

**D. G. NAIK**

B.Com., LL.M.

ADVOCATE, HIGH COURT

202, Jagruti Apartment,  
B.P. Road, Bhayandar (E),  
Thane - 401 105.  
Tel.: 2819 1739  
Mob.: 9820640511

Ref. No.:

**TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No.297, New Survey No.57, Hissa No.3, admeasuring 640 sq. meters, Old Survey No.297, New Survey No.57, Hissa No.15, admeasuring 940 sq. meters, Old Survey No.287, New Survey No.65, Hissa No.8, admeasuring 2350 sq. meters, Old Survey No.273, New Survey No.77, Hissa No.6, admeasuring 1800 sq. meters, Old Survey No.274, New Survey No.78, Hissa No.2, admeasuring 4650 sq. meters, Old Survey No.286, New Survey No.85, Hissa No.10, admeasuring 760 sq. meters, Old Survey No.295, New Survey No.178, Hissa No.13, admeasuring 1010 sq. meters and Old Survey No.295, New Survey No.178, Hissa No.15, admeasuring 960 sq. meters situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane and in the Registration District and Sub District Thane, owned by 1) Shri Ramesh Atmaram Patil, 2) Shri Darshan Ramesh Patil, 3) Shri Sandeep Ramesh Patil, 4) Mrs. Puja alias Sangeeta Bhalchandra Patil, 5) Mrs. Bhavana Namdeo Bhoir, 6) Mrs. Lilabai Janardhan Mhatre, 7) Mrs. Manisha Jitendra Patil, 8) Mrs. Rajashree Manoj Gawde, 9) Shri Vishwanath Madhusudan Mhatre, 10) Shri Manoj Vishwanath Mhatre, 11) Shri Pramod Vishwanath Mhatre, 12) Shri Sunil Vishwanath Mhatre, 13) Smt. Rekhia Devidas Mhatre, 14) Smt. Smita Shantaram Keni, 15) Shri Subash Kashiram Shelke, 16) Smt. Jyotsna Jaywant Bhoir, 17) Smt. Mahananda Balwant Nike, 18) Smt. Devyani Ganesh Mokal, 19) Smt. Chandravati Ramchandra Baswan, 20) Smt. Vatsala Rajaram Kawle 21) Smt. Sunanda Vasant Mhatre, 22) Shri Deepak Vasant Mhatre, 23) Shri Sagar Vasant Mhatre and 24) Smt. Meenakshi Moreshwar Mhatre and have to state as hereunder ;

1. Originally Shri Bhaskar Damaji Patil was the owner of land bearing Old Survey No.297, New Survey No.57, Hissa No.3, admeasuring 640 sq. meters, Old Survey No.297, New Survey No.57, Hissa No.15, admeasuring

940 sq. meters, Old Survey No.287, New Survey No.65, Hissa No.8, admeasuring 2350 sq. meters, Old Survey No.273, New Survey No.77, Hissa No.6, admeasuring 1800 sq. meters, Old Survey No.274, New Survey No.78, Hissa No.2, admeasuring 4650 sq. meters, Old Survey No.286, New Survey No.85, Hissa No.10, admeasuring 760 sq. meters, Old Survey No.295, New Survey No.178, Hissa No.13, admeasuring 1010 sq. meters and Old Survey No.295, New Survey No.178, Hissa No.15, admeasuring 960 sq. meters situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane and in the Registration District and Sub District Thane.

2. The said Shri Bhaskar Damaji Patil died intestate on 20th July, 1956, leaving behind his son Shri Gangadhar Bhaskar Patil and two daughters namely, Gangabai Atmaram Patil and Smt. Vithabai Madhusudan Mhatre as his heirs and legal representatives entitled to the estate of the deceased including the said properties and accordingly by a Mutation Entry No.4558 dated 1/5/1983, the names of the said Shri Gangadhar Bhaskar Patil, Smt. Gangabai Atmaram Patil and Smt. Vithabai Madhusudan Mhatre were recorded in the 7/12 Extract of the said properties.

3. The said Smt. Gangabai Atmaram Patil had 1/3rd undivided right, title, interest and share in the said properties and 2/3rd undivided share of the said properties belongs to Smt. Vithabai Madhusudan Mhatre and Shri Gangadhar Bhaskar Patil.

4. Smt. Gangabai Atmaram Patil died intestate on 17/7/1993, leaving behind her a son by name Shri Ramesh Atmaram Patil as her only heir and legal representative entitled to the 1/3rd undivided right, title, interest and share in the said properties.

