

Flat No. B/204,
Ram-Isha Apartment,
Indralok, Phase - 1,
Bhayander (E) - 401 105.
Tel.: 6524 1109

**S. P. SINGH
VIKAS SINGH**

Tel. : 2897 8981
Markande Niwas, H. T. Road,
Kajupada, Borivali (E),
Mumbai - 400 066.

ADVOCATES HIGH COURT

Date: 16/08/12

TITLE CERTIFICATE

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that We have taken the search and investigated the title in respect of lands properties described hereunder is forming the single layout for development and construction of buildings:

1st PROPERTY:

THIS IS TO CERTIFY THAT the land/property bearing Old Survey No. 247, corresponding New Survey No. 39, Hissa No. 1, admeasuring 35.4 guntha or 3540 sq. Meters, of Village NAVGHAR, Taluka & District Thane, and the said property had been jointly in use, enjoyment, occupation and possession of Shri Damodar Kashinath Patil, Shri Yashwant Sowar Patil, Shri Narayan Sukur Patil and Shri Keshav Gopinath Patil & his brothers, hereinafter referred to as "the original cultivators" for cultivation of the said property from the time immemorial and prior to the tiller's day.

THAT the said original cultivators Shri Damodar Kashinath Patil & others abovenamed died leaving behind their heirs and legal representatives namely; MRS. PREMABAI BALIRAM KASAR & 3 OTHERS who inherited the property and became entitled for the estates of the deceased including the said property of the original cultivators and subsequently they were conferred ownership in respect of the said property under the provisions of B.T. & A.L. Act, 1949 as described hereunder.

THIS IS TO FURTHER CERTIFY THAT the said property originally belonged to M/s. The Estate Investment Co. Pvt. Ltd. accordingly their names appeared in the Record of Rights, however, the Original cultivators perfected their title in respect of the said property by efflux of time by way of cultivation of the said property prior to the tiller's day as mentioned above. The Owners MRS. PREMABAI BALIRAM KASAR & OTHERS are entitled for the sole

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ownership under the provisions of the law applicable to the lands under the 32G and other provisions of the Bombay Tenancy & Agricultural Lands Act. The Owners MRS. PREMABAI BALIRAM KASAR & OTHERS above named are absolutely entitled to the said property as the 'owners' thereof with the exclusion of the said M/s. The Estate Investment Co. Pvt. Ltd. and the Owners have obtained the necessary permission from the authorities for the sale of and/or grant of rights of development U/s. 43 of Maharashtra Land Revenue Code, 1966.

THAT said owners MRS. PREMABAI BALIRAM KASAR & OTHERS alongwith their next of kin by a Development Agreement dated 28/06/2006 registered under Doc. No.TNN-4/5843/2006 dated 29/06/2006 agreed to sell, assign and transfer their development rights in respect of the said property to M/s. GUJARAT ESTATE at the consideration price and on the terms and conditions mentioned therein. Simultaneously the said owners MRS. PREMABAI BALIRAM KASAR & OTHERS alongwith their next of kin had also executed a General Power of Attorney of same date registered under Doc. No.TNN-4/5844/2006 dated 29/06/2006 and thereby granted various powers and authorities for development and also to sell the said property and execute conveyance thereof.

2nd PROPERTY:

THIS IS TO CERTIFY THAT the another land/property bearing Qld Survey No. 241, New Survey No. 34, Hissa No. 2, admeasuring 31.9 guntha, or 3190 Sq Meters, of Village NAVGHAR, Taluka & District Thane, which belongs to SMT. RAMABAI MAHADEV PATIL & OTHERS as owners of the said property.

THAT the said SMT. RAMABAI MAHADEV PATIL & OTHERS above named, by an Agreement for Sale dated 10th day of October 1992, agreed to sell, assign and transfer the said property alongwith all the benefits thereof including the rights of development in respect of the said property to and in

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favour of SHRI RAMESH SHINWAR PATIL. Pursuant thereto the said Owners Smt. Ramabai Mahadev Patil & Others had also executed an Irrevocable General Power of Attorney in his favour, granting thereby the powers and authorities interalia to sell the said property. The said SMT. RAMABAI MAHADEV PATIL & OTHERS had also agreed to execute conveyance and the transfer of development rights to any party at the instance of the said purchaser.

