

D. G. NAIK
B. Com., LL.M.
ADVOCATE, HIGH COURT

104, Saroj Plaza,
Near Maxus Mall, Flyover Road,
Bhayandar (West), Thane - 401 101
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SEARCH REPORT

Re. : Land bearing Survey No. 18, Hissa No. 4, admeasuring 450 sq. meters and an area admeasuring 700 sq. meters, forming the portion of the land bearing Survey No. 18, Hissa No.2, situate, lying and being at Village Kashi, Mira Road (East), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation.

Owner : M/s. Keystone Classic

I have taken searches in respect of the aforesaid property in the office of Sub-Registrar, Thane, from 1980 till date.

Notes of Search taken by me in the Sub-Registry of Thane from 1980 till date :

| | |
|------|-------------------------|
| 1980 | No Transaction Detected |
| 1981 | " |
| 1982 | " |
| 1983 | " |
| 1984 | " |
| 1985 | " |
| 1986 | " |
| 1987 | " |
| 1988 | " |
| 1989 | " |
| 1990 | " |
| 1991 | " |
| 1992 | " |
| 1993 | " |
| 1994 | " |

Road,
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|------|--|
| 1995 | No Transaction Detected |
| 1996 | " |
| 1997 | " |
| 1998 | " |
| 1999 | " |
| 2000 | " |
| 2001 | " |
| 2002 | " |
| 2003 | " |
| 2004 | " |
| 2005 | " |
| 2006 | " |
| 2007 | Agreement for Development, dated 25th April, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-5/03263/2007, dated 25th April, 2007, executed by Mr. Shakil Hajimiya Patel for self and in the capacity of Constituted Attorney of the said Mrs. Badrunisa Hajimiya Patel and others with the consent and confirmation of Shri Daresaheb Saheb Patel in favour of M/s. Rahi Group, in respect of the said first property. |
| 2008 | No Transaction Detected |
| 2009 | General Power of Attorney, dated 30th December, 2004, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/1532/2009, dated 12th March, 2009, executed by Mrs. Badrunisa Hajimiya Patel and others in favour of Mr. Shakil Hajimiya Patel, in respect of the said first property. Deed of Conveyance, dated 12th March, 2009, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/01532/2009, dated 12th March, 2009, executed by Mr. Shakil Hajimiya Patel for self and in the capacity of Constituted Attorney of the said Mrs. Badrunisa Hajimiya Patel and others with the consent and confirmation of the said Shri Daresaheb Saheb Patel in favour of the said M/s. Rahi Group, in respect of the said first property. |

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Certificate

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Sr

2010

Deed of Conveyance, dated 17th March, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/02834/2010, dated 22nd March, 2010, executed by M/s. Rahi Group in favour of M/s. Keystone Classic, in respect of the said first property.

2011

Deed of Conveyance, dated 12th October, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/07444/2011, dated 14th October, 2011, executed by Mrs. Teres Barenja Vaiti, Mr. Domnic Barenja Vaiti, Mr. Joseph Barenja Vaiti, Mr. Robert Barenja Vaiti, Mr. Ales Barenja Vaiti, Mrs. Lila Pasc Koli, Mrs. Maggie Siril Patil, Mrs. Rita Sabastin Mastan, Mrs. Regina Motiram Koli, Mrs. Ilda Bona Venture Kolas, Mr. Charly Anthony Telies, Mr. Peter Anthony Telies, Mr. Matesh Anthony Telies, Mrs. Annabai Martin Telies, Miss Manisha Martin Telies, Mr. Rohan Martin Telies, Mr. Mojes Joseph Topare, Mr. Wilson Joseph Topare, Mrs. Jana Sujya Koli and Mr. Aagnish Joseph Koli in favour of M/s. Sai Raj Developers, in respect of their undivided right, title, interest and share in the land bearing Survey No. 18, Hissa No.2, admeasuring 780 sq. meters, situate, lying and being at Village Kashi, Taluka and District Thane.

Deed of Conveyance, dated 20th April, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/03362/2011, dated 20th April, 2011, executed by Mrs. Filomina Anthony Telies, Mrs. Silva Anthony Kini, Mrs. Lila Alias Lilabai Chaves, Mrs. Tressa Andrew Rodrigues, Mr. Jospin Peter Keny, Mr. Wilson John Pereira, Mrs. Mary M. D'mello, Mrs. Meena D'souza, Mrs. Susheela E. Kontiya and Mrs. Rufina J. Kenny, in favour of M/s. Sai Raj Developers, in respect of their undivided right, title, interest and share in the land bearing Survey No. 18, Hissa No.2, admeasuring 780 sq. meters, situate, lying and being at Village Kashi, Taluka and District Thane.

