



# Shatrughna S. Bodake

B.A, LL.B.

ADVOCATE HIGH COURT

Mobile: 9869538752  
9220835203

Office : SS-1, 1018, Sector - 07, Koparkhairne, Navi Mumbai - 400709. Time : Mor.: 9.00 To 11.00 Eve.: 6.00 To 8.00

Res.: SS-3, 861, Sector - 16, Koparkhairne, Navi Mumbai - 400709. Navi Mumbai Tel.: 022 - 27540235

Ref. No.

TITLE CERTIFICATE

Date: 01/03/2014

This is to certify that the property situated, lying and being at Revenue Village of Bhayandar, Reg. Dist. And Sub-Dist. Thane and at present within the limits of Mira Bhayandar Municipal Corporation which is of N.A. assessment bearing its C.T.S. No. 232 admeasuring at about 110.4 sq. mts. And a house structure standing thereupon bearing its House No. 61 was originally owned by Shri Narayan Ganesh Gokhale.

Said Shri Narayan Ganesh Gokhale who was governing by Hindu Succession Act at the time of his death, who died on or about 15/07/58 and he was survived by 4 children i.e. two sons namely Ashok Narayan Gokhale, Haribhau Narayan Gokhale and two daughters namely Sumati Pandurang Khambhate and Kamal Dattatray Khadke and as such they acquired rights in the said property. However, the said property was standing in the name of said Shri Ashok N. Gokhale and Haribhau N. Gokhale.

Said Shri Haribhau N. Gokhale died on or about 20/10/85 and survived by his wife Smt. Surbha Haribhau Gokhale and sons namely Pramod Haribhau Gokhale, Vijay Haribhau Gokhale, Vinod Haribhau Gokhale, Sanjay Haribhau Gokhale, Uday Haribhau Gokhale and daughters namely Uma and Asha. Said Shri Pramod Haribhau Gokhale also died on 29/05/97 and survived by his widow Smt. Madhuri Pramod Gokhale and one minor child Ms. Deepali Pramod Gokhale. The said property is assigned by all the legal heirs of Narayan Ganesh Gokhale vide an agreement for development dt. 19/09/1999 to M/s. SATIMA ENTERPRISES a partnership firm duly regd. Under provisions of Indian Partnership Act having its office at 5-7, Indraprasth Opp. Shivaji chowk, Station Road, Bhayandar (W.), Tal and Dist. Thane and represented by 1) Shri Radheshya Agarwal, 2) Mr. Murlidhar Radheshyam Agarwal, 3) Smt. Dropati Murlidhar Agarwal and 4) Shri Shyamsunder Radheshyam Agarwal, said agreement is duly regd. In the office of Sub - Registrar of Assurance Mumbai on 19/10/99 at Sr. No. 6559/99. The owners have executed Irrevocable General Power of Attorney and also Letter of Possession in favour of Developers M/s. SATIMA ENTERPRISES.



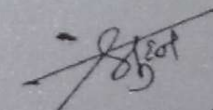
I have gone through all the documents and papers pertaining to the ownership of the properties and the documents of assignment of development rights to M/s. SATIMA ENTERPRISES.

I have gone through the commencement certificates issued by the Mira Bhayandar Municipal Corporation and other documents along with sanction plan, issued to M/s. Satima Enterprises as Power of Attorney holder of original owners

On perusal of all the documents I am of opinion that the title of the said property to said shri Ashok Narayan Gokhale and others is marketable and free from all encumbrances and doubts and as per the agreement dt. 19/09/99 and other ancillary documents such as Power of attorney, Possession letter etc. developers M/s SATIMA ENTERPRISES have acquired the absolute rights of the development of the said property.

BHAYANDAR

Dtd: 01/03/2014

  
(Adv. S. S. Bodake)