

A. S. Pisolkar

ADVOCATE HIGH COURT

OFFICE : Flat No. 002, Ground Floor, "Pisolkar's Chamber",
Harsh Vihar Co-op. Hsg. Soc. Ltd., Bldg. No. G-29, Sector No. 1,
Shanti Nagar, Opp. Shanti Shopping Centre, Near Rly. Station,
Mira Road (E), Dist. Thane - 401 107. Mob : 93222 95275

REF NO. 031/ASP/2015

R.P.A.D./U.P.C./By hand Delivery
WITHOUT PREJUDICE

DATE: - 21/12/2015

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

I have gone through the Revenue Records and documents, permissions and sanctions produced before me by my clients 1) MR. RAMCHANDRA JETHARAM VAISHNAV, 2) MRS. JUHI VIKAS VARTAK, 3) MR. NARESH N. JAIN, 4) MR. HANUMAN KEDA DESAI, 5) MR. SUNIL M. JAIN, partners of M/s NIRMITI CONSTRUCTION, having its office at Shop No.3, Radha Kishan Niwas, Opp. Post Office Fatak Road, Bhayandar (West) Tal. & District Thane 401 101, and requested me to issue Title Certificate in respect of land bearing:

OLD S.No.	NEW S. No.	H.No.	H.R.P.
480	112	1	0-48-7

Lying, being and situate at Village BHAYANDER, TALUKA & DISTRICT THANE, and in Registration District and Sub District at Thane (hereinafter referred to as the "SAID ENTIRE PROPERTY").

1. SEARCH

A) I have caused the search of the said property in the office of Sub-Registrar at Thane for the Last 37 years and I observed that in the year 1979-84 records in the Registrar Office at Thane are torned and

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mutilated and I have not observed any entries thereafter in the records of Sub- Registrar at Thane.

2. REVENUE RECORDS:

A) I have gone through the Mutation Entry No.5311 duly certified on 19/11/1991 wherein it is specifically mentioned that said Shri Sujansingh Mulsingh Chandok was the owner of area admeasuring about H.R.P. 0-48-7 and the same was mentioned on the basis of Hissa form No.12, but through District Survey Officer Thane carried out survey in the village as per possession over the entire Survey No.480 and as per the possession of concerning farmers over their Hissas were fixed and correction was made in the said mutation entry and Chandok family was declared as the possessors and owners of H.R.P. 0-31-0 but it was basically wrong. In the Conveyance in writing dated 02/09/1964 SMT. SISILBAI MANVEL D'CUNA and confirming party MR. HAJI ABDULA MOHAMMED ISHAQ have therein referred to as the "Vendors and Confirming party" have sold, transferred and assigned all their right, title and interest in respect of the said property along with actual physical possession in favour of LATE SUJANSINGH MULSINGH CHANDOK, therein referred to as "the purchaser" for lumpsum consideration and area was mentioned as H.R.P. 0-48-7 and accordingly the name of said LATE

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SUJANSINGH MULSINGH CHANDOK, was recorded on 7/12 extract in the Column of Kabjedar on the basis of Mutation Entry No.2765 vide dated 13/10/1971.

- B) As per Mutation Entry No.5241 duly certified on 18/11/1991 said LATE SUJANSINGH MULSINGH CHANDOK, expired on 25/01/1983 leaving behind him his legal heirs 1) SMT. DALBIRKAUR SUJANSINGH CHANDOK, 2) GURMITSINGH SUJANSINGH CHANDOK, 3) RANJITSINGH SUJANSINGH CHANDOK. 4) PARAMJITSINGH SUJANSINGH CHANDOK and their names were recorded on 7/12 extract as well as in the Revenue Records.
- C) As per Mutation Entry No.5621 duly certified on 03/11/1995 the Appeal was filed before Sub-Divisional Officer at Thane and cancelled the said Mutation Entry No.5241 and other heirs filed the RTS Appeal No.98/94 and proper heir ship record was made and prepared by the Talathi Saja Bhayandar and the name of all heirs of LATE SUJANSINGH MULSINGH CHANDOK, was recorded on 7/12 extract and accordingly the share of two Wives of LATE SUJANSINGH MULSINGH CHANDOK, were recorded as 50% share holder each in the said property one 50% Share is belonging to 1) SMT. DALBIRKAUR SUJANSINGH CHANDOK, 2) GURMITSINGH SUJANSINGH CHANDOK, 3) RANJITSINGH SUJANSINGH CHANDOK. 4) PARAMJITSINGH SUJANSINGH CHANDOK and another 50% share is