THIS IS TO FURTHER CERTIFY THAT said SHRI RAMESH SHINWAR PATIL, in turn, by an Agreement dated 15th day of September 1998, agreed to assign and transfer the said land and benefits of the said agreement dated 10th October 1992 unto and in favour of SHRI GHANSHYAM H. PATHADIA, and simultaneously executed an irrevocable General Power of Attorney in his favour with all rights and authorities interalia to sell the said lands and execute conveyance.

THAT said SHRI GHANSHYAM H. PATHADIA, entered into and executed a TRIPARTITE Agreement for Sale Cum Development dated 10th day of November 2005 as Confirming party and the Owners Smt. Ramabai Mahadev Patil & Others as Vendors to and in favour of M/s. SADGURU-KRUPA REALTORS PVT. LTD abovenamed at the price and on the terms and conditions mentioned in the said TRIPARTITE Agreement and simultaneously the said Smt. Ramabai Mahadev Patil & Others and Shri Ghanshyam H. Pathadia had also executed a General Power of Attorney in favour of the director of M/s. Sadguru-Krupa Realtors Pvt. Ltd. and thereby granted various powers and authorities interalia to sell the said property and execute conveyance thereof. The said SHRI GHANSHYAM H. PATHADIA had thereby reassigned and/or released his rights and benefits in favour of M/s. Sadguru-Krupa Realtors Pvt. Ltd. with confirmation from the owners. It was also agreed by the Owners Smt. Ramabai Mahadev Patil & Others that they would sign and execute necessary deeds and documents for more perfectly

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granting the said development rights in respect of the said lands in favour of M/s. Sadguru-Krupa Realtors Pvt. Ltd.

LATER on, the said Owners SMT. RAMABAI MAHADEV PATIL & OTHERS through their C.A. executed a Development Agreement dated 21/08/2006 registered under Doc. No.TNN-4/07226/2006 dated 23/08/2006 and thereby agreed to sell, assign and transfer their all development rights in respect of the said property to and in favour of M/s. SADGURU-KRUPA REALTORS PVT. LTD. at the consideration price and on the terms and conditions mentioned therein. Simultaneously the said owners had also executed a General Power of Attorney of same date registered under Doc. No.TNN-4/07227/2006 dated 23/08/2006 in favour of the director of M/s. SADGURU-KRUPA REALTORS PVT. LTD. and thereby granted various powers and authorities interalia to sell the said property and execute conveyance thereof. In part performance of the said development agreement the said Smt. Ramabai Mahadev Patil & Others had handed over the peaceful and vacant possession of the said property to M/s. Sadguru-Krupa Realtors Pvt. Ltd. free from all encumbrances, claims and demands.

THIS IS TO CERTIFY THAT the said M/s. SADGURU-KRUPA REALTORS PVT. LTD. after acquiring the said property, in turn, by an Agreement for Sale Cum Development dated 01/06/2008 agreed to resell, reassign and retransfer all the development rights of the said property to M/s. GUJARAT ESTATE at the consideration price and on the terms and conditions mentioned in the said agreement and simultaneously the said M/s. Sadguru-Krupa Realtors Pvt. Ltd. had also executed a General power of attorney in favour of its partners and thereby granted various powers and authorities interalia to sell the said property and execute conveyance thereof.

3rd PROPERTY:

THIS IS TO CERTIFY THAT the land/property bearing Old Survey No. 247, corresponding New Survey No. 39, Hissa No. 2, admeasuring 3210 sq. Meters,

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AND Hissa No. 3, admeasuring 180 sq. Meters, AND Hissa No. 4A, admeasuring 2430 sq. Meters, Aggregating to 5820 sq. Meters, All of Revenue Village NAVGHAR, Taluka & District Thane, which originally belonged to THE ESTATE INVESTMENT CO. PVT. LTD. as Owner thereof free from all encumbrances, claims and demands, accordingly the names of the Owner above named appear in the Record of Rights Viz. 7 x 12, extract (Form No. VII) Maintained by Talathi Navghar Dist. Thane.