Deed of Conveyance, dated 18th November, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/08312/2011, dated 18th November, 2011, the said M/s. Sai Raj Developers in favour of M/s. Keystone Classic, in respect of the said second property.

Irrevocable General Power of Attorney, dated 18th

November, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/08313/2011, dated 18th November, 2011, executed by M/s. Sai Raj Developers in favour of the partners of M/s. Keystone Classic, in respect of the said second property.

From the aforesaid searches and on the basis of Revenue Records, I hereby state and certify that title of the said property is clear, marketable and same is free from all encumbrances.

Dated : 13th December, 2011


Advocate

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TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT I have investigated the title to the land bearing Survey No. 18, Hissa No. 4, admeasuring 450 sq. meters and an area admeasuring 700 sq. meters, forming the portion of the land bearing Survey No. 18, Hissa No.2, situate, lying and being at Village Kashi, Mira Road (East), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, owned by M/s. Keystone Classic and have to state as hereunder;

1. Originally Mrs. Badrunisa Hajimiya Patel, Mr. Shakil Hajimiya Patel, Mr. Nafis Hajimiya Patel, Mr. Malik Hajimiya Patel, Mrs. Naheed Rizwan Muraj, Mrs. Shabana Majid Khan, Mrs. Shahjahan Akhlaq Dabre, Mrs. Zahida Zahoor Maple were the owners of several properties inter-alia land bearing Survey No. 18, Hissa No. 4, admeasuring 450 sq. meters, situate, lying and being at Village Kashi, Mira Road (East), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, (hereinafter referred to as "the Said First Property")
2. The said Mrs. Badrunisa Hajimiya Patel and others had executed a General Power of Attorney, dated 30th December, 2004, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/1532/2009, dated 12th March, 2009, in favour of Mr. Shakil Hajimiya Patel, being one of the co-owners of the said first property, conferring upon him several powers inter-alia power to sell the said first property to the person or persons of his choice including power to execute Deed of Conveyance and to lodge the same for registration in the office of Sub-

Registrar of Assurance and also to admit the execution thereof before the Sub-Registrar of Assurance.

3. By an Agreement, dated 8th December, 2005, the said Mr. Shakil Hajimiya Patel for self and in the capacity of Constituted Attorney of the said Mrs. Badrunisa Hajimiya Patel and others had agreed to sell the said first property to one Shri Daresaheb Saheb Patel, at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement, dated 8th December, 2005, the said Mr. Shakil Hajimiya Patel for self and in the capacity of Constituted Attorney of the said Mrs. Badrunisa Hajimiya Patel and others had also executed a General Power of Attorney, dated 8th December, 2005, in favour of the said Shri Daresaheb Saheb Patel conferring upon him several powers inter-alia power to sell the said first property to the person or persons of his choice.

4. By an Agreement for Development, dated 25th April, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-5/03263/2007, dated 25th April, 2007, the said Mr. Shakil Hajimiya Patel for self and in the capacity of Constituted Attorney of the said Mrs. Badrunisa Hajimiya Patel and others with the consent and confirmation of Shri Daresaheb Saheb Patel had agreed to grant the development rights in respect of the said first property to M/s. Rahi Group, at the price and on the terms and conditions stipulated therein. In furtherance to the said Agreement for Development, dated 25th April, 2007, the said Mr. Shakil Hajimiya Patel for self and in the capacity of Constituted Attorney of the said Mrs. Badrunisa Hajimiya Patel and others with the consent and confirmation of the said Shri Daresaheb Saheb Patel had sold, transferred and conveyed the said first property vide a Deed of Conveyance, dated 12th March, 2009, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-

10/01532/2009, dated 12th March, 2009, to the said M/s. Rahi Group, for the consideration mentioned therein and accordingly, the name of the said M/s. Rahi Group came to be recorded in the 7/12 Extract of the said first property vide a Mutation Entry No. 951, dated 9th May, 2009.

5. By a Deed of Conveyance, dated 17th March, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/02834/2010, dated 22nd March, 2010, the said M/s. Rahi Group sold, transferred and conveyed the said first property, to M/s. Keystone Classic, for the consideration mentioned therein.