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belonging to 1)SARDAR KAVAJITSINGH SUJANSINGH CHANDOK 2) SARDAR HARVINDERSINGH SUJANSINGH CHANDOK, 3) BHAJJANKAUR KOHLI, 4) SARTAJKAUR BHASIN.

D) As per Mutation Entry No.5834 duly certified on 05/12/2000 wherein it is clearly mentioned that said Mutation Entry No.5311 was cancelled and area admeasuring about H.R.P. 031-0 was recorded as per the order of RTS Appeal No.123/1996 dated 26/02/1999 delivered by Upper Commissioner Kokan Division Mumbai and thereafter various Appeals were filed bearing No.64/99, 1/2000, 2/2000, 3/2000, 4/2000 and area admeasuring about H.R.P. 0-48-7 is confirmed in the said Appeals in place of area admeasuring about H.R.P. 0-31-0.

E) As per Mutation Entry No.5913 duly certified on 19/05/2003 the said area of H.R.P. 0-48-7 was declared and recorded in the name of all heirs such as SMT. DALBIRKAUR SUJANSINGH CHANDOK AND OTHERS and the same was recorded as per the Survey Report of Taluka Nirikshak Thane as per MRN/145/1 dated 30/09/2002. ,

3. DOCUMENTS:

1) Said 1) SMT. DALBIRKAUR SUJANSINGH CHANDOK, 2) GURMITSINGH SUJANSINGH CHANDOK, 3) RANJITSINGH SUJANSINGH CHANDOK. 4) PARAMJITSINGH SUJANSINGH CHANDOK sold out their 50% Share out of area admeasuring about H.R.P. 0-31-0 in



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favour of MR. RAMCHANDRA JETHARAM VAISHNAV proprietor of M/s GREENFIELD CONSTRUCTION CO. by Agreement for Sale Cum Development Dated 18/02/1994 and Power of Attorney dated 18/02/1994 and in the said Power of Attorney those 50% share holders gave authority and power to MR. RAMCHANDRA JETHARAM VAISHNAV to carryout construction on the said land and develop and carry out survey of the said property and also given authority to file Appeals before Competent Court of Law including Revenue Court and also they gave letter of Possession to that effect in favor of said MR. RAMCHANDRA JETHARAM VAISHNAV.

- 2) Another 50% Share holder 1) SARDAR KAVALJITSINGH SUJANSINGH CHANDOK 2) SARDAR HARVINDERSINGH SUJANSINGH CHANDOK, 3) BHAIJANKAUR KOHLI, 4) SARFAJKAUR BHASIN also sold out their 50% share in the said property admeasuring about H.R.P. 0-31-0 in favour of MR. RAMCHANDRA JETHARAM VAISHNAV by Agreement to Develop dated 23/02/1998 and Power of Attorney dated 23/02/1998 duly notarized on 24/02/1998 and in the said Power of Attorney those 50% share holders gave authority and power to MR. RAMCHANDRA JETHARAM VAISHNAV to carryout construction on the said land and develop and carryout survey of the said property and also given authority to file Appeals before Competent Court of Law including Revenue Court and possession letter dated 24/02/1998 and they also executed one Declaration vide dated 11/01/1999