THAT the said Owner, by a Development Agreement dated 10th day of October 2007 and General Power of Attorney dated 28th day of September 2007 and both Registered on 16th October 2007 vide Sr. No. TNN4 - 9002/2007 and TNN4 - 9003/2007, agreed to sell, assign and transfer their absolute rights, title, interests and benefits of development in respect of the said property in favour of M/s. GUJARAT ESTATE exclusively and free from all encumbrances with powers and authorities interalia to sell the said property and thereby they have allowed, permitted and granted the various rights, liberties and privileges to carry on the development upon the said property by exercising the rights conferred upon them.

4th PROPERTY:

THIS IS TO CERTIFY THAT the ANOTHER LAND/PROPERTY bearing Old Survey No. 245, corresponding New Survey No. 36, Hissa No. 5, admeasuring 200 sq. Meters, AND Hissa No. 6, admeasuring 330 sq. Meters, of Revenue Village NAVGHAR, Taluka & District Thane, which belonged to SHRI GOVIND MORESHWAR PATIL & OTHERS who had been in use, enjoyment, occupation and possession of the said lands by cultivation from the time immemorial and prior to the tiller's day. The said property devolved upon them by way of inheritance.

THAT The said property originally belonged to The Estate Investment Co. Pvt. Ltd. accordingly their names appear in the Record of Rights, however, the Owners perfected their title and absolute rights in respect of the said lands by

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efflux of time by cultivation of the said property prior to the tiller's day as mentioned above. The Owners above named have acquired the sole ownership under the provisions of the law applicable to the lands under section 32G and other provisions of the Bombay Tenancy & Agricultural Lands Act, 1948. The Owners are absolutely entitled to the said property in exclusion of The Estate Investment Co. Pvt. Ltd.

THIS IS TO FURTHER CERTIFY THAT the said owners SHRI GOVIND MORESHWAR PATIL & OTHERS by a Development Agreement dated 27/12/2006 agreed to sell, assign and transfer the development rights of the said property in favour of M/s. GUJARAT ESTATE at the consideration price and on the terms and conditions mentioned therein and simultaneously the said owners SHRI GOVIND MORESHWAR PATIL & OTHERS had also executed a General Power of Attorney in favour of its partners and thereby granted various powers and authorities to obtain sale permission from the concerned authorities and other powers as mentioned in the said General Power of Attorney therein.

ORIGINALLY the said SHRI GOVIND MORESHWAR PATIL & OTHERS have been agricultural tenants in respect of the said property and have been cultivating the said property from the time immemorial. SHRI GOVIND MORESHWAR PATIL & OTHERS have acquired their title of ownership under the provisions of Bombay Tenancy & Agricultural Lands Act, 1948, which required sale permission from the Collector of Thane u/s. 43 of the said Act. In the circumstances, the said SHRI GOVIND MORESHWAR PATIL & OTHERS have obtained the Sale Permission from the Collector of Thane to sell the said property to M/s. GUJARAT ESTATE.

THIS IS TO CERTIFY THAT the said owners after acquiring the Sale Permission in respect of the said property through their Constituted Attorney executed a Conveyance dated 16/09/2009 and thereby sold, assigned,

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transferred and conveyed the said property to M/s. GUJARAT ESTATE absolutely, free from all encumbrances, claims and demands.

5th PROPERTY:

THIS IS TO CERTIFY THAT the land/property bearing Old Survey No. 244, corresponding New Survey No. 35, admeasuring H - 1, R - 73, P - 8, i.e. 173.8 Guntha or 17380 Sq. Meters, of Village NAVGHAR, Taluka & Dist. Thane, lying, being and situate at Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, Registration sub-District at Thane, out of which the area admeasuring 4581.06 Sq. Meters falls under R-Zone, hereinafter referred to as "the said property", and the remaining area of the said property falls under No Development Zone and Costal Regulation Zone. The said entire property originally belonged to The Estate Investment Co. Pvt. Ltd.

One Babu Laxman Patil and his brothers had been cultivating the said property from the time immemorial and their names appeared in the Village Records as cultivator of the said property under Mutation Entry No. 359 dated 20th January 1951.

