

**TO WHOMSOEVER IT MAY CONCERN**

1. THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, admeasuring 3060 sq. meters and Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, admeasuring 3520 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation owned by M/s.Samarpan Developers and have to state as hereunder;
- i. Shri Dayanand Sadanand Mhatre, Shri Ramakant Sadanand Mhatre, Shri Chandrashekar Sadanand Mhatre and Smt. Rukmini Prakash Patil were the owners of land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, admeasuring 3060 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation.
- ii. Shri Dhananjay Khadu Patil was the owner of land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, admeasuring 3520 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation.
- iii. By a Deed of Conveyance, dated 20<sup>th</sup> October, 2010, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/17264/2010, dated 30<sup>th</sup> October, 2010, Shri Dayanand Sadanand Mhatre, Shri Ramakant Sadanand Mhatre, Shri Chandrashekar Sadanand Mhatre, Smt. Rukmini Prakash Patil and their family members namely Shri Ashish Dayanand Mhatre, Miss Kavita Dayanand Mhatre, Miss Ankita Ramakant Mhatre, Miss

Minakshi Ramakant Mhatre, Master Keval Ramakant Mhatre, Master Jitendra Chandrashekar Mhatre, Miss Dipti Chandrashekar Mhatre, Smt. Devyani Dayanand Mhatre, Smt. Rekha Ramakant Mhatre, Smt. Damini Chandrashekar Mhatre and Shri Dhananjay Khadu Patil and his family members namely Smt. Damayanti Dananjay Mhatre, Miss Geeta Dhananjay Mhatre, Shri Kirtikumar Dhananjay Mhatre, Shri Sagar Dhananjay Mhatre had jointly sold, transferred and conveyed their respective property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, admeasuring 3060 sq. meters and Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, admeasuring 3520 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation (hereinafter collectively referred to as the "Said First Property") to M/s. Samarpan Developer for the consideration mentioned therein.

2. THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6, admeasuring 5260 sq. meters and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, admeasuring 4100 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation owned by M/s. Vailankanni Developer and have to state as hereunder;

i. Shri Balkrishna Padman Bhoir was the original owner of land bearing Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6, admeasuring 5260 sq. meters and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, admeasuring 4100 sq. meters, situate, lying and being at Village

Juchendra, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation (hereinafter referred to as the "Said Second Property")

- ii. The second property was under personal cultivation of Shri Ganpat Atmaram Mhatre as the agricultural tenant of Shri Balkrishna Padman Bhoir.
- iii. Shri Ganpat Atmaram Mhatre had filed an application under Section-32 (G) of the Bombay Tenancy and Agricultural Land Act, 1948, against the said Shri Balkrishna Padman Bhoir before the Addl. Tahsildar and Agricultural Land Tribunal, Vasai to get fixed the purchase price of the said second property and accordingly, the Ld. Addl. Tahsildar and Agricultural Land Tribunal, Vasai had fixed the purchase price of the said second property in the name of the said Shri Ganpat Atmaram Mhatre.
- iv. The Additional Tahsildar and Agricultural Land Tribunal, Vasai had issued Certificate under Section 32(M) of the Bombay Tenancy and Agricultural Land Act, 1948 in respect of the said second property to the said Shri Ganpat Atmaram Mhatre and accordingly, the effect of the said Certificate was given in the 7/12 extract of the said second property vide a Mutation Entry No. 4426, dated 3<sup>rd</sup> December, 1983.
- v. Shri Ganpat Atmaram Mhatre died intestate on 7<sup>th</sup> January, 1983, leaving behind Pandarinath Ganpat Mhatre, Ranjana Pandarinath Mhatre, Tukaram Ganpat Mhatre, Janardan Pandarinath Mhatre, Padmakar Ganpat Mhatre, Harikishan Tukaram Mhatre, Krishnibai Krishna Mhatre, Yagneshwar Tukaram Mhatre, Bhimabai Sitaram Patil, Damayanti Murlidhar Kasar, Asmita Laxman, Kisan Pandarinath, Suman Mukund, Bharti Suresh, Dhanwanti Manohar,



Bhamini Kisan, Kailas Padmakar and Shashikant Padmakar as his heirs and legal representatives entitled to the estate of the deceased including the said second property.

- vi. By a Mutation Entry No. 4288, dated 4<sup>th</sup> March, 1983, the names of Pandarinath Ganpat Mhatre, Ranjana Pandarinath Mhatre, Tukaram Ganpat Mhatre, Janardan Pandarinath Mhatre, Padmakar Ganpat Mhatre, Harikishan Tukaram Mhatre, Krishnibai Krishna Mhatre, Yagneshwar Tukaram Mhatre, Bhimabai Sitaram Patil, Damayanti Murlidhar Kasar, Asmita Laxman, Kisan Pandarinath, Suman Mukund, Bharti Suresh, Dhanwanti Manohar, Bhamini Kisan, Kailas Padmakar and Shashikant Padmakar came to be recorded in the 7/12 extract of the said second property as the heirs of late Shri Ganpat Atmaram Mhatre.
- vii. By virtue of a registered Family Settlement cum Partition Deed effected amongst Shri Pandarinath Ganpat Mhatre, Smt. Ranjana Pandarinath Mhatre, Shri Tukaram Ganpat Mhatre, Shri Padmakar Ganpat Mhatre, Shri Harikishan Tukaram Mhatre, Shri Krishnibai Krishna Mhatre, Yagneshwar Tukaram Mhatre, Smt. Bhimabai Sitaram Patil, Damayanti Murlidhar Kasar, Asmita Laxman, Shri Kisan Pandarinath, Suman Mukund, Bharti Suresh, Dhanwanti Manohar, Bhamini Kisan, Kailas Padmakar, Shashikant Padmakar and Shri Janardhan Pandarinath Mhatre in respect of several properties inter-alia the said second property, Shri Janardhan Pandarinath Mhatre became the owner of the second property and accordingly, the name of Shri Janardan Pandarinath Mhatre came to be recorded in the 7/12 extract of the said second property vide a Mutation Entry No.6488, dated 17<sup>th</sup> April, 2007 as the owner thereof.
- viii. By a Deed of Conveyance, dated 28<sup>th</sup> March, 2011, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-

