

Sunil B. Garodia

B. Com. & L. B.  
ADVOCATE, HIGH COURT

1/101, Mahesh Nagar, Station Road, Bhayandar (W), Mumbai - 401 101. ☎ : 2819 1929 • 2819 1651

Ref. No.: \_\_\_\_\_

Date: 15/10/2005

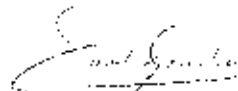
TITLE CERTIFICATE

M/S NAVI DEVELOPMENTS, a partnership firm, registered under the Partnership Act, 1932, having its office at Laxmi Palace, 76, Malabar Road, Kandivali (West), Mumbai 400 067, have handed over to me documents in respect of pieces or parcels of land bearing Old Survey No. 409, New Survey No. 96, Hissa No. 5, area about 17.9 Bighas equivalent to 1720 sq. mtrs., of village Naughar, Tal. & Dist. Thane, within the limits of M.C. Bhayandar Municipal Corporation, in the Registration District, Sub-District, Bhayandar / Thane, (hereinafter referred to as "the said property").

One Shri. Karamlal Maheshwar Patil & others, were the owners in respect of the abovesaid property.

One Shri. Bhawan Narayan Patil & others, under an Agreement Dated 14th August, 1991, (hereinafter referred to as "the Principal Agreement Dated 14th August, 1991", had agreed to sell and transfer various other pieces or parcels of lands to one Shri. Harshad P. Doshi, upon the terms and conditions therein but by mistake and oversight the mention of the said property remained to be mentioned.

The same by an Supplementary Agreement Dated 5th December, 1994, entered into the said Shri. Bhawan Narayan Patil & others on the one hand as the Vendors therein and Shri. Harshad P. Doshi, as the Purchaser, the mistake of the Principal Agreement Dated 14th August, 1991, was corrected pursuant to the said Supplementary Agreement Dated 5th December, 1994, giving effect in the Principal Agreement Dated 14th August, 1991, about the sale of the said property to the said Shri. Harshad P. Doshi, along with other properties mentioned therein, wherein it has also stated that the said property including some other properties has come to the share of Shri. Maheshwar Narayan Patil pursuant to equal partition between the said Shri. Maheshwar Narayan Patil & Shri. Bhawan Narayan Patil.



1/2...

*Sunil B. Garodia*

B. Com. L. L. B.  
ADVOCATE, HIGH COURT

1/101, Mahesh Nagar, Station Road, Bhayandar (W), Mumbai - 401 101. ☎ : 2819 1929 • 2819 1651

Ref. No.: \_\_\_\_\_

Date: \_\_\_\_\_

- 2 -

Pursuant to the abovementioned Supplementary Agreement Dated 5th December, 1994, the said Shri Moreswar Narayan Patil and Shri Bhairao Narayan Patil, for self & as Karta of the J.H.F., has executed a Power of Attorney Dated 7th December, 1994, in respect of the said property along with other properties, mentioned therein.

By virtue of the abovementioned documents, the said Shri Harshad P. Doshi, became absolutely entitled to the said property.

The said Shri Harshad P. Doshi, under an Agreement Dated 10th October, 2005, have agreed to sell, transfer and assign the said property to M/s Ravi Developments, upon the terms and conditions mentioned therein.

The said Shri Harshad P. Doshi, have executed a Substituted Power of Attorney Dated 10th October, 2005, in favour of Shri Jayesh T. Shah & Shri Ketan T. Shah, both partners of M/s Ravi Developments, to act as his substitutes in respect of powers given under General Power of Attorney Dated 5th October, 2005, in respect of the said property.

Under an Order bearing U/C/T4/Bhayandar/SS-26R-074 Dated 30/03/1998, u/s 8(4) of the Urban Land (Ceiling & Regulation) Act, 1976, the Add. Collector & Competent Authority, Thane Urban Agglomeration & 8 kms. peripheral area of Greater Mumbai, the said property is allowed to be developed as per the terms and conditions stated therein.

Under the Order bearing No. U/C/T4/ATP/MSHS/20/SS-1698 Dated 30/09/2005, of Add. Collector & Competent Authority, Thane Urban Agglomeration & Ex-Officio, Dy. Secretary to Govt. in Housing & Special Assistance Department, of the Urban Land (Ceiling & Regulation)

*Sunil B. Garodia*

...3...

Sunil B. Garodia

B. Com. L. L. B.  
ADVOCATE, HIGH COURT

1/101, Mahesh Nagar, Station Road, Bhayandar (W), Mumbai - 401 101. ☎ : 2819 1929 - 2819 1651

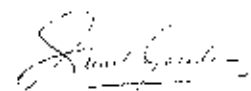
Date : \_\_\_\_\_

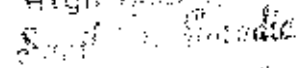
Ref. No. : \_\_\_\_\_

-- :- :-

Art. 1976, the said property is allowed to be developed as per the terms and conditions of the said Order.

I have investigated the title of the said property, subject to the abovementioned Agreements/Documents and various orders abovementioned and subject to the claims of The Estate Investment Co. Pvt. Ltd., the title of Smt. Kaulabai Moheshwar Ravi & others, to the said property, is clear, marketable and free from all encumbrances of any nature, whatsoever, and subject to complying with the terms and conditions of the Agreement and various orders and the Development Rules of Mira Bhayandar Municipal Corporation, the said M/s Ravi Developments, are entitled to develop the said property.

  
Sunil B. Garodia,  
Advocate, High Court, Mumbai.

  
1/101, Mahesh Nagar,  
Station Road,  
Bhayandar (W), Mumbai - 401 101