6. Originally Mrs. Teres Barenja Vaiti, Mr. Dornic Barenja Vaiti, Mr. Joseph Barenja Vaiti, Mr. Robert Barenja Vaiti, Mr. Ales Barenja Vaiti, Mrs. Lila Pasc Koli, Mrs. Maggie Siril Patil, Mrs. Rita Sabastin Mastan, Mrs. Regina Motiram Koli, Mrs. Ilda Bona Venture Kolas, Mr. Charly Anthony Telies, Mr. Peter Anthony Telies, Mr. Matesh Anthony Telies, Mrs. Annabai Martin Telies, Miss Manisha Martin Telies, Mr. Rohan Martin Telies, Mrs. Filomina Anthony Telies, Mrs. Silva Anthony Kini, Mrs. Lila Alias Lilabai Chaves, Mrs. Tressa Andrew Rodriques, Mr. Jospin Peter Keny, Mr. Wilson John Pereira, Mrs. Mary M. D'mello, Mrs. Meena D'souza, Mrs. Susheela E. Kontiya, Mrs. Rufina J. Kenny, Mr. Mojes Joseph Topare, Mr. Wilson Joseph Topare, Mrs. Jana Sujya Koli and Mr. Aagnish Joseph Koli were the owners of land bearing Survey No. 18, Hissa No.2, admeasuring 780 sq. meters, situate, lying and being at Village Kashi, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of the Mira Bhayandar Municipal Corporation, (hereinafter referred to as "the Said Entire Property")

7. By a Deed of Conveyance, dated 12th October, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-

7/07444/2011, dated 14th October, 2011, the said Mrs. Teres Barenja Vaiti, Mr. Domnic Barenja Vaiti, Mr. Joseph Barenja Vaiti, Mr. Robert Barenja Vaiti, Mr. Ales Barenja Vaiti, Mrs. Lila Pasc Koli, Mrs. Maggie Siril Patil, Mrs. Rita Sabastin Mastan, Mrs. Regina Motiram Koli, Mrs. Ilda Bona Venture Kolas, Mr. Charly Anthony Telies, Mr. Peter Anthony Telies, Mr. Matesh Anthony Telies, Mrs. Annabai Martin Telies, Miss Manisha Martin Telies, Mr. Rohan Martin Telies, Mr. Mojesh Joseph Topare, Mr. Wilson Joseph Topare, Mrs. Jana Sujya Koli and Mr. Aagnish Joseph Koli sold, transferred and conveyed the their undivided right, title, interest and share in the said entire property, to M/s. Sai Raj Developers, for the consideration mentioned therein.

8. By another Deed of Conveyance, dated 20th April, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/03362/2011, dated 20th April, 2011, the said Mrs. Filomina Anthony Telies, Mrs. Silva Anthony Kini, Mrs. Lila Alias Lilabai Chaves, Mrs. Tressa Andrew Rodrigues, Mr. Jospin Peter Keny, Mr. Wilson John Pereira, Mrs. Mary M. D'mello, Mrs. Meena D'souza, Mrs. Susheela E. Kontiya and Mrs. Rufina J. Kenny, sold, transferred and conveyed the their undivided right, title, interest and share in the said entire property, to the said M/s. Sai Raj Developers, for the consideration mentioned therein.

9. By a Deed of Conveyance, dated 18th November, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/08312/2011, dated 18th November, 2011, the said M/s. Sai Raj Developers sold, transferred and conveyed an area admeasuring 700 sq. meters, forming the portion of the said land bearing Survey No. 18, Hissa No.2, situate, lying and being at Village Kashi, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the

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limits of the Mira Bhayandar Municipal Corporation, (hereinafter referred to as "the Said Second Property"), to M/s. Keystone Classic, for the consideration mentioned therein. The said M/s. Sai Raj Developers had also executed an Irrevocable General Power of Attorney, dated 18th November, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/08313/2011, dated 18th November, 2011, in favour of the partners of M/s. Keystone Classic, conferring upon them several powers inter-alia power to deal with the said property in their absolute discretion.

10. In the premises aforesaid, the said M/s. Keystone Classic is absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the land bearing Survey No. 18, Hissa No. 4, admeasuring 450 sq. meters and an area admeasuring 700 sq. meters, forming the portion of the land bearing Survey No. 18, Hissa No.2, situate, lying and being at Village Kashi, Mira Road (East), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, (hereinafter referred to as "the Said Property"), as the owners thereof.

