishra succeed to mutated his name in the 7/12 extract of the said properties. However, the said M/s. Ravi Development had challenge the said Mutation Entry No. 1381 under T.R.S. Appeal 301/2012 in the court of Sub-Divisional Officer, at Thane. Under order dated 31/05/2013 the Hon'ble Sub-Divisional has pleased to pass order in the RTS Appeal No. 301/2012 thereby appeal has been allowed and cancelled the Mutation Entry No. 1381. The said Ajay Ramchandra Mishra & another had challenge the order dated 31/05/2013 under RTS Appeal No. 202/2013 before the Hon'ble Additional Collector, at Thane. Under the order dated 18/02/2014 the Hon'ble Additional Collector, Thane has rejected the said R.T.S. Appeal filed by the said Ajay Ramchandra Mishra & another.

8. The said M/s. Harsh Unique Grah Nirman Pvt. Ltd., and M/s. Ravi Development, have jointly filed a Regular Civil Suit No. 11/2013 in the Court of Civil Judge (J.D.) Thane, at Thane against the said original owners (1) Smt. Yesubai Mahendra Patil (2) Shri Ravinda Mahendra Patil (3) Smt. Madhavi Ravindra Patil (4) Shri. Ramesh Mahendra Patil (5) Miss. Renuka Mahendra Patil & (6) Miss. Hitali Ravindra Patil (7) Shri. Sadruddin Alimohammed Maredia (8) M/s. Maredia Brothers & Associates (9) Shri. Ajay Ramchandra Mishra & (10) Mira Bhayander Municipal Corporation for specific performance of the agreement, declaration, cancellation of instruments and injunction in respect of the said properties and same suit is pending.

I have investigated the title of the aforesaid properties and in my opinion, subject to the terms and conditions of the abovementioned Agreement, orders, RTS Appeal/s, pending Civil Suit and documents hereinabove stated and subject to complying with all the terms



N. N. JADHAV
ADVOCATE HIGH COURT

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and conditions of the Development permissions of Mira Bhayander Municipal Corporation
the M/S. Ravi Developments are entitled to develop the said properties.

DATE: 21/04/2014

FROM



N. N. JADHAV

ADVOCATE HIGH COURT

N. N. JADHAV
ADVOCATE HIGH COURT

**A/101, Lodha Heritage, Lodha Mahavir Nagar CHS. Ltd., Achole Road, Nallasopara
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TO WHOMSOEVER IT MY CONCERN

M/s. Ravi Developments, a Partnership Firm, carrying on business at Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai 400 067, have produced documents and search report before me in respect of all that piece and parcel of land, situated at village Navghar, Taluka & District Thane, bearing Old Survey No. 439, New survey no.112, Hissa No. 6(Part) admeasuring 2530 sq. meters, within the limits of Mira Bhayander Municipal Corporation, in the Registration District, Sub-District Thane, (hereinafter called as the said property for sake of brevity).

1. The above referred property is fully seized and possessed of an otherwise well and sufficiently entitled to hold by one 1) Shri. Dattatray Devram Patil 2) Shri. Yeshwant Devram Patil 3) Shri. Harichandra Devram Patil 4) Shri. Surykant Devram Patil 5) Smt. Shantabai Devram Patil 6) Smt. Chandrabhaga Laxman Bhoir 7) Smt. Gulab Devram Patil as an absolute owners thereof.
2. By an Agreement dated 30th June 1989, the said Shri Dattatrey Devram Patil and others, agreed to sell and transfer all its right, title and interest in the said property altogether admeasuring

RS

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about 2530 sq. meters to Shri. Bhai Damul Patil, upon the terms and condition mentioned therein.