wherein they had specifically mentioned that another 50% share holder 1) SMT. DALBIRKAUR SUJANSINGH CHANDOK, 2) GURMITSINGH SUJANSINGH CHANDOK, 3) RANJITSINGH SUJANSINGH CHANDOK. 4) PARAMJITSINGH SUJANSINGH CHANDOK wrongly entered their names on 7/12 extract and dispute started and settlement was arrived in between them and their 50% share was sold out in favour of MR. RAMCHANDRA JETHARAM VAISHNAV by Agreement dated 18/02/1994 and another 50% share holder 1) SARDAR KAVALJITSINGH SUJANSINGH CHANDOK 2) SARDAR HARVINDERSINGH SUJANSINGH CHANDOK, 3) BHAIJANKAUR KOHLI, 4) SARTAJKAUR BHASIN also sold out their share to said MR. RAMCHANDRA JETHARAM VAISHNAV, further they had mentioned in the said Declaration dated 11/01/1999 that they authorized said MR. RAMCHANDRA JETHARAM VAISHNAV to fight for getting excess area admeasuring about H.R.P. 0-17-7 by filling respective Appeals and said MR. RAMCHANDRA JETHARAM VAISHNAV can develop and convey the said excess area by him or by his nominees and shall never take any sort of objections and obstructions and accordingly MR. RAMCHANDRA JETHARAM VAISHNAV have full right, title and interest in the said property as they have received total consideration amount for the said excess area also.

Handwritten signatures in ink, appearing to be initials or names, located at the bottom of the page.

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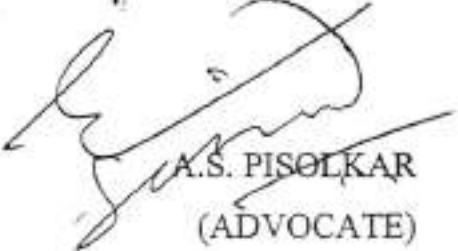
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- 3) Said 1) SMT. DALBIRKAUR SUJANSINGH CHANDOK, 2) GURMITSINGH SUJANSINGH CHANDOK, 3) RANJITSINGH SUJANSINGH CHANDOK. 4) PARAMJITSINGH SUJANSINGH CHANDOK having 50% share in the said area also executed Declaration vide dated 27/02/1994, wherein they have also given all authority and Power of Attorney in respect of filling Appeals and get confirmed the remaining area of H.R.P. 0-17-7 and develop the same by MR. RAMCHANDRA JETHARAM VAISHNAV as he became absolute owner of said H.R.P. 0-17-7 and they shall never take any sort of objections and obstructions for the development of the said excess area also.,
- 4) Out of the said property near about 3137 Sq. Mtrs. already developed by MR. RAMCHANDRA JETHARAM VAISHNAV through his Partnership firm and this Title Certificate is not in respect of said 3137 Sq. Mtrs. area but now this title is given in respect of 1733 Sq. Mtrs. which is balance area remained to be developed said area of 1733 Sq. Mtrs. comes by deducting 3137 Sq. Mtrs. from area of 4870 Sq. Mtrs. (hereinafter referred to as the said portion of property).
- 5) Said MR. RAMCHANDRA JETHARAM VAISHNAV gave the said portion of property for its development in favour of my clients 1) MR. RAMCHANDRA JETHARAM VAISHNAV, 2) MRS. JUHI VIKAS VARTAK, 3) MR. NARESH N. JAIN, 4) MR. HANUMAN KEDA DESAI, 5) MR. SUNIL M. JAIN, by entering into partnership named as M/s NIRMITI CONSTRUCTION vide dated 18/06/2007. .. 8 ..

4. PERMISSION AND SANCTIONS:

- a) I have also gone through No Objection Certificate issued by M/s Estate Investment Co. for the developments of the said property vide dated 11/05/2011 having reference No.EI/NOC/506/REDP/2011.
- b) I have also gone through the N. A. Order bearing No. Mehsul/kaksh-1/Te-7/NAP/SR-85/94 vide dated 07/01/1995 issued by Collector at Thane.
- c) I have also gone through the ULC order bearing No.ULC/TA/W.S.H.S.20/S.R.591 VIDE DATED 03/04/2003 issued by Office of the Addl. Collector & Competent Authority Thane.
- d) I have also gone through the commencement certificate bearing no NP/NR/426/3152/1999-2000 vide dated 20/08/1999 for area admeasuring 4210 sq mtrs.

