

OFFICE : Flat No. 002, Ground Floor, "Pisolkar's Chamber",
Bldg. No. G-29, Sector No. 1, Shanti Nagar, Opp. Shanti Shopping Centre,
Near Fly. Station, Mira Road (E), Dist. Thane - 401 107. Tel : 2290 1576

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

REF No.: 219/APM/08

DATE: 04/07/2008.

**TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN**

I have gone through the documents, permissions and Revenue Record produced before me by my clients 1) SHRI TARUN P. VYAS, 2) MRS. CHHAYA KAMLESH BORIYA, Partners of M/s. HIRAL HOMES, having its office at 23, B/42/43, SECTOR No.1, SHANTI NAGAR, MIRA ROAD(E), TAL. & DIST. THANE, and requested me to issue Title Certificate in respect of land bearing :

SURVEY No.	HISSA No.	SQ.MTRS.
20	3	3891.37

lying, being and situate at Village KASHI, TALUKA & DIST. THANE and in the Registration District and Sub-District at Thane, (hereinafter referred to as the "SAID PROPERTY"). Actually on 7/12 extract the area is shown as :

SURVEY No.	HISSA No.	H.R.P.
20	3	0-78-9

(hereinafter referred to as the " SAID ENTIRE PROPERTY").

1) I have caused Search of the said property in the office of Sub-Registrar at Thane for the last 30 years and I observed that in the year 1982-84 records in the Registrar Office at Thane are torned and mutilated and I have not observed any entries in the records of Sub-Registrar at Thane. Index-II proceedings has been carried out upto 31/12/2006 and not thereafter till this date.

2) REVENUE RECORD:

a) The said entire property was declared as the tenanted property as per Section -32 of Land Tenancy Act in the name of GOVIND BABAJI PATIL in place of Landlord BHOGILAL KESHAVLAL SHAH and others and the same is mutated in Mutation Entry no. 456, duly certified on 12/11/1965.

- b) As per Mutation Entry No. 530, the Nazarana of Rs.1092.50 was fixed and the same was paid therefore as per 32-M Certificate, the name of said GOVIND BABAJI PATIL was entered on 7/12 extract as per Section-43 of the Land Tenancy Act.
- c) The said entire property came to the share of JANARDAN GOVIND PATIL as per Mutation Entry No. 533, duly certified on 02/04/1976 as the same was partitioned in between JANARDAN GOVIND PATIL and DATTATRAY GOVIND PATIL in the life time of their father GOVIND PATIL.
- d) As per Mutation Entry No. 741, duly certified on 19/05/1994, the said entire property received by said JANARDAN GOVIND PATIL as per Section-43 of Land Tenancy Act and out of the said entire property 4000 sq. mtrs. area was developed as per the Order of S.D.O. at Thane bearing Order No. TD/UI/TMC/SR-1507, vide dated 30/12/1992 and the same was developed by MR. PRAFULCHANDRA JANARDAN PATIL because partition took place in between JAGANNATH JANARDAN PATIL.
- e) Remaining 50% area admeasuring about 3891.37 sq. mtrs., i.e. said property is belonging to only JAGANNATH JANARDAN PATIL.

3) PERMISSIONS AND SANCTIONS:

- a) The U.L.C. Order bearing No. ULC/TA/KASHI/SR-25, vide dated 11/12/1992 and Revised U.L.C. Order bearing No. ULC/TA/TAP/WSHS-20/SR-1713, vide dated 27/11/2006 and again revised U.L.C. Order bearing No. TD/T.G/KV/VP/S. 21/2007, dated 21/03/2007.
- b) Mira Bhayandar Municipal Corporation gave NOC for obtaining N.A. permission from Collector by their letter bearing No. MB/MNP/NR/1695/2007-08, vide dated 08/08/2007.

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-3-

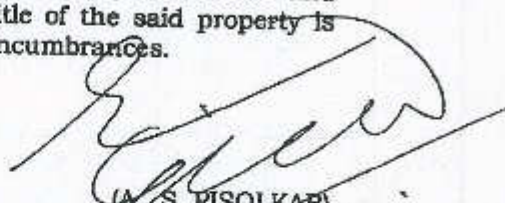
c) N.A. permission bearing No. REVENUE/C-1/T-1/NAP/SR-201/07, vide dated 25/10/2007.

4) DOCUMENTS :

a) Said 1) SHRI JAGANNATH JANARDAN PATIL and all his family members namely 2)SHRI AJAY JAGANNATH PATIL, a) MRS. NILAM AJAY PATIL, b)BHAGESH AJAY PATIL, c) MISS BHAKTI AJAY PATIL, 3) SHRI DINESH JAGANNATH PATIL, a) MRS. NAMITA DINESH PATIL, 4) MRS. MANGALA NITIN KADU, 5)MRS. GEETA BHANUDAS PATIL, 6)MRS. MADHURI NIRMAL THAKUR, 7)MRS. RAJASHREE (NALINI) NARENDRA RAUT, 8)MRS. SHALINI SUBHASH MHATRE along with said MR. PRAFULCHANDRA JANARDAN PATIL executed and registered an Agreement for Development before Sub-Registrar at Thane-10, in favour of my clients, having Document No. TNN10-03760, vide dated 23/04/2007 and also registered Irrevocable General Power of Attorney in favour of my clients vide dated 23/04/2007.

Above referred 2 to 6 are the family members of JAGANNATH JANARDAN PATIL and MRS. RAJASHREE (NALINI) NARENDRA RAUT and MRS. SHALINI SUBHASH MHATRE already received their share amount from JAGANNATH JANARDAN PATIL and therefore they appeared for Registration of the said property.

I have gone through all Revenue Record, documents and permissions and in my opinion the title of the said property is clear and marketable and without any encumbrances.


(A. S. PISOLKAR)
ADVOCATE
Tel : 2290107, Mob. : 942225275
A. S. Pisolkar
Advocate High Court
Flat No.002, G. Floor, "Pisolkar's Chamber"
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