

Gaurish Kadam
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Ref. No.

Date : 23/10/2013

TITLE CERTIFICATE

Ref : ALL THAT pieces & parcel of following land situate laying and being at Wadavli, Taluka and District Thane, within the Registration Sub-District and District of Thane and within the limits of Thane Municipal Corporation,

Survey No.	Hissa No.	Area H-R-P
2	19	0-41-5

(hereinafter collectively referred to as the "**Said Property**")

THIS IS TO CERTIFY THAT I have investigated the title of the said property by perusing the following Documents (all Xerox copies).

1. 7/12 Extract in respect of the said property.
2. Mutation Entries in respect of the said property.
3. Conveyance Deed dated 26.08.2010 registered with Sub-Registrar of Assurance, Thane - 5 vide Document No.TNN-5-9285/2010 dated 26.08.2010.
4. Publication in local News Paper Dainik Vruttannad dated 01/04/2013.

5. Search report obtained by Advocate S.D.Kulkarni.

This is to certify that, I have investigated the title of the said property from the above said document produced before by Mr. Dhiraj Popatlal Dedhia @ Shah, having his office at 2nd Floor, Satyam Building, M.G.Road, Opp. Naupada Telephone Exchange, Thane(W).

- a) That, Mr. Damu Balu Shinge was the permanent tenant of said property. That, Mr. Damu Balu Shinge was declared as a tenant purchaser of the said land by Tahsildar, Thane. Thereafter Mr. Damu Balu Shinge paid the purchase price of the said land and hence Tahsildar, Thane issued Certificate under Section 32-M of The Bombay Tenancy and Agricultural Land Act 1948 vide Certificate No. 3978 dated 18/11/1988 and IPL-IX-94. Mr. Damu Balu Shinge paid the purchase price as per the said certificate and accordingly mutation entry no. 642 and 910 was made and certified, thereby mutating the name of Mr. Damu Balu Shinge as owner / Kabjedar in the 7/12 extract of the said land.
- b) That the said Mr. Damu Balu Shinge died on 19/8/1991 at Thane and Smt. Thamabai Damu Shinge, the wife of Mr. Damu Balu Shinge died on 20/8/1994. After demise of Mr. Damu Balu Shinge and Smt. Thamabai Damu Shinge the said property was transferred in the name of his legal heirs

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1) Mr. Namdev Damu Shinge. 2) Smt Kantibai Pandharinath Patil. 3) Smt. Kamlabai Navnath Patil and accordingly mutation entry No.904 was made and certified and thereby mutating the name of 1) Mr. Namdev Damu Shinge. 2) Smt Kantibai Pandharinath Patil. 3) Smt. Kamlabai Navnath Patil as a Owners/ Kabjedars in the 7/12 extract of the said property.

c) That by virtue of a development agreement dated 06/10/1994 Mr. Namdev Damu Shinge had granted the development rights in favour of M/s. Cyma Reality Pvt Ltd for and in respect of the said property. The above said development agreement is registered with sub-registrar office at Thane under serial no. TNN-5031/1994. That by virtue of a development agreement dated 18/08/1994 Smt Kantibai Pandharinath Patil had granted the development rights in favour of M/s. Cyma Reality Pvt Ltd for and in respect of the said property. The above said development agreement is registered with sub-registrar office at Thane under serial no. TNN-3766/1994. That by virtue of a development agreement dated 4/1/1995 Smt. Kamlabai Navnath Patil had granted the development rights in favour of M/s. Cyma Reality Pvt Ltd for and in respect of the said property. The above said development agreement is registered with sub-registrar office at Thane under serial no. TNN-1141/1995.

d) That however the said 1) Mr. Namdev Damu Shinge. 2) Smt Kantibai Pandharinath Patil. 3) Smt. Kamlabai

Navnath Patil had started avoiding to comply with the terms and conditions of the above said development agreement and therefore Mr. Dhiraj Popatlal Dedhia @ Shah intervened in the said matter and brought the parties to a settlement, according to which the said Mr. Dhiraj Popatlal Dedhia @ Shah shall purchase the Development rights from M/s. Cyma Reality Pvt Ltd and ownership rights from 1) Mr. Namdev Damu Shinge. 2) Smt Kantibai Pandharinath Patil. 3) Smt. Kamlabai Navnath Patil and their legal heirs.