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*Ref. No.:* 5. Shri Darshan Ramesh Patil and Shri Sandeep Ramesh Patil are the sons of Shri Ramesh Atmaram Patil and Smt. Pooja alias Sangeeta Bhalchandra Patil, Smt. Sunanda Vasant Mhatre and Smt. Bhavana Namdeo Bhoir are the married daughters of Shri Ramesh Atmaram Patil. Shri Deepak Vasant Mhatre, Shri Sagar Vasant Mhatre and Smt. Minakshi Moreshwar Mhatre are the childrens of Smt. Sunanda Vasant Mhatre.

6. Smt. Vithabai Madhusudan Mhatre died intestate on 8<sup>th</sup> March, 1984, leaving behind two sons namely Shri Janardhan Madhusudan Mhatre and Shri Vishwanath Madhusudan Mhatre and a married daughter by name Smt. Kumudini Kashiram Shelke (since deceased) as her heirs and legal representatives entitled to the undivided share on the deceased in the said properties.

7. Shri Janardhan Madhusudan Mhatre died intestate on 17/12/2002, leaving behind his widow Smt. Lilabai Janardhan Mhatre and two married daughters namely, Smt. Manisha Jitendra Patil and Smt. Rajashree Manoj Gawde as his heirs and legal representatives entitled to the undivided share of the deceased in the said properties.

8. Smt. Kumudini Kashiram Shelke died intestate on 21<sup>st</sup> June, 1990, leaving behind her son by name Shri Subhash Kashiram Shelke and five married daughters namely Smt. Jyotsna Jaywant Bhoir, Smt. Mahananda Balwant Nike, Smt. Devayani Ganesh Mokal, Smt. Vatsala Rajaram Kavle and Smt. Chandravati Ramchandra Baswan as her heirs and legal representatives entitled to the undivided share on the deceased in the said properties.

9. Shri Vishwaniath Madhusudan Mhatre died intestate on 18/1/1984, leaving behind him three sons namely Shri Manoj Vishwanath Mhatre, Shri Pramod Vishwanath Mhatre and Shri Sunil Vishwanath Mhatre and two daughters namely Smita Shantaram Kini and Smt. Rekha Devidas Mhatre as his heirs and legal representative entitled to the undivided share of the deceased in the said property.

10. In the premises aforesaid, Shri Ramesh Atmaram Patil, Shri Darshan Ramesh Patil, Shri Sandeep Ramesh Patil, Mrs. Puja alias Sangeeta Bhalchandra Patil, Mrs. Bhavana Namdeo Bhoir, Mrs. Lilabai Janardhan Mhatre, Mrs. Manisha Jitendra Patil, Mrs. Rajashree Manoj Gawde, Shri Vishwanath Madhusudan Mhatre, Shri Manoj Vishwanath Mhatre, Shri Pramod Vishwanath Mhatre, Shri Sunil Vishwanath Mhatre, Smt. Rekha Devidas Mhatre, Smt. Smita Shantaram Keni, Shri Subash Kashiram Shelke, Smt. Jyotsna Jaywant Bhoir, Smt. Mahananda Balwant Nike, Smt. Devyani Ganesh Mokal, Smt. Chandravati Ramchandra Baswan, Smt. Vatsala Rajaram Kawle, Smt. Sunanda Vasant Mhatre, Shri Deepak Vasant Mhatre, Shri Sagar Vasant Mhatre and Smt. Meenakshi Moreswar Mhatre became entitled to hold and possess 2/3rd undivided right, title, interest and share in the said properties.

11. Shri Gangadhar Bhaskar Patil had 1/3rd undivided right, title, interest and share in the said properties. The said Shri Gangadhar Bhaskar Patil died intestate on 24/10/1993, leaving behind him his widow Smt. Kamlabai Gangadhar Patil, three sons namely Shri Chandrashekhar Gangadhar Patil, Shri Rajendra Gangadhar Patil, Shri Abhimanyu Gangadhar Patil and heirs of his predeceased son Shri Vijay Gangadhar Patil namely Smt. Kusum Vijay Patil, being the widow of Late Shri Vijay Gangadhar Patil, Pallavi Vijay Patil, being the daughter of Late Shri Vijay

*Ref. No.:* Gangadhar Patil, heirs of Shri Devendra Gangadhar Patil, being the predeceased son of Late Shri Gangadhar Bhaskar Patil namely Pramila Devendra Patil, being the widow of Late Devendra Gangadhar Patil, Smt. Archana Devendra Patil, being the daughter of Late Devendra Gangadhar Patil, Shri Sachin Devendra Patil and Shri Vishal Devendra Patil, being the sons of Late Shri Devendra Gangadhar Patil, as his heirs and legal representatives entitled to the undivided share of the deceased in the said properties.

