

// TITLE CERTIFICATE //
TO WHOMSOEVER IT MAY CONCERN

Dated :- 23/11/2015.

Ref :- Properties bearing **a)** Old S. No. 430, New S. No. 95, Hissa No. 2(pt), Admeasuring 4000 sq.mtrs., **b)** Old S. No. 431, New S. No. 93, Hissa No. Nil, Admeasuring 11360 sq.mtrs., **c)** Old S. No. 432, New S. No. 94, Hissa No. Nil, Admeasuring 17680 sq.mtrs., **d)** Old S. No. 433, New S. No. 92, Hissa No. 3(pt), Admeasuring 9000 sq.mtrs., situate lying and being at revenue village Navghar, Bhayander (E), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, In the area of Registration District & Sub-District office of Bhayander/Mira/Thane.

Present Developers :- M/s. Happy Home Residency,
Represented by its Partners
1) Mr. Nalin Sheth,
2) Mr. Viraj Sheth,
101, Parekh Market, 39, Cannedy Bridge,
Opera House, Mumbai - 400 004.

This is to certify that I have investigated the title in respect of properties bearing **a)** Old S. No. 430, New S. No. 95, Hissa No. 2(pt), **b)** Old S. No. 431, New S. No. 93, Hissa No. Nil, **c)** Old S. No. 432, New S. No. 94, Hissa No. Nil, **d)** Old S. No. 433, New S. No. 92, Hissa No. 3(pt),
a) Bldg. No. 15, Type E/3 (ST+12), Area Admeasuring 57145 sq.ft.
b) Bldg. No. 16, Type H/2 (ST+12), Area Admeasuring 24639 sq.ft.
c) Bldg. No. 17, Type E/2 (ST+5), Area Admeasuring 57145 sq.ft.
d) Bldg. No. 18, Type H/2 (ST+5), Area Admeasuring 24639 sq.ft.

Total Area Admeasuring **1,63,568 sq.ft., FSI out of area admeasuring 15201.48 sq.mtrs., FSI**, of revenue village Navghar, Bhayander (E), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, In the area of Registration District & Sub-District office of Bhayander/Mira/Thane. Hereinafter referred to as the said '**First Properties**'. owned by M/s. Happy Home Residency, Represented by its Partners 1) Mr. Nalin Sheth, 2) Mr. Viraj Sheth, and have to state as hereunder.

Whereas originally Mr. Babaji Haso Patil, was the owner of the lands bearing **a)** Old S. No. 430, New S. No. 95, Hissa No. 2(pt), Admeasuring 4000 sq.mtrs., **b)** Old S. No. 431, New S. No. 93, Hissa No. Nil, Admeasuring 11360 sq.mtrs., **c)** Old S. No. 432, New S. No. 94, Hissa No. Nil, Admeasuring 17680 sq.mtrs., situate lying and being at revenue village Navghar, Bhayander (E), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, In the area of Registration District & Sub-District office of Thane.

And Whereas the said Mr. Babaji Haso Patil, expired leaving behind two widow namely 1) Mrs. Manibai Babaji Patil (Since Deceased), 2) Mrs. Bhimabai Babaji Patil (Since Deceased), two sons namely 1) Mr. Baburao Babaji Patil, 2) Mr. Kamlakar Babaji Patil and three daughters namely 1) Mrs. Gangabai Govind Patil, 2) Mrs. Gangubai Pandurang Patil (Since Deceased), 3) Mrs. Jannabai Jagannath Patil (Since Deceased), as his heirs and legal representatives.

MIRA ROAD : Off. No. 1, Bldg. P/10, 1st Floor, Siddharth Nagar, Sheetal Nagar, Mira Road (East) - 401 107.
VASAI : 101, Khokhani Bhavan, Navghar, Vasai Road (W), Dist. Thane - 401 202.

And Whereas by virtue of Mutation Entry No. 314, Dated 3/4/1992, the names of Legal heirs of 1) Late. Mrs. Gangabai Govind Patil, 2) Late. Mrs. Gangubai Pandurang Patil, 3) Late. Mrs. Jamnabai Jagannath Patil, were removed from 7/12 Extract of Land Revenue Records of the said First Properties and the names of 1) Mr. Baburao Babaji Patil, 2) Mr. Kamlakar Babaji Patil, were recorded in the 7/12 Extract of Land Revenue Records as absolute co-owners.

