

TITLE CERTIFICATE

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that we have taken the search and investigated the title in respect of property bearing Old Survey No. 570, Hissa No.2, having corresponding New Survey No. 217, Hissa No. 2, admeasuring H-0, R-40, Prati-4, i.e. equivalent to 4040 Sq. Meters, assessed at Rs.2.63, of Village BHAYANDER, Taluka and District Thane, situate, lying and being at Bhayander (W), within the limits of Mira Bhayander Municipal Corporation, which originally belonged to SHRI SAKHARAM MAHADEO GOKHALE.

THIS IS TO FURTHER CERTIFY THAT The said Shri Sakharam Gokhale died intestate on 20/8/1954 leaving behind him his widow Smt. Janakibai Sakharam Gokhale and his 3 sons and 2 Daughters namely: Shri Gajanan Sakharam Gokhale, Shri Damodar Sakharam Gokhale and Shri Purshottam Sakharam Gokhale and 2 daughters namely: Miss Manda Sakharam Gokhale and Miss Yashodha Sakharam Gokhale are only legal heirs and representatives of late Shri Sakharam Mahadeo Gokhale.

THIS IS TO FURTHER CERTIFY THAT the said Owners SHRI DAMODAR SAKHARAM GOKHALE and SHRI GAJANAN SAKHARAM GOKHALE by an Agreement



dated 16/10/1978 agreed to sell, assign and transfer the said property along with other properties to SHRI PADMAKAR GOPAL MATONDKAR and simultaneously they have also executed a General Power of Attorney in favour of SHRI PADMAKAR GOPAL MATONDKAR and granted various powers and authorities interalia to sell the said property and execute conveyance thereof.

THAT THE SAID SHRI GAJANAN SAKHARAM GOKHALE and heirs of late SHRI DAMODAR SAKHARAM GOKHALE (died on 20/01/1979) i.e. Smt. Shailajabai Damodar Gokhale, Shri Dilip Damodar Gokhale, Shri Ajit Damodar Gokhale and Smt. Trupti Suresh Jambhekar jointly executed a Declaration - Cum - Confirmation dated 12/12/1983 and thereby declared and confirmed the execution of said Agreement dated 16/10/1978 in favour of said SHRI PADMAKAR GOPAL MATONDKAR and further received a consideration as mentioned therein. The Revenue records i.e. Index-II shows the transfer of rights from the owners to said Shri Padmakar Gopal Matondkar and 7/12 Extract reflects the name of Shri Padmakar Gopal Matondkar in Other Rights column under M.E. No.6255.

THIS IS TO FURTHER CERTIFY THAT The said Shri Padmakar Gopal Matondkar entered into an Agreement for Development dated 09/02/2007 agreed to transfer and assign the development right in respect of the said property in favour of M/s. OM

CONSTRUCTIONS, a partnership firm through its partners SHRI HANSHUKUMAR KAMALKUMAR PANDEY, SHRI PRASHANT HANSHUKUMAR PANDEY and SHRI ABHIJEET HANSHUKUMAR PANDEY for valuable considerations as mentioned therein and handed over the peaceful possession to them.

THAT THE SAID Shri Padmakar Gopal Matondkar at the instance of said M/s. OM CONSTRUCTIONS executed an Irrevocable General Power of Attorney dated 31/03/2007 registered under Sr. No. TNN-4/3161/2007 dated 07/04/2007 in favour of SHRI NILESH S. SHETH with full powers and authorities including power to sell and execute conveyance.

THIS IS TO CERTIFY THAT At the relevant time SHRI GAJANAN SAKHARAM GOKHALE and SHRI DAMODAR SAKHARAM GOKHALE owned and possessed the said property as described above by inheritance. The said Shri Damodar Sakharam Gokhale died intestate on 20/01/1979 leaving behind his widow Smt. Shailajabai Damodar Gokhale and 2 sons Shri Dilip Damodar Gokhale, Shri Ajit Damodar Gokhale and 1 married daughter Smt. Trupti Suresh Jambhekar as his legal heirs and entitled to his estates, including his undivided 50% share in the said property.

THE SAID Miss Manda Sakharam Gokhale Nee Smt. Manda Chandrashekar Hinge one of the married

Daughters of late Shri Sakharam Gokhale by a Release Deeds 29/11/1979 registered under Sr. No.THN/590/1979 dated 29/11/1979 had released and relinquished all her rights, title and interests in the said property in favour of Shri Gajanan Sakharam Gokhale and the heirs of late Shri Damodar Sakharam Gokhale i.e. Smt. Shailajabai Damodar Gokhale, Shri Dilip Damodar Gokhale, Shri Ajit Damodar Gokhale and Smt. Trupti Suresh Jambhekar.