I have perused all the above referred Revenue Records and Documents , permissions and sanctions in respect of area admeasuring about 1733 Sq. Mtrs. and in my opinion the Title if the said property is clear and marketable and without any encumbrances.


A.S. PISOLKAR
(ADVOCATE)

Tel.: 22801576, Mob.: 9322265275

A. S. Pisolkar

Advocate High Court

Office : Flat No.002, Gr. Floor.,

Pisolkar's Chamber, Bldg. No. G-29, Sector No 1

Shanti Nagar, Opp. Phani Shopping Centre,

Near Rly. Station, Mira Road (E), Dist Thane - 401107

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DATE: - 21/12/2015

SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

This is to certify that I have caused the Search to be carried out in the office of the Sub- Registrar at Thane and Bhayandar in respect of land bearing:

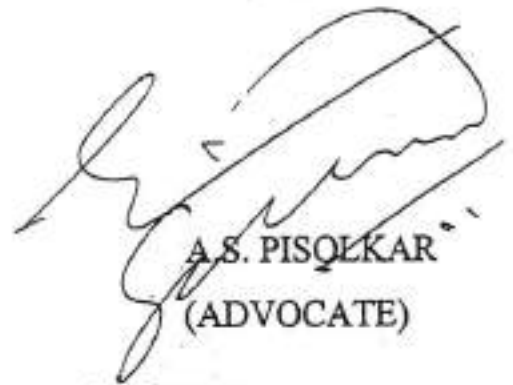
OLD S.No.	NEW S. No.	H.No.	H.R.P.
480	112	1	0-48-7

Lying being and situate at Village BHAYANDAR, TALUKA & DISTRICT THANE and in the Registration District and Sub District at Thane, and Out of it 3137 sq mtrs area is developed and only 1773 sq mtrs is remained to be developed and search is taken in respect of 1773 sq mtrs area Belonging to 1) SMT. DALBIRKAUR SUJANSINGH CHANDOK, 2) GURMITSINGH SUJANSIGH CHANDOK, 3) RANJITSINGH SUJANSINGH CHANDOK. 4) PARAMJITSINGH SUJANSINGH CHANDOK 5) SARDAR KAVAJITSINGH SUJANSINGH CHANDOK 6) SARDAR HARVINDERSINGH SUJANSINGH CHANDOK, 7) BHAIJANKAUR KOHLI, 8) SARTAJKAUR BHASIN and I found the following entries to have made in respect thereof:

YEAR	TRANSACTION	YEAR	TRANSACTION
1967-1977	NIL	1998-2002	Record Not Ready
1978-1984	Torn Condition	2003-2009	NIL
1985-1988	NIL	2010-2015	No Transaction
1989-1991	Record Not Ready		
1992-1997	NIL		

I didn't find any entry regarding Conveyance or any transaction of whatsoever nature in respect of the above said Mentioned property. Out of the said entire property the area admeasuring about 3137 sq mtrs has been already developed and respective flats where sold out therefore the said area is not taken into consideration in this search report. This is in connection with the title certificate given by me which is attached herewith.