On perusal of Mutation Entry No. A-52, Dated 12/9/1987, it shows that the said Mr. Baburao Babaji Patil, died intestate in or about 1984, leaving behind his widow by name Mrs. Babibai Baburao Patil, two sons namely 1) Mr. Harishchandra Baburao Patil, 2) Mr. Kantilal Baburao Patil, and three married daughters namely 1) Mrs. Chandra Vishnu Mhatre, 2) Mrs. Gulab Bhaskar Patil, 3) Mrs. Suman Jayaram Patil, as his heirs and legal representatives entitled to the undivided shares of deceased in the said first properties, the names of the said 1) Mrs. Babibai Baburao Patil, 2) Mr. Harishchandra Baburao Patil, 3) Mr. Kantilal Baburao Patil, 4) Mrs. Chandra Vishnu Mhatre, 5) Mrs. Gulab Bhaskar Patil, 6) Mrs. Suman Jayaram Patil, were recorded appears as absolute co-owners in the 7/12, 6/12 & 8-A Extract, of Land Revenue Records.

On perusal of Mutation Entry No. 451, Dated 1/1/2000, it shows that the said Mr. Kamlakar Babaji Patil, died intestate on 28/6/1999, leaving behind his widow by name Mrs. Rukmini Kamlakar Patil, and a daughter by name Mrs. Rohini Ramchandra Mhatre, as his heirs and legal representatives entitled to the

undivided shares of the deceased in the said first properties, the names of the said 1) Mrs. Rukmini Kamlakar Patil, 2) Mrs. Rohini Ramchandra Mhatre, were recorded appears as absolute co-owners in the 7/12, 6/12 & 8-A Extract, of Land Revenue Records.

On perusal of Mutation Entry No. 757, Dated 5/9/2006, it shows that the said Mrs. Chandravati Vishnu Mhatre, Vide Deed of Release dated 23/8/2006, registered in the office of Sub-Registrar, Thane, Under Serial No. 4298 of 2006, Dated 23/8/2006, had released and relinquished her undivided rights, titles, interests & shares in the said first properties in favour of Mr. Harishchandra Baburao Patil, and accordingly the name of the said Mrs. Chandravati Vishnu Mhatre, was removed from the 7/12, 6/12 & 8-A Extract of the said properties.

On perusal of Mutation Entry No. 758, Dated 5/9/2006, it shows that the said Mrs. Gulab Bhaskar Patil, Vide Deed of Release dated 23/8/2006, registered in the office of Sub-Registrar, Thane, Under Serial No. 4299 of 2006, Dated 23/8/2006, had released and relinquished her undivided rights, titles, interests & shares in the said properties in favour of Mr. Harishchandra Baburao Patil, and accordingly the name of the said Mrs. Gulab Bhaskar Patil, was removed from the 7/12, 6/12 & 8-A Extract of the said first properties.

On perusal of Mutation Entry No. 759, Dated 5/9/2006, it shows that the said Mrs. Suman Jayaram Patil, Vide Deed of Release dated 23/8/2006, registered in the office of Sub-Registrar, Thane, Under Serial No. 4300 of 2006, Dated 23/8/2006, had released and relinquished her undivided rights,

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titles, interests & shares in the said first properties in favour of Mr. Harishchandra Baburao Patil, and accordingly the name of the said Mrs. Suman Jayaram Patil, was removed from the 7/12, 6/12 & 8-A Extract of the said first properties.

And Whereas one M/s. The Estate Investment Co. Pvt. Ltd., was the owner of the land bearing Old S. No. 433, New S. No. 92, Hissa No. 3(pt), Admeasuring 9000 sq.mtrs., situate lying and being at revenue village Navghar, Bhayander (E), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, In the area of Registration District & Sub-District office of Bhayander/Thane. Hereinafter referred to as the said '**Second Property**'.

On perusal of Mutation Entry No. 1243, Dated 21/3/1958, it shows that the said second property was in personal cultivation of Mr. Babaji Haso Patil, as the tenant of the said M/s. The Estate Investment Co. Pvt. Ltd., and after the demise of the said Mr. Babaji Haso Patil, the name of his two sons namely 1) Mr. Baburao Babaji Patil, 2) Mr. Kamlakar Babaji Patil, were recorded as the heirs of Late. Mr. Babaji Haso Patil, in the 7/12, 6/12 & 8-A Extract, of Land Revenue Records.