- e) That Competent Authority, Thane by its order dated 20/8/2010 granted sale permission under section 43 of The Bombay Tenancy and Agricultural Land Act 1948 to the said land.
- f) Vide Deed of Conveyance dated 26.08.2010 executed between Mr. Namdeo Damu Shinge and 11 others also referred to as owner therein, Mr. Dhiraj Popatlal Dedhia @ Shah also referred to as Purchaser therein, and M/s. Cyma Reality Private Limited, also referred to as Confirming Party therein. Said Mr. Namdeo Damu Shinge and 11 others have sold and conveyed the said property to Mr. Dhiraj Popatlal Dedhia @ Shah, vide Conveyance Deed dated 26.08.2010 registered with Sub-Registrar of Assurance, Thane vide document No. TNN-5-9285/2010 dated 26.08.2010. Vide Mutation Entry No.1121 the name of Mr. Dhiraj Popatlal Dedhia @ Shah has been put on revenue record in respect of said property.

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- d) I have also released public notice in Dainik Vruttanand dated 01.04.2013 inviting objection if any. But, I have not revived any objection till date in respect of the said property.

On scrutiny of the above referred documents submitted before me and on taking search of the said property in the office of the concerned sub-registrar office at Thane by Mr.S.D.Kulkarni - *Advocate*, I hereby state that, in my opinion the said Mr. Dhiraj Popatlal Dedhia @ Shah is the owner of the said property and the said property is free from all encumbrances and the title of the said property belonging to Mr. Dhiraj Popatlal Dedhia @ Shah is clear and marketable.

Thane.



MR. GAURISH R. KADAM

ADVOCATE

Gaurish Kadam
Advocate

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Date : 23 /11/2013

TITLE CERTIFICATE

Ref. : ALL THAT piece & parcel of non agricultural land bearing Survey No.2 Hissa No.28 admeasuring area 0H-31R-3P, situated at - Village Vadavli, Talathi Saja Ovale, Tal. & Dist. Thane, in the Registration District and Sub-District of Thane, within the limits of Thane Municipal Corporation, Thane (hereinafter referred to as the "Said Property")

THIS IS TO CERTIFY THAT I have investigated the title of the said property by perusing the following Documents.

1. 7/12 extract issue by Talathi Saja Ovale in respect of said property.
2. Relevant Mutation entries in respect of the said property issued by Talathi Saja Ovale.
3. Registered Agreement for Sale dated 31/12/2009 (Doc. No.TNN-5-540/2010 dated 15.01.2010).
4. Registered Conveyance Deed dated 06.05.2010 (Doc. No.TNN-5-4978/2010 Dated 06.05.2010).

registered with Sub-Registrar of Assurance, Thane under Sr. No. TNN-5-540/2010 dated 15.01.2010.

- G. That, thereafter, Mr. Dhiraj Popatlal Shah obtained Sale Permission in respect of the said property vide Order No.TD/T-6/KV/VP/SR 458/10 dated 19.04.2010, and accordingly by virtue of Conveyance Deed dated 06.05.2010 executed between Mr. Dhiraj Popatlal Shah / Dedhia and 1) Smt. Sundarabai Mahadeo Shinge, 2) Mr. Kamalakar Mahadeo Shinge, 3) Muktabai Hariram Bhoir, 4) Manjulabai Narayan Patil, 5) Vasanti Vishwanath Bhagat, 6) Vandana Vilas Shinge. The said Mr. Dhiraj Popatlal Shah / Dedhia purchased and acquired the said land from the said previous owner and accordingly Mutation Entry No.1062 is made and certified and thereby mutating the name of Mr. Dhiraj Popatlal Shah / Dedhia as the Owner / Kabjedar in the 7/12 extract of the said land.
- H. I have also released public notice in local News Paper Maharashtra Samrat, Thane dated 28.10.2013 inviting objection if any, but I have not received any objection till date.