A. S. PISOLKAR
(ADVOCATE)

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A. S. Pisolkar

Advocate High Court

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REF NO. 032/ASP/2015

DATE: - 21/12/2015

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

I already issued Title and Search Certificate having reference No.158/APM/11, vide dated 13/05/2011 to my clients 1) MR. RAMCHANDRA JETHARAM VAISHNAV, 2) MRS. JUHI VIKAS VARTAK, 3) MR. NARESH N. JAIN, 4) MR. HANUMAN KEDA DESAI, 5) MR. SUNIL M. JAIN, partners of M/s NIRMITI CONSTRUCTION, having its office at Shop No.3, Radha Kishan Niwas, Opp. Post Office Fatak Road, Bhayandar (West) Tal. & District Thane 401101, and requested me to issue Title Certificate in respect of land bearing:

OLD S.No.	NEW S. No.	H.No.	H.R.P.
480	112	7	0-38-0

Lying, being and situate at Village BHAYANDER, TALUKA & DISTRICT THANE, and in Registration District and Sub District at Thane, (hereinafter referred to as the SAID ENTIRE PROPERTY) and in the said Title Certificate, I had mentioned following points as it is and the same are reproduced as per follows.

1) REVENUE RECORDS:

Originally the said property was belonging to BHALCHANDRA ATMARAM THAKUR and 3 others as the joint owners and as on today on 7/12 extracts the name of BHALCHANDRA ATMARAM THAKUR and 3 others are mentioned.

2) DOCUMENTS:

a) Said MR. BHALCHANDRA ATMARAM THAKUR and his family members executed an Agreement for Sale dated 11/09/1997 and Power of Attorney was also given on 11/09/1997, Affidavit dated 11/09/1997, Bond of Indemnity dated 20/10/1997, Letter of Possession dated 20/10/1997, Deed of Confirmation dated 22/2/2002, Irrevocable General Power of Attorney dated 22/02/2002, Irrevocable General Power of Attorney dated 11/03/2002 in respect H.R.P. 0-24-0. There were certain disputes going on in respect of the area which was shown less than H.R.P. 0-38-0 and R.T.S. Appeal were filed.

b) There were excess land of 14 gunthas and in that respect also certain R.T.S. Appeals were filed and said 14 gunthas are belonging to said MR. BHALCHANDRA ATMARAM THAKUR was confirmed and by Deed of Confirmation dated 22/04/2003 said original owners assigned all their rights, title and interest in favour of MR. RAMCHANDRA JETHARAM VAISHNAV in person and according to that total area of land is 38

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gunthas and said Owners also executed fresh Power of Attorney vide dated 26/04/2003 in favour of MR. RAMCHANDRA JETHARAM VAISHNAV.

- c) There were certain disputes gone on before Revenue Authority and before Civil Court at Thane in between REMY L. D'SOUZA and others and partners of this firm in person. The Consent Terms were filed before Honorable Court at Thane in R.C.S. No.293/03 on 18/08/2007 and finally all disputes had come to an end and certified copy to that effect was taken on 01/10/2007 and title of the said property has become clear and marketable and said 1) MR. RAMCHANDRA JETHARAM VAISHNAV, 2) MRS. JUHI VIKAS VARTAK, 3) MR. NARESH N. JAIN, 4) MR. HANUMAN KEDA DESAI, 5) MR. SUNIL M. JAIN, defendants in the said suit, formed and constituted partnership firm names as M/s NIRMITI CONSTRUCTION, vide dated 18/06/2007 and taken the said property in their partnership prior to get the order of Honorable Court in respect of Consent Terms.
- d) There are certain modification, correction and the same are mentioned as per follows As per Mutation Entry No.6344 duly certified on 18/07/2008 said original owners MR. BHALCHANDRA ATMARAM THAKUR and 3 others through their Power of Attorney holder MR. RAMCHANDRA JETHARAM VAISHNAV conveyed and transferred the area admeasuring about 3025 Sq. Mtrs. Open land which was reserved as per Reservation No.212-A for school purpose in favour of Mira Bhayandar Municipal Corporation by registered Agreement dated

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15/01/2008 having document No. TNN-4-532-2008, and the name of Mira Bhayandar Municipal Corporation was entered on 7/12 extract in the Column of Kabjedar Out of total area admeasuring about 3800 Sq. Mtrs deducting 3025 Sq. Mtrs. and the remaining area comes to 775 Sq. Mtrs. which falls in R Zone and the name of MR. BHALCHANDRA ATMARAM THAKUR remained on 7/12 extract in the Column of Kabjedar for area admeasuring 775 Sq. Mtrs lying being situate at Village Bhayandar Taluka and District Thane Sub- District at Thane Sub- Registrar Thane (hereinafter referred to as the said portion of property).