And Whereas the **said First & Second Properties** are more particularly described in the **First Schedule** hereunder written, the said First & Second Properties shall hereinafter be referred to as the '**Said Entire Properties**'.

And Whereas by a Development Agreement dated 11/7/1993, the said 1) Mr. Harishchandra Baburao Patil, 2) Mr. Kantilal Baburao Patil, 3) Mrs. Babibai Baburao Patil, 4) Mrs. Rukmini Kamlakar Patil, 5) Mrs. Rohini Ramchandra Mhatre, as well as 1) Mr. Kantilal Baburao Patil, 2) Mrs. Gulab Bhaskar Patil, 3) Hemlal Arvindra Patil, 4) Mr. Jairam Anna Patil, 5) Arpana Jairam Patil, 6) Pramila Jairam Patil, 7) Vaishali Jairam Patil, 8) Aruna Jairam Patil, 9) Vijaya Jairam Patil, 10) Vishal Jairam Patil, had agreed to grant the development rights of the said properties to M/s. Salasar Land Developers, at the price and on the terms & conditions therein contained.

On perusal of Agreement Deed dated 21/9/1993, it appears that the said M/s. Salasar Developers, had agreed to sell an **Area Admeasuring 4180.5 sq.mtrs., i.e. equivalent to 5000 sq.yds.**, forming part portion of properties to Mr. Krishna Kumar S. Jhunjhunwala, at the price and on the terms & conditions therein contained.

And Whereas the partnership firm of the said M/s. Salasar Land Developers, Represented by its Partners 1) Mr. Mohanlal Nandlal Agarwal, having 7.5% shares, 2) Mr. Sureshprasad Nandlal Agarwal, having 7.5% shares, 3) Mr. Niranjana Nandlal Agarwal, having 7.5% shares, 4) Mr. Rakeshkumar Jagdishprasad Agarwal, having 7.5% shares, 5) Mr. Mahesh Rameshwarlal Agarwal, having 20% shares, 6) Mr. Nandlal G. Bhutra, having 10% shares, 7) Mr. Madanlal G. Bhutra, having 10% shares, 8) Mr. Rameshchandra G. Bhutra, having 10% shares, 9) Mr. Maheshchandra G. Bhutra, having 10% shares, 10) Mr. Ramawtar G. Bhutra, having 10% shares.

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And Whereas by a Deed of Retirement Cum Admission Cum Supplementary Deed dated 28/8/1997, the said Mr. Mahesh Rameshwarlal Agarwal, retired from the partnership firm of the said M/s. Salasar Land Developers, and inducted 1) Mr. Ashish M. Agarwal, 2) Mr. Manish N. Bhutra, having 10% shares each, as partners in the partnership firm of M/s. Salasar Land Developers.

And Whereas the said 1) Mr. Mohanlal Nandlal Agarwal, 2) Mr. Sureshprasad Nandlal Agarwal, 3) Mr. Niranjana Nandlal Agarwal, 4) Mr. Rakeshkumar Jagdishprasad Agarwal, 5) Mr. Ashish M. Agarwal, were entitled to 40% shares in the partnership business of the said M/s. Salasar Land Developers, including in the said **Area Admeasuring 37,040 sq.mtrs., i.e. equivalent to 45,279 sq.yds.**, comprising the lands bearing **a)** Old S. No. 430, New S. No. 95, Hissa No. 2(pt), Admeasuring 4000 sq.mtrs., **b)** Old S. No. 431, New S. No. 93, Hissa No. Nil, Admeasuring 11360 sq.mtrs., **c)** Old S. No. 432, New S. No. 94, Hissa No. Nil, Admeasuring 17680 sq.mtrs., **d)** Old S. No. 433, New S. No. 92, Hissa No. 3(pt), Admeasuring 9000 sq.mtrs., situate lying and being at revenue village Navghar, Bhayander (E), Tal. & Dist. Thane. Within the limits of Mira Bhayander Municipal Corporation, In the area or Registration District & Sub-District office of Thane.

On perusal of Agreement Deed dated 5/4/1998, it appears that the said 1) Mr. Mohanlal Nandlal Agarwal, 2) Mr. Sureshprasad Nandlal Agarwal, 3) Mr. Niranjana Nandlal Agarwal, 4) Mr. Rakeshkumar Jagdishprasad Agarwal, 5) Mr. Ashish M. Agarwal, Partners of M/s. Salasar Land Developers,