AFTER the death of the said Shri Babu Laxman Patil, his son Shri Ramakant Baburao Patil came into possession exclusively and had been cultivating the said property alone without any kind of joint cultivation amongst the heirs of the said Shri Babu Laxman Patil. Accordingly the right to purchase the said property u/s. 32G of the Bombay Tenancy & Agricultural Lands Act 1948 had vested in Shri Ramakant Baburao Patil.

THIS IS TO FURTHER CERTIFY THAT by Mutation Entry No. 148 certified on 29/8/88 the rights to purchase of the said property was reserved for the Owner and by Mutation Entry No. 221 dated 13/12/1989 the name of SHRI RAMAKANT BABURAO PATIL was entered into the Record of Rights under title certificate No. 3997 dated 11/1/1989 including 7x12 extract maintained by the Talathi Navghar, Bhayander (E), District Thane as the

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Owner of the said property and pursuant thereto the name of the said company The Estate Investment Co. Pvt Ltd. has been removed from the records.

THAT the said SHRI RAMAKANT BABURAO PATIL by a Development Agreement dated 18/01/2007 agreed to sell, assign and transfer the development right in respect of the said property to M/s. SADGURU HOMES and simultaneously executed General Power of Attorney dated 18/01/2007 in favour of its partner with full powers and authorities interalia to sell the said property and execute conveyance thereof.

THIS IS TO CERTIFY THAT the said M/s. Sadguru Homes allowed the M/s. GUJARAT ESTATE to put up proposal for sanction and permission by amalgamation of this property also and issued letter to the effect to the planning authority for sanctions of proposals in the name of M/s. GUJARAT ESTATE.

THIS IS TO CERTIFY THAT in the manner aforesaid the said M/s. GUJARAT ESTATE have obtained the full right and absolute authority from the owners and all such person or persons having rights or claims in any manner in respect of the said properties, (hereinafter collectively referred to as "the said properties" for the sake of brevity) to commence and carry on the development thereof and also covenant from them to execute the conveyance of the said properties in favour of their nominee/s. The said M/s. Gujarat Estate have amalgamated the said properties and prepared a single layout and submitted the same to the Mira Bhayander Municipal Corporation for its sanction and approvals and accordingly the said MBMC sanctioned and approved plan and thereby granted and issued the Commencement Certificate (CC) in respect of the various buildings to be constructed on the amalgamated layout of the said properties.

THIS IS TO FUTRHER CERTIFY that the said M/s. GUJARAT ESTATE, after acquiring the rights of development, construction of building and sale of flats from the parties above named and after acquiring the requisite

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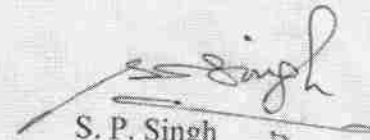
permissions, sanctions and approvals from the authorities concerned, have assigned and transferred the aforesaid development rights in respect of a building with 3 wings as mentioned in the Commencement Certificate issued by MBMC to M/s. ANNAPURNA REALTORS, a partnership firm duly registered under the provisions of Indian Partnership Act, 1948, having their registered office at B/001-002, Gopal Darshan, Indralok Phase-II, Bhayander (E), by an Assignment of Development Right dated 19/07/2012, and General Power of Attorney with all powers to deal with the said property and said rights including sale of flat and execute Conveyance in favour of Co Operative Housing Society formed by flat purchasers. In addition to the said M/s. Gujarat Estate has also executed a Consent Deed dated 24/07/2012 duly registered under Doc. No.TNN-7/05270/2012 dated 24/07/2012 and thereby granted unequivocal rights and authorities in favour of M/s. ANNAPURNA REALTORS as mentioned therein, free from all encumbrances, claims and demands.

FROM the Revenue records, searches and documents placed before us and duly verified, examined and investigated by us, we hereby CERTIFY that the title of the Owners as named hereinabove in respect of the said property is clear, marketable and free from all encumbrances.

THUS the rights of development and construction of building/s and sale of flats granted, conferred and assigned to M/s. ANNAPURNA REALTORS as within mentioned is valid and subsisting and they are entitled to proceed with.

Place: BHAYANDER

DATE: 11/08/2012


S. P. Singh
Advocate, High Court