



Kripashankar R. Tiwari

Mob. : 98695 60870
81697 78335

ADVOCATE HIGH COURT & NOTARY

Residence : D -17 / 503 - 504, Shanti Vihar, Mira Road (East), Dist. Thane - 401 107.

Office : A-5, Shop No.14, Sector No. 7, Shanti Nagar, Mira Road (E), Dist. Thane - 401 107. Email : tiwarikripashankar.r@gmail.com

(By Regd. AD. / UPC / Courier / Hand Delivery)

Ref. No. : _____

Date : _____

13/02/2019

TITLE CERTIFICATE

Re: All that piece or parcel of land or ground bearing Old Survey No. 396, New Survey No. 164 Hissa No. 7, admeasuring about 2960 sq. meter (equivalent to 3539.25 sq. yard or thereabouts) lying being and situated at Village Navghar, Taluka & Dist. Thane, in the limit of Mira Bhayandar Municipal Corporation.

TO WHOMSOEVER IT MAY CONCERN

This is to certified that I have perused the documents produced by **M/s Geeta Builders**, in respect of piece or parcel of land or ground bearing Old Survey No. 396, New Survey No. 164 Hissa No. 7, admeasuring about 2960 sq. meter (equivalent to 3539.25 sq. yard or thereabouts) lying being and situated at Village Navghar, Taluka & Dist. Thane, in the limit of Mira Bhayandar Municipal Corporation, hereinafter referred '**the said Property**'.

1. That the said property was originally owned by one Mr. Thomas Peter Pereira and the said Mr. Thomas Peter Pereira and Master Nazareth Thomas Pereira being minor son through his father and natural guardian Mr. Thomas Peter Pereira therein by and under Agreement dated 22/12/1989 agreed to dell, transfer the rights of the said property to M/s Shah & Dattani Associates, therein referred as the purchaser (i.e. M/s Ravi Developments) and in pursuance with the said agreement for sale the said Mr. Thomas Peter Pereira and Master Nazareth Thomas Pereira being minor son through his father and natural guardian Mr. Thomas Peter Pereira executed a general power of attorney dated 29/12/1989 in favour of Mr. Anil Jamnadas Dattani & Mr. Jayesh T. Shah.





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2.

2. That by and under an agreement dated 7th May, 1990, the said Dattani Associates has assigned their right, title and interest in respect of the FSI admeasuring 12384 sq. ft. to M/s Ajib Investment to develop the a portion of the said property and to consume FSI admeasuring 12384 sq. ft. for consideration and the terms and conditions contained in the said agreement.
3. That in pursuance to the said agreement dated 7th May, 1990, M/s Ajib Investment filed a civil suit bearing No. 316 of 2014 in the court of Civil Judge (S. D.) Thane against M/s Ravi Development (formerly known as M/s Shah & Dattani Associates). On 19th January 2010 M/s Ajib Investment, the Plaintiff therein and M/s Ravi Developments the Defendant have filed consent terms in the said Special Civil Suit bearing No. 316/2014 and the Court has granted Consent Decree in favour of the M/s Ravi Developments.
4. That as per the consent terms filed by the parties in the Special Civil Suit bearing No. 316 of 2004 M/s Ravi Development was entitled for the balance FSI of the layout and all the benefits arising out from the said suit property including TDR.
5. That by and under an Agreement dated 15th June 2010, M/s Ravi Development agreed to sell, transfer the Development rights of the said property to M/s Golden Icon Infrastructure Pvt. Ltd. for the consideration and on the terms and conditions contained in the said agreement. The said agreement is registered under Document No. TNN7-05431-2010





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dated 15/06/2010 and the said M/s Ravi Developments also executed a General Power of Attorney in pursuance of the said agreement in favour of Mr. Pravin Kumar B. Pansuria and the said General Power of Attorney is also registered under Document No. TNN7-05432-2010 dated 15/06/2010.

6. That in their turn the said M/s Golden Icon Infrastructure Pvt. Ltd. agreed to sell, transfer the said property to M/s Geeta Builders by and under agreement dated 30th December, 2010 and with the deed of confirmation dated 14th November, 2011 registered with the office of the Joint Sub Registrar Thane 7 under Document No. TNN7-08162-2011, on the terms and conditions contained in the said agreement and in pursuance of the said agreement the said M/s Golden Icon Infrastructure Pvt. Ltd. have also executed a General Power of Attorney dated 15th November, 2011 in favour of Mr. Bharatbhai K. Unadkat and the same is also registered under document sr. no. TNN7-08196-2011.