12. By an Agreement, dated 27<sup>th</sup> October, 2006, the said Shri Ramesh Atmaram Patil, Shri Darshan Ramesh Patil, Shri Sandeep Ramesh Patil, Mrs. Puja alias Sangeeta Bhalchandra Patil, Mrs. Bhavana Namdeo Bhoir, Mrs. Lilabai Janardhan Mhatre, Mrs. Manisha Jitendra Patil, Mrs. Rajashree Manoj Gawde, Shri Vishwanath Madhusudan Mhatre, Shri Manoj Vishwanath Mhatre, Shri Pramod Vishwanath Mhatre, Shri Sunil Vishwanath Mhatre, Smt. Rekha Devidas Mhatre, Smt. Smita Shantaram Keni, Shri Subash Kashiram Shelke, Smt. Jyotsna Jaywant Bhoir, Smt. Mahananda Balwant Nike, Smt. Devyani Ganesh Mokal, Smt. Chandravati Ramchandra Baswan, Smt. Vatsala Rajaram Kawle had agreed to sell their undivided right, title and interest in the said properties to M/s. Seven Eleven Construction Pvt. Ltd. at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement, dated 27<sup>th</sup> October, 2006, the said Shri Ramesh Atmaram Patil and nineteen others had also executed an Irrevocable General Power of Attorney in favour of one of the Directors of the said M/s. Seven Eleven Construction Pvt. Ltd., conferring upon him several powers, inter alia, power to deal with the said properties in his absolute discretion.

13. By an Agreement, dated 27<sup>th</sup> October, 2006, the said Smt. Sunanda Vasant Mhatre, Shri Deepak Vasant Mhatre, Shri Sagar Vasant Mhatre and Smt. Meenakshi Moreshwar Mhatre had agreed to sell their undivided right, title and interest in the said properties to M/s. Seven Eleven Construction Pvt. Ltd. at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement, dated 27<sup>th</sup> October, 2006, the said Smt. Sunanda Vasant Mhatre and three others had also executed an Irrevocable General Power of Attorney in favour of one of the Directors of the said M/s. Seven Eleven Construction Pvt. Ltd., conferring upon him several powers, inter alia, power to deal with the said properties in his absolute discretion.

14. I have also taken the searches in the office of Sub-Registry of Thane from 1977 till date. However, during the course of my searches, I have not come across any registered documents pertaining to the said property.

15. On the whole from the searches taken by me in the office of Sub-Registry of Thane and also on the basis of documents produced before me as well as on the basis of information provided to me, I hereby state and certify that subject to the undivided right, title, interest and share of the said Shri Chandrashekhar Gangadhar Patil, Shri Rajendra Gangadhar Patil, Shri Abhimanyu Gangadhar Patil, Smt. Kusum Vijay Patil, Pallavi Vijay Patil, Pramila Devendra Patil, Archana Devendra Patil, Sachin Devendra Patil, Vishal Devendra Patil and Kamlabai Gangadhar Patil, title to the said properties, owned by 1) Shri Ramesh Atmaram Patil, 2) Shri Darshan Ramesh Patil, 3) Shri Sandeep Ramesh Patil, 4) Mrs. Puja alias Sangeeta Bhalchandra Patil, 5) Mrs. Bhavana Namdeo Bhoir, 6) Mrs. Lilabai Janardhan Mhatre, 7) Mrs. Manisha Jitendra Patil, 8) Mrs. Rajashree Manoj Gawde, 9) Shri Vishwanath Madhusudan Mhatre, 10) Shri Manoj Vishwanath Mhatre, 11) Shri Pramod Vishwanath Mhatre, 12) Shri

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*Ref. No.:* Sunil Vishwanath Mhatre, 13) Smt. Rekha Devidas Mhatre, 14) Smt. Smita Shantaram Keni, 15) Shri Subash Kashiram Shelke, 16) Smt. Jyotsna Jaywant Bhoir, 17) Smt. Mahananda Balwant Nike, 18) Smt. Devyani Ganesh Mokal, 19) Smt. Chandravati Ramchandra Baswan, 20) Smt. Vatsala Rajaram Kawle 21) Smt. Sunanda Vasant Mhatre, 22) Shri Deepak Vasant Mhatre, 23) Shri Sagar Vasant Mhatre and 24) Smt. Meenakshi Moreshwar Mhatre is clear, marketable and free from all encumbrances. I further state and certify that subject to the aforesaid, the said M/s. SEVEN ELEVEN CONSTRUCTION PVT. LTD are entitled to deal with the said properties in its own discretion.

Dated : 14th September, 2007

  
Advocate