11. I have also taken the searches in the office of Sub-Registry of Thane from 1980 to till date and during the course of search, I have come across the following documents pertaining to the said property and save and except the said documents, I have not come across any other registered instruments pertaining to the said property.

- (a) General Power of Attorney, dated 30th December, 2004, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/1532/2009, dated 12th March, 2009, executed by Mrs. Badrunisa Hajimiya Patel and others in favour of Mr. Shakil Hajimiya Patel, in respect of the said first property.

- (b) Agreement for Development, dated 25th April, 2007, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-5/03263/2007, dated 25th April, 2007, executed by Mr. Shakil Hajimiya Patel for self and in the capacity of Constituted Attorney of the said Mrs. Badrunisa Hajimiya Patel and others with the consent and confirmation of Shri Daresaheb Saheb Patel in favour of M/s. Rahi Group, in respect of the said first property.
- (c) Deed of Conveyance, dated 12th March, 2009, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/01532/2009, dated 12th March, 2009, executed by Mr. Shakil Hajimiya Patel for self and in the capacity of Constituted Attorney of the said Mrs. Badrunisa Hajimiya Patel and others with the consent and confirmation of the said Shri Daresaheb Saheb Patel in favour of the said M/s. Rahi Group, in respect of the said first property.
- (d) Deed of Conveyance, dated 17th March, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/02834/2010, dated 22nd March, 2010, executed by M/s. Rahi Group in favour of M/s. Keystone Classic, in respect of the said first property.
- (e) Deed of Conveyance, dated 12th October, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/07444/2011, dated 14th October, 2011, executed by Mrs. Teres Barenja Vaiti, Mr. Domnic Barenja Vaiti, Mr. Joseph Barenja Vaiti, Mr. Robert Barenja Vaiti, Mr. Ales Barenja Vaiti, Mrs. Lila Pasc Koli, Mrs. Maggie Siril Patil, Mrs. Rita Sabastin

Mastan, Mrs. Regina Moti-am Koli, Mrs. Ilda Bona Venture Kolas, Mr. Charly Anthony Telies, Mr. Peter Anthony Telies, Mr. Matesh Anthony Telies, Mrs. Annabai Martin Telies, Miss Manisha Martin Telies, Mr. Rohan Martin Telies, Mr. Mojes Joseph Topare, Mr. Wilson Joseph Topare, Mrs. Jana Suja Koli and Mr. Aagnish Joseph Koli in favour of M/s. Sai Raj Developers, in respect of their undivided right, title, interest and share in the land bearing Survey No. 18, Hissa No.2, admeasuring 780 sq. meters, situate, lying and being at Village Kashi, Taluka and District Thane.

- (f) Deed of Conveyance, dated 20th April, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/03362/2011, dated 20th April, 2011, executed by Mrs. Filomina Anthony Telies, Mrs. Silva Anthony Kini, Mrs. Lila Alias Lilabai Chaves, Mrs. Tressa Andrew Rodriques, Mr. Jospin Peter Keny, Mr. Wilson John Pereira, Mrs. Mary M. D'mello, Mrs. Meena D'souza, Mrs. Susheela E. Kontiya and Mrs. Rufina J. Kenny, in favour of M/s. Sai Raj Developers, in respect of their undivided right, title, interest and share in the land bearing Survey No. 18, Hissa No.2, admeasuring 780 sq. meters, situate, lying and being at Village Kashi, Taluka and District Thane
- (g) Deed of Conveyance, dated 18th November, 2011, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/08312/2011, dated 18th November, 2011, the said M/s. Sai Raj Developers in favour of M/s. Keystone Classic, in respect of the said second property.
- (h) Irrevocable General Power of Attorney, dated 18th November, 2011, registered in the office of Sub-Registrar of Assurance at

Thane under Sr. No. TNN-7/08313/2011, dated 18th November, 2011, executed by M/s. Sai Raj Developers in favour of the partners of M/s. Keystone Classic, in respect of the said second property.

9. On the whole from the Searches taken in the Office of Sub-Registrar of Thane and also on the basis of documents produced before me as well as on the basis of information provided to me in respect of the said property, I hereby state and certify that the title to the land bearing Survey No. 18, Hissa No. 4, admeasuring 450 sq. meters and an area admeasuring 700 sq. meters, forming the portion of the land bearing Survey No. 18, Hissa No.2, situate, lying and being at Village Kashi, Mira Road (East), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, owned by M/s. Keystone Classic, is clear, marketable and free from all encumbrances.

Dated : 13th December, 2011.



Advocate

Keystone Classic - 091211