7. That at present the said property is in the name of Margaret Thomas Pareira and Mr. Nazreth Thomas Pereira as per the 7/12 Extract maintained by the concerned Revenue Department and M/s Geeta Builders and its partner is shown as possessor of the said property.

8. I have perused all the aforesaid documents and I am of the opinion that the title of the land owners and the said Developers is valid, subsisting and binding on the parties and clear and marketable subject to any court order and /or the pending litigations if any.


(K. R. Tiwari)

Advocate





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Date : _____

13/02/2019

TITLE CERTIFICATE

Re: All that piece or parcel of land or ground bearing Old Survey No. 396, New Survey No. 164 Hissa No. 9, admeasuring about 2350 sq. meter (equivalent to 2813 sq. yard or thereabouts) lying being and situated at Village Navghar, Taluka & Dist. Thane, in the limit of Mira Bhayandar Municipal Corporation.

TO WHOMSOEVER IT MAY CONCERN

This is to certified that I have perused the documents produced by **M/s Geeta Builders**, in respect of piece or parcel of land or ground bearing Old Survey No. 396, New Survey No. 164 Hissa No. 9, admeasuring about 2350 sq. meter (equivalent to 2813.25 sq. yard or thereabouts) lying being and situated at Village Navghar, Taluka & Dist. Thane, in the limit of Mira Bhayandar Municipal Corporation, hereinafter referred '**the said Property**'.

1. That the said property was originally owned by one Rose Alex Hendriques, and the said Rose Alex Hendriques by and under Agreement dated 18/02/1992 agreed to transfer the development rights of the said property to Shri Nalin Jamandas Tejura, Shri Bhupendra Jamandas Tejura and Dilip Jamandas Tujera, being confirming party and M/s Shah & Dattani Associates, therein referred as the purchaser (i.e. M/s Ravi Developments).





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2.

2. That after death said Rose Alex Hendriques, the said property was transferred in the name of Mrs. Santanbai Anthony Creado and Mr. Anthony John Creado as per the will of the said Rose Alex Hendriques and after death of the said Mr. Anthony John Creado, the legal heirs of the said Anthony John Creado, (1) Mrs. Santanbai Anthony Creado (2) Mrs. Lyvonne Johnson Anthony, (3) Mrs. Collette Vardrine Creado, (4) Mr. Alex Anthony Creado and (5) Mrs. Chrystale Steven Pereira, agreed to transfer the development rights of the said property along with certain other properties to Mr. Rohit D. Goyal & Mr. Asho D. Goyal by and under a Registered Agreement for Development dated 6th December, 2006, Registered under Document No. TNN4-10106 dated 6/12/2006, on the terms and conditions contained therein.
3. That in their turn the said Mr. Rohit D. Goyal & Mr. Asho D. Goyal transferred the said property along with the other properties to M/s Ravi Development, by and under Development Agreement dated 4th February, 2010, on the terms and conditions contained therein.
4. That by and under a registered agreement dated 15th June, 2010, the said Ravi Development agreed to transfer the Development rights of the said property to M/s Golden Icon Infrastructure Pvt. Ltd. on the terms and conditions contained in the said agreement. The said agreement is registered under Document No. TNN4-05929-2010 dated 15/06/2010.





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5. That by and under a Deed of Confirmation dated 14th November, 2011 the said M/s Golden Icon Infrastructure Pvt. Ltd. through its Director Mr. Pravin Kumar B. Pansuria and M/s Geeta Builders, confirmed the execution of the Deed of Conveyance dated 28th December, 2010, and the said Deed of duly registered under Document No. TNN7-08161-2011 dated 14/11/2011.
6. That at present the said property is in the name of Alex Anthony Creado , Lyvonne Johnson Anthony, Stanvak Anthony Creado, Chrystal Anthony Pereira, Chletle Vadin Creado and Crag Vadrine Creado the legal heirs of Mrs. Santanbai Anthony Creado and Mr. Anthony John Creado as per the 7/12 Extarct maintained by the concerned Revenue Department and M/s Geeta Builders and its partner is shown as possessor of the said property.
7. That a Regular Civil Suit No. 516/2014 was filed in respect of the said property and the said plaint was rejected by the Hon'ble Court as per the order dated 14/08/2018 passed by the 9th Joint Civil Judge S.D. Thane.
8. I have perused all the aforesaid documents and I am of the opinion that the title of the land owners and the said Developers is valid, subsisting and binding on the parties and clear and marketable subject to any court order and /or the pending litigations if any.

(K. R. Tiwari)

Advocate