- e) I have also gone through Mutation Entry No.6924 duly Certified on 01/04/2013 wherein it is mentioned that said Mira Bhayandar Municipal Corporation through their authorize officer MR. UMESH YUVRAJ AVCHAR transferred and conveyed the said reservation area of 3025 Sq. Mtrs. in favour of MAHARASHTRA HOLYCROSS SISTER SOCIETY duly signed by through their SISTER PUSHPAM MATHEW for their School Extension purpose vide dated 14/12/2012 having document no.520/2012 and as on today the name of said School is appearing on 7/12 extract in the Column of Kabjedar.
- f) The remaining area of 775 Sq. Mtrs. is in R zone i.e. said portion of property which is already in possession of my clients on the basis of above referred documents mentioned hereinabove in clause no. a, b and c.

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3. PERMISSION AND SANCTIONS:

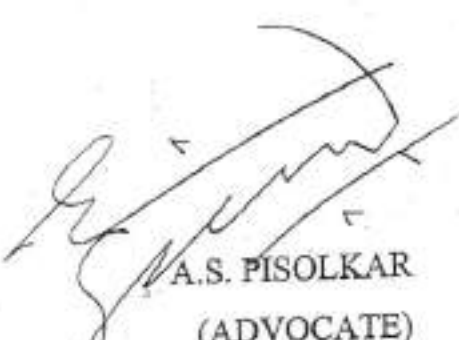
A) I have also gone through the plan passed by Asst. Town Planer of MBMC vide dated 30/05/2011 having letter No.NR/758/2011-12 wherein FSI for the area 3025 Sq. Mtrs. falling under reservation is approved in the said sanctioned Plan and the said plan was approved on 3800 sq mtrs including the area of 775 Sq. Mtrs. i.e. said portion of property.

B) I have also gone through the No Objection Certificate issued by M/s Estate Investment Co. for the developments of the said property vide dated 11/05/2011 having reference no. EI/NOC/507/DRC/2011.

C) I have also gone through the ULC order bearing No.ULC/TA/ATP/MARGINAL/Sec.20/S.R.1863 vide dated 15/11/2007 issued by Office of the Addl. Collector & Competent Authority, Thane.

I have perused all the above referred Revenue Records and Documents, permissions and sanctions and search report in respect of area admeasuring about 3800 Sq. Mtrs. and in my opinion the Title of the said property is clear and marketable and without any encumbrances.

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A.S. PISOLKAR
(ADVOCATE)

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Advocate High Court

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SEARCH REPORT

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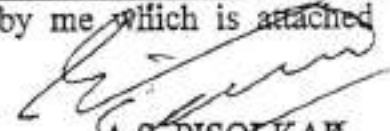
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OLD S.No.	NEW S. No.	H.No.	H.R.P.
480	112	7	0-38-0

Lying being and situate at Village BHAYANDAR, TALUKA & DISTRICT THANE and in the Registration District and Sub District at Thane, Belonging to MR. BHALCHANDRA ATMARAM THAKUR and 3 others and I found the following entries to have made in respect thereof:

YEAR	TRANSACTION	YEAR	TRANSACTION
1967-1977	NIL	1998-2002	Record Not Ready
1978-1984	Torn Condition	2003-2007	NIL
1985-1988	NIL	2008	Registered agreement dated 15/01/2008 having Doc. No. TNN-4-530-2008 and Doc. No. TNN-4-532-2008
1989-1991	Record Not Ready	2009-2011	No transaction
1992-1997	NIL	2012	Registered agreement dated 14/12/2012 having document no 520/2012
		2013-2015	No Transaction

This is in connection with the title certificate given by me which is attached herewith.


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(ADVOCATE)

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