3. The said Shri Bhai Damul Patil, under an agreement in March, 1991 agreed to sell and transfer all right, title and interest in the said property admeasuring about 2350 sq. meters being portion of the whole property, to one Shri Harshad P. Doshi, upon the terms and conditions mentioned therein.
4. Under an agreement dated 7th June 2003, executed between Shri. Harshad P. Doshi on the one hand and M/s. Ravi Development on the other hand, the said Shri. Harshad P. Doshi agreed to grant the development rights in respect of the said property, in favour of M/s. Ravi Developments for the consideration and upon such other terms and conditions incorporated therein.
5. Under the Order bearing ULC/TA/Bhyandar/SR-535 Dated 3/10/1988 of the Dy. Collector & Competent Authority, Thane Urban Agglomeration, have allowed the development of the said property along with other properties under Section 8(4) of the Urban Land (Ceiling & Regulations) Act, 1976, upon the terms and conditions contained therein.
6. Under the Order bearing ULC/TA/W.S.H.S-20/SR-1421 dated 2/4/2004 of the Additional Collector & Competent Authority,



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Thane Urban Agglomeration, have allowed the development of the said properties under section 20 of the Urban Land (Ceiling & Regulation) Act, 1976 upon the terms and conditions contained therein.

7. The Estate Investment Company Private Limited, under its several letter dated 24th March 2006 have issued "No Objection" for development of the said property.
8. One M/s. RNA Builders (NG) has acquired right in respect of remaining portion of the said property having area admeasuring 1611 Sq. meter of Old Survey No. 439, New Survey No. 112 Hissa No. 6(part) of Village Navghar, Taluka and District Thane. The said M/s. RNA Builders (NG) under letter dated 18/04/2005 address to M/s. Avinash Mhatre and Associates, architect of M/s. Ravi Developments and given consent for the development permissions.
9. One Charlie John Coutinho and Liyakat Gafar Shaikh claiming right over the said property under Confirmation dated 01/07/2010 and conveyance dated 09/07/2010 in respect of the Survey No. 439, Hissa No. 6 area admeasuring 4050 sq. meter.

I have investigated the title of the aforesaid properties and in my opinion, subject to the terms and conditions of the abovementioned



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Agreement, orders, RTS Appeal/s, pending Civil Suit and documents hereinabove stated and subject to complying with all the terms and conditions of the Development permissions of Mira Bhayander Municipal Corporation the M/S. Ravi Developments are entitled to develop the said properties.

DATE: 21/04/2014

FROM



N. N. JADHAV

ADVOCATE HIGH COURT

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ADVOCATE HIGH COURT

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TO WHOMSOEVER IT MY CONCERN

M/s. Ravi Developments, a Partnership Firm, carrying on business at Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai 400 067, have produced documents and search report before me in respect of piece and parcel of land, situated at village Navghar, Taluka & District Thane, bearing (1) Old Survey No. 437, New Survey No. 110, Hissa No. 7(Part) area admeasuring 910 sq. Meters (2) Old Survey No. 437, New Survey No. 110, Hissa No. 9 area admeasuring 880 sq. Meters (3) Old Survey No. 438, New Survey No. 111, Hissa No. 1 area admeasuring 680 sq. Meters (4) Old Survey No. 439, New Survey No. 112, Hissa No. 4 area admeasuring 430 sq. Meters (5) Old Survey No. 440, New Survey No. 113, Hissa No. 6 area admeasuring 730 sq. Meters (6) Old Survey No. 440, New Survey No. 113, Hissa No. 12 area admeasuring 810 sq. Meters within the limits of Mira Bhayander Municipal Corporation, in the Registration District, Sub-District Thane, (hereinafter called as the said property for sake of brevity).

1. The above referred properties are fully seized and possessed of and otherwise well and sufficiently entitled to hold by (1) Smt. Sitabai Tulsiram Patil (since deceased) (2) Shri Padmakar Tulsiram Patil (3) Shri. Vasant Tulsiram Patil (4) Shri Subhash Tulsiram Patil (5) Shri Ranjan Tulsiram Patil (6) Shri Shridhar Tulsiram Patil (7) Shri Jayant Tulsiram Patil (8) Shakuntala Devendra Patil & (9) Nalini Devendra Patil absolute owner, in respect of the abovementioned properties.
2. The said Smt. Sitabai Tulsiram Patil & 6 others under an Agreement dated 6th July 1994 agreed to sell, transfer and assign all their right, title and interest in the said



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properties in favour of Shri. Anil Sinha and Others upon the terms and conditions mentioned therein.