FURTHER THAT The said Miss Yashodha Sakharam Gokhale Nee Smt. Yashodha Yashwant Paranjape one of the married Daughters of late Shri Sakharam Gokhale by a Release Deeds 27/12/1979 registered under Sr. No.THN/644/1979 dated 24/12/1979 had released and relinquished all her rights, title and interests in the said property in favour of Shri Gajanan Sakharam Gokhale and the heirs of late Shri Damodar Sakharam Gokhale i.e. Smt. Shailajabai Damodar Gokhale, Shri Dilip Damodar Gokhale, Shri Ajit Damodar Gokhale and Smt. Trupti Suresh Jambhekar.

THAT THE SAID Shri Gajanan S. Gokhale with his heirs namely: 3 Sons Dr. Sanjay Gajanan Gokhale, Shri Vijay Gajanan Gokhale, Shri Rajendra Gajanan Gokhale and 1 married daughter Smt. Shruti Shripad Modak AND the said Shri Damodar S. Gokhale (Deceased) through his heirs Smt. Shailajabai

Damodar Gokhale (widow) and 2 sons Shri Dilip Damodar Gokhale, Shri Ajit Damodar Gokhale and 1 married daughter Smt. Trupti Suresh Jambekar by an agreement dated 20/09/1993 agreed to sell, assign and transfer their all right, title and interest in the said property in favour of Shri Satyawar Dinanath Patil and Shri Kanchan Laxman Patil and simultaneously they had also separately executed a General Power of Attorney in favour of Shri Satyawar Dinanath Patil and Shri Kanchan Laxman Patil with full power and authorities inter alia to sell the said property and execute conveyance thereof. Later on the said Shri Gajanan S. Gokhale died on 17/08/2004.

In pursuance to the said Agreement dated 29/09/1993, the said DR. SANJAY GAJANAN GOKHALE & OTHERS and late Shri Gajanan Sakharan Gokhale had also executed an Irrevocable General Power of Attorney in favour of (1) SHRI SATYAWAN DINANATH PATIL, (2) SHRI KANCHAN LAXMAN PATIL, conferring upon them several powers inter-alia power to sell the said property to the person or persons of their choice.

The said (1) SHRI SATYAWAN DINANATH PATIL, (2) SHRI KANCHAN LAXMAN PATIL with consent and confirmation of the said DR. SANJAY GAJANAN GOKHALE & OTHERS and late Shri Gajanan Sakharan Gokhale by a Tripartite Agreement for Sale dated 19/10/1995 had agreed to sell the said property

to SHRI MAHESH RATANLAL AGARWAL and simultaneously they have also executed a General Power of Attorney in favour of SHRI MAHESH RATANLAL AGARWAL with various powers and authorities to sell the said property and execute conveyance thereof.

THIS IS TO FURTHER CERTIFY THAT in the manner aforesaid the said M/s. Om Constructions AND Shri Nilesh S. Sheth AND SHRI MAHESH RATANLAL AGARWAL by a registered Conveyance dated 08/02/2011 sold, assigned and transferred the said property to M/s. SPAN REALTORS and handed over the peaceful and vacant possession of the said property to them absolutely.

THIS IS TO PLACE ON RECORD that the said M/s. Span Realtors after acquiring the said property from its owners in the manner aforesaid has in turn by a Conveyance Deed sold, assigned and transferred the land admeasuring 420 Sq. Meters out of the said property. M/s. SPAN REALTORS is now seized, possessed and/or well and sufficiently entitled for the said land property admeasuring 3620 Sq. Meters of Village BHAYANDER, Taluka and District Thane, situate, lying and being at Bhayander (W), within the limits of Mira Bhayander Municipal Corporation, hereinafter referred to as "the said property".

Flat No. B/204,
Ram-Isha Apartment,
Indralok, Phase - 1,
Bhayander (E) - 401 105.
Tel.: 6524 1109

S. P. SINGH
VIKAS SINGH

ADVOCATES HIGH COURT

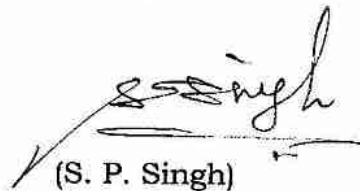
Tel. : 2897 8981
Markande Niwas, H. T. Road,
Kajupada, Borivali (E),
Mumbai - 400 066.

FROM the Revenue records, searches and documents placed before us and duly verified, examined and investigated by us, we hereby CERTIFY that prior to execution of conveyance as mentioned above the title of the Owners as named hereinabove in respect of the said properties were clear, marketable and free from all encumbrances.

Thus pursuant to the execution of conveyances as referred above in favour of M/s. SPAN REALTORS as within mentioned, the said M/s. SPAN REALTORS is the absolute owner of the said property free from all encumbrances.

Place: BHAYANDER

Date: 30/03/2013



(S. P. Singh)

Advocate, High Court