

Annexure - C

Title Certificate



MANGESH K. BHOGALE

ADVOCATE, HIGH COURT

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(Correspondence on this address only)

TITLE CERTIFICATE

11.05.2013

MR. GULAM RASOOL MOHAMMED ALI SHAIKH,
Proprietor of M/s. R. R. Builders,
401, Almel House, Green Complex,
Mira Village, Dist - Thane

SUB: Title Certificate for All that pieces and parcel of lands or ground, bearing Survey No. 26 Hissa No. 3, lying being and situated at Village Ghodbandar, Taluka Thane, in the registration District of Thane.

This is to certify that under the instructions of MR. GULAM RASOOL MOHAMMED ALI SHAIKH, I have observed following submitted documents in respect of the All that pieces and parcel of lands, bearing Survey No. 26 Hissa No. 3 area admeasuring 4000 sq. mtrs, lying being and situated at Village Ghodbandar, Taluka Thane, in the registration District of Thane. (hereinafter referred to as "the said Property").

The Following documents are observed to issue Title Certificate:

1. Copy of Agreement dated August 10, 1992;
2. Copy of Supplementary Agreement dated September 26, 1994;
3. Copy of Conveyance Deed dated April 13, 2009;
4. Copies of Deed of Conveyance dated November 08, 2012;
5. Copy of Deed of Conveyance dated April 10, 2013;
6. Copy of 7 X 12 Extract.



Office :

Shop NO. 3 (1), Ground Floor, "A" Wing, Thakkar Apartment, Shiv Vallabh Road, Near Ashokvan, Borivali (East), Mumbai - 400 066.

DETAILS OF THE OBSERVATION:

1. AGREEMENT DATED AUGUST 10, 1992:

Pursuant to Agreement dated August 10, 1992 between 1] Mr. Narayan Sitaram Patil, 2] Mr. Bhaskar Sitaram Patil, 3] Mr. Prabhakar Sitaram Patil, 4] Mr. Chandrakant Rajaram Patil, 5] Smt. Sunanada Hanumant Mhatre, 6] Smt. Parvatibai Rajaram Patil, 7] Smt. Champabai Tukaram Patil, 8] Smt. Malti Patil, 9] Smt. Devyani Tukaram Patil, 10] Smt. Hema Tukaram Patil, 11] Smt. Gulabbai Ramchandra Bhoir, 12] Smt. Champabai Narayan Patil, 13] Mr. Janardan Narayan Patil, 14] Nandkumar Narayan Patil, 15] Mr. Navnath Narayan Patil, 16] Mr. Vijay Narayan Patil, 17] Yeshodabai Bhaskar Patil, 18] Mr. Radhakishan Bhaskar Patil, 19] Mr. Gajanan Bhaskar Patil, 20] Smt. Nalini Chandrakant Patil, 21] Smt. Jaya Arun Patil, 22] Smt. Devkabai Prabhakar Patil and 23] Bhagyashree Sudam Gavli, the Vendors therein the agreement sold the said property 1] Mr. Gulam Rasool Mohammed Ali Shaikh, 2] Mr. Abdul Razzak Sumbad, 3] Mr. Raffique Abdul Shakoor Shekhani and 4] Mr. Mansoor Ali Mohammed Ali Virani, the Purchasers therein the Agreement.

2. SUPPLEMENTARY AGREEMENT DATED SEPTEMBER 26, 1994:

Pursuant to Supplementary Agreement dated September 26, 1994, due to typographic mistake the Hissa No. 1 (part) typed on place of Hissa No. 3 in the Agreement dated August 10, 1992. To correct the said mistake the Vendors therein the Agreement executed Supplementary Agreement dated September 26, 1994 [Registration No. TNN - 2 - 486 / 1994] with the Purchasers therein the Agreement and corrected the said mistake.

3. CONVEYANCE DEED DATED APRIL 13, 2009:



Pursuant to Conveyance Deed dated April 13, 2009, duly Registration No. TNN4 - 02749 - 2009, 1] Mr. Bharat Parshuram Patil, 2] Smt. Jayashree Chandrasen Patil and 3] Smt. Kalpana Kiran Patil, the Vendors sold said property to 1] Mr. Gulam Rasool Mohammed Ali Shaikh, 2] Mr. Abdul Razzak Sumbad, 3] Mr. Rafique Abdul Shakoor Shekhani and 4] Mr. Mansoor Ali Mohammed Ali Virani.

4. **DEED OF CONVEYANCE DATED NOVEMBER 08, 2012:**

Pursuant to Deed of Conveyance dated November 08, 2012, duly registered under TNN7 - 07893 - 2012, Mr. Abdul Razzak Kasam Sumbad, the Seller therein the 1/4th share holder sold his 1000 sq. mtrs from 4000 sq. mtrs to Mr. Gulam Rasool Mohammed Ali Shaikh, proprietor of M/s. R. R. Builder, the Purchaser.

5. **DEED OF CONVEYANCE DATED NOVEMBER 08, 2012:**

Pursuant to Deed of Conveyance dated November 08, 2012, duly registered under TNN7 - 07895 - 2012, Mr. Rafique Abdul Shakoor Shekhani, the Seller therein the 1/4th share holder sold his 1000 sq. mtrs from 4000 sq. mtrs to Mr. Gulam Rasool Mohammed Ali Shaikh, proprietor of M/s. R. R. Builder, the Purchaser.

6. **DEED OF CONVEYANCE DATED APRIL 10, 2013:**

Pursuant to Deed of Conveyance dated April 10, 2013, duly registered under TNN4 - 2961 - 2013, Mr. Mansur Ali Mohammad Ali Virani, the Seller therein the 1/4th share holder sold his 1000 sq. mtrs from 4000 sq. mtrs to Mr. Gulam Rasool Mohammed Ali Shaikh, the Purchaser.

7. **7 X 12 EXTRACT:**

Pursuant to the 7 X 12 extract, Mr. Gulam Rasool Mohammed Ali Shaikh the Owner of the said property.



In the view of the abovementioned records, I have observed that as per records submitted, the said property belong to Mr. Gulam Rasool Mohammed Ali Shaikh.

SCHEDULE OF THE PROPERTY

All that pieces and parcel of lands or ground, bearing Survey No. 26 Hissa No. 3, lying being and situated at Village Ghodbandar, Taluka Thane, in the registration District of Thane

Yours truly,



Mangesh Bhogale
Advocate