3. The said Mr. Anil Kumar Sinha and others in their turn under an Agreement dated 06th July 1994 agreed to sell, transfer and assign all their rights, title and interest in the said properties to Shri Shyam Chug and others, upon the terms and conditions mentioned therein.
4. The said Shri Anil Sinha and others under an Agreement dated 13th December 1999 agreed to sell, transfer and assign all their rights, title and interest in the said properties to M/s. Ravi Developments upon the terms and conditions mentioned therein, and to which the said Shri. Shyam Chug and others have been joined as Confirming Party to the said Agreement.
5. By and under an Agreement dated 28th May 2004 (1) Smt. Sitabai Tulsiram Patil (2) Shri Padmakar Tulsiram Patil, (3) Ms. Prajeoti Padmakar Patil (being minors through their father & natural guardian Shri Padmakar Tulsiram Patil (4) Shri Vasant Tulsiram Patil, (5) Master Dhiraj Vasant Patil, (6) Master Milind Vasant Patil (Nos. 5 & 6 being minors through their father & natural guardian Shri Vasant Tulsiram Patil (7) Subhash Tulsiram Patil (8) Master Jayesh Subhash Patil, (9) Master Krunal Subhash Patil (Nos. 8 & 9 being minors through their father & natural guardian Shri. Subhash Tulsiram Patil), (10) Shri Ranjan Tulsiram Patil, (11) Master Sachin Ranjan Patil (being minors through their father & natural guardian Shri. Ranjan Tulsiram Patil) (11) Shri Gridhar Tulsiram Patil (13) Shri Jayant Tulsiram Patil (14) Master Jitendra Jayant Patil, (15) Master Chinmay Jayant Patil, (Nos. 14 & 15 being minors through their father & natural guardian Shri. Jayant Tulsiram Patil), (16) Smt. Shakuntala Devendra Patil, as owners agreed to sell and transfer their right, title and



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interest in the said properties to M/s Ravi Developments upon the terms and conditions mentioned therein whereby the said Smt. Sitabai Tulsiram Patil and others have confirmed the earlier transaction as stated hereinabove.

6. One Smt. Nalini Devram Patil who was having 1/8 undivided share in the said properties, who died intestate on or about 10/09/1974 leaving behind Smt. Devyani Harishchandra Patil & Smt. Nayana Bharat Taware being her daughter and only legal heirs and by virtue of Mutation Entry No. 1226 their names have been recorded in the 7/12 extract of the said properties.
7. By and under Deed of Conveyance dated 23/02/2012, vide registration No. TNN/7/1267/2012, Smt. Devyani Harishchandra Patil & Smt. Nayana Bharat Taware sold and transferred their respective 1/8 undivided share in respect of the said properties to and in favour of Shri. Arjun B. Singh for consideration and on the terms and conditions contained therein.
8. By and under agreement for Sale dated 9th July 2012, Shri. Arjun B. Singh has agreed to sale, transfer and assign his/their respective 1/8 undivided share to and in favour of M/s. Ravi Developments for consideration and on the terms and conditions contained therein.
9. Under the Order bearing ULC/TA/WSHS/20/SR-761 dated 19/12/1994 the Additional Collector & Competent Authority, Thane Urban Agglomeration have allowed the development of the said properties under Section 20 of the Urban Land (Ceiling & Regulations) Act 1976, upon the terms and conditions mentioned in the said Order.



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10. The Estate Investment Company Private Limited, under its various letters all dated 24th March 2006, have issued "No Objection" for development of the said properties.

I have investigated the title of the aforesaid properties and in my opinion, subject to the terms and conditions of the abovementioned Agreements, orders and documents hereinabove stated and subject to complying with all the terms and conditions of the Development permissions of Mira Bhayander Municipal Corporation, the title of Shri Padmakar Tulsiram Patil and others are having clear to the said properties and subject to complying with all the terms and conditions of the Development rules of MBMC, the M/S. Ravi Development is entitled to develop the said properties.

DATE: 07/04/2014

FROM


N. N. JADHAV

ADVOCATE HIGH COURT