On scrutiny of the above referred documents submitted before me and on taking search of the said property in the office of the concerned Sub-Registrar at Thane, by Advocate Mr. S. D. Kulkarni, vide application No.4437/2013 dated 22.10.2013. I am of the opinion that the said property belongs to the said Mr. Dhiraj Popatlal Shah / Dedhia and title of the said property clear and marketable.

- D. That, Mr. Mahadeo Govind Shinge died on 16.10.1989 and after his death the said property transfer in the name of his legal heirs 1) Smt. Sundarabai Mahadeo Shinge (Wife), 2) Smt. Neerabai Mahadeo Shinge (Wife) (died on 17.10.1991), 3) Mr. Kamalakar Mahadeo Shinge (Son), 4) Muktabai Hariram Bhoir (Daughter), 5) Kesharbai Keshav Patil (Daughter), 6) Jayantibai Prakash Patil (Daughter), 7) Manjulabai Narayan Patil (Daughter), 8) Vasanti Vishwanath Bhagat (Daughter), 9) Vandana Vilas Shinge (Daughter), and accordingly Mutation Entry No.290 was made and certified and thereby mutating the name of abovesaid legal heirs as a Owner s/ Kabjedar in the 7/12 extract of the said property.
- E. That, by registered Release Deed said Kesharbai Keshav Patil and Jayantibai Prakash Patil, release their rights of the said property in favour of their brother Mr. Kamalakar Mahadeo Shinge and accordingly Mutation Entry No.510 was made and certified.
- F. By virtue of Agreement for Sale dated 31/12/2009 executed between Mr. Dhiraj Popatlal Shah / Dedhia and 1) Smt. Sundarabai Mahadeo Shinge, 2) Mr. Kamalakar Mahadeo Shinge, 3) Muktabai Hariram Bhoir, 4) Manjulabai Narayan Patil, 5) Vasanti Vishwanath Bhagat, 6) Vandana Vilas Shinge (hereinafter referred to as "said previous Owners"), the said Dhiraj Popatlal Shah / Dedhia agreed to purchase and acquire the said property from the said previous owners. The abovesaid Agreement for Sale is

5. Public notice dated 28.10.2010 published in local news paper Maharashtra Samrat, Thane.
 6. Search Report obtained by Adv. S. D. Kulkarni, dated 22.10.2013.
- A. This is to certify that, I have investigated title of the said property from the abovesaid document produced before me by Mr. Dhiraj Popatlal Shah, having his registered office at Green Square, Opposite Sanghavi Hill, Ghodbunder Road, Thane (W).
- B. That, Mr. Mahadeo Govind Shinge was the permanent tenant of the said land and by Order N.32 (G) Vadavli/7/882 dated 19.02.1982 of the Bombay Tenancy and Agricultural Land Act, 1948, Mr. Mahadeo Govind Shinge has paid purchase price of the said property and accordingly Mutation Entry No.145 was made and certified and thereby mutating the name of Mr. Mahadeo Govind Shinge in other rights in the 7/12 extract of the said property.
- C. That, thereafter, on 02.10.1984 Mr. Mahadeo Govind Shinge paid entire purchase price of the said property as per Certificate issued by Tahsildar, Thane u/s. 32 (M) of the Bombay Tenancy and Agricultural Land Act, 1948 and accordingly Mutation Entry No.146 was made and certified and thereby mutating the name of Mr. Mahadeo Govind Shinge as a Owner / Kabjedar in the 7/12 extract of the said property.

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Thane

Dated : 23/11/2013



GAURISH R. KADAM
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Ref No:

Dated: 21/10/2013

TITLE CERTIFICATE

Ref: ALL THAT peace and parcel of agricultural land bearing, Survey No. 2, Hissa No. 33, admeasuring 0H-41R-0P lying, being and situate at village- Wadavli, Taluka and District Thane, within the Registration Sub-District and District of Thane and within the limits of Thane Municipal Corporation (hereinafter referred to as " the said land")

THIS IS TO CERTIFY THAT I have investigated the title of the said land by perusing the following Documents.

1. 7/12 extract in respect of the said land.
2. Mutation entries in respect of the said land.
3. Registered Development Agreement dated 12/08/2010 executed between M/s. Annant Estate and Mr. Bhagwan Vishnu Madhavi and Four others and M/s. Riya Estate and Investment Pvt. Ltd. (Registration No. TNN-5-8806/2010, dated 12/08/2010.)
4. Publication in local News Paper Dainik Vruttannad dated 10/08/2013 .
5. Search report obtained by Advocate S.D.Kulkarni.

A. This is to certify that, I have investigated the title of the said land from the above said documents produced before me by M/s. Annant Estate a registered Partnership firm having its registered office Green Square, Opposite Sanghavi Hills, Ghodbunder Road, Thane (W).

- B. That, Mr. Vishnu Govind Madhavi was the permanent tenant of said land. Said Mr. Vishnu Govind Madhavi died on 27/10/1967 and after his death the tenancy rights stood transferred in the name of his son Mr. Bhagwan Vishnu Madhavi and accordingly mutation entry No.706 was made and certified and thereby mutating the name of Mr. Bhagwan Vishnu Madhavi as a tenant in the 7/12 extract of the said land.
- C. That, by order dated 18/09/2006 Mr. Bhagwan Vishnu Madhavi was declared as a tenant purchaser of the said land by Tahsildar, Thane. Thereafter Mr. Bhagwan Vishnu Madhavi paid the purchase price of the said land and hence Tahsildar, Thane issued Certificate under section 32-M of The Bombay Tenancy and Agricultural Land Act 1948 vide Certificate No. LSP/I/III/P177/CN/25 dated 27/09/2006. Accordingly mutation entry no. 673 was made and certified and thereby mutating the name of Mr. Bhagwan Vishnu Madhavi as the owner /Kabjedar in the 7/12 extract of the said land.
- D. That by virtue of a Development Agreement dated 21/06/1995 Mr. Bhagwan Vishnu Madhavi and Mrs. Bayabai Bhagwan Madhavi granted the development rights in favour of M/s. Riya Estate and Investment Pvt. Ltd. for and in respect of the said land. The above said Development Agreement is registered with sub-registrar office at Thane under serial no. TNN-5564/1995.

- E. That however the said Mr. Bhagwan Vishnu Madhavi and Mrs. Bayabai Bhagwan Madhavi started avoiding to comply with the terms and conditions of the above said development agreement, therefore M/s. Riya Estate and Investment Pvt. Ltd. filed a Special civil Suit No. 713/2008 before the Hon'ble Civil Judge (SD) Thane. In the said matter M/s. Riya Estate and Investment Pvt. Ltd had preferred an application for temporary injunction below Exhibit 5 and Hon'ble Civil Court was pleased to allow the said application and to restrain the defendants for creating any third party interest in the said land.
- F. That the parties of the said suit then were brought together for settlement and both the parties filed consent terms before Hon'ble Civil Judge (SD) Thane on 30/04/2010.
- G. That SDO Thane by its order dated 4/8/2010 granted development/sale permission under section 43 of The Bombay Tenancy and Agricultural Land Act 1948 to the said land.
- H. That thereafter by virtue of a Development Agreement dated 12/08/2010, executed between Mr. Bhagwan Vishnu Madhavi and 4 others i.e the Owners of the said land, also referred to as Owner therein, M/s. Annant Estate, also referred to as developers therein and M/s. Riya Estate and Investment Pvt. Ltd also referred to as confirming party, said Mr. Bhagwan Vishnu Madhavi and 4 others, granted the development rights in favour of M/s. Annant Estate a registered Partnership firm for and in respect of the said

land. The above said development agreement is registered with sub-registrar office at Thane under serial no. TNN-5-8806-2010 dated 12/08/2010.

- I. I have also released public notice in local news paper Dainik Vrutannad dated 10/08/2013 inviting objection if any, but I have not received any objection till date.

On scrutiny of above referred documents submitted before me and on taking search of the said property in the office of concern Sub-Registrar office at Thane, by Advocate S.D.Kulkarni, I am of the opinion that the said property belongs to Mr.Bhagwan Vishnu Madhavi and 4 others and title of the said land is clear and marketable and as per the Development Agreement dated 12/08/2010, M/s. Annanat Estate, a registered Partnership firm is entitled to develop the said land.

Thane

Date : 23/10/2013



Mr. Gaurish Kadam

(Advocate)