3/04472/2011, dated 30<sup>th</sup> March, 2011, Shri Janardan Pandarinath Mhatre, sold, transferred and conveyed the said second property to M/s. Vailankanni Developer for the consideration mentioned therein.

- ix. The Collector of Thane has granted N.A. Permission in respect of the said first and second property vide Order No. Revenue/T-9/NAP/Juchendra-Vasai/SR-110/2011, dated 25<sup>th</sup> April, 2011.
- x. M/s. Samarpan Developer and M/s. Vailankanni Developer had jointly submitted the development proposal to the Vasai Virar Municipal Corporation for seeking its approval for development of the said first and second property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, admeasuring 3060 sq. meters, Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, admeasuring 3520 sq. meters, Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6, admeasuring 5260 sq. meters and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, admeasuring 4100 sq. meters, situate, lying and being at Village Juchendra, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation (hereinafter jointly and collectively referred to as the **"Said Property"** for the sake of brevity and convenience) by constructing buildings thereon and accordingly, the Vasai Virar Municipal Corporation had granted the development permission vide its Order No.VVCMC/TP/CC/VP-0375/1002/2012-13, dated 2<sup>nd</sup> July, 2012.
3. The City of Vasai Virar Municipal Corporation had sanctioned the plan of the buildings to be constructed in the layout of the said property vide Commencement Certificate No. VVCMC/TP/CC/VP-0375/1001/2012-13, dated 2<sup>nd</sup> July, 2012.



4. By an Agreement for Development, dated 18<sup>th</sup> January, 2013, the said M/s. Samarpan Developer and M/s.Vailankanni Developer had jointly agreed to grant F.S.I. admeasuring about 60000 sq. feet, in Building No.3 to be constructed on an area admeasuring 11840 sq. meters comprising the layout of the said property to Shri Amit B. Agarwal, Shri Shaban Ali Jumanali Khan, Shri Hasan H. Khan and Shri Jayesh Doshi at the price and on the terms and conditions stipulated therein.

5. In pursuance of the Agreement, dated 18<sup>th</sup> January, 2013, M/s.Samarpan Developer and M/s.Vailankanni Developer had also executed an Irrevocable General Power of Attorney in favour of Shri Amit B. Agarwal, Shri Shaban Ali Jumanali Khan, Shri Hasan H. Khan and Shri Jayesh Doshi, conferring upon them several powers inter-alia power to construct Building No.3 on an area admeasuring 11840 sq. meters comprising the layout of the said property as per the permissions and sanctions granted by the authorities concerned.

6. After acquiring the development rights in respect of F.S.I. admeasuring 60000 sq. feet in the Building No. 3 to be constructed on an area admeasuring 11840 sq. meters comprising the layout of the said property from M/s. Samarpan Developer and M/s.Vailankanni Developer under an Agreement for Development, dated 18<sup>th</sup> January, 2013, Shri Amit B. Agarwal, Shri Shaban Ali Jumanali Khan, Shri Hasan H. Khan and Shri Jayesh Doshi had formed a partnership business in the name and style of M/s. Jash Associates by executing a Deed of Partnership to that effect and thereupon the right to construct the Building No.3 by consuming the said 60000 sq. feet vested in M/s. Jash Associates.

7. By an Agreement for Development, dated 22<sup>nd</sup> April, 2014, registered in the office of Sub-Registrar of Assurance at Vasai-2 under Sr. No. Vasai-2/2674/2014, dated 22<sup>nd</sup> April, 2014, M/s. Samarpan Developer,

M/s.Vailankanni Developer and M/s. Jash Associates had jointly agreed to grant F.S.I. admeasuring about 60000 sq. feet in Building No.3 to be constructed on an area admeasuring 11840 sq. meters comprising the layout of the said property to M/s. K. M. Developers at the price and on the terms and conditions stipulated therein.

8. In pursuance of an Agreement for Development, dated 22<sup>nd</sup> April, 2014, M/s. Samarpan Developer and M/s. Vailankanni Developer had jointly executed an Irrevocable General Power of Attorney, dated 22<sup>nd</sup> April, 2014, registered in the office of Sub-Registrar of Assurance at Vasai-2 under Sr. No. Vasai-2/2675/2014, dated 22<sup>nd</sup> April, 2014 in favour of partners of M/s. K. M. Developers conferring upon them several powers inter-alia power to construct the Building No. 3 on an area admeasuring 11840 sq. meters comprising the layout of the said property.

9. I have also considered the search report furnished to me by M/s. K. M. Developers pertaining to the said property and on going through the search report taken in the office of Sub-Registry of Vasai from 1985 to till date, it appears that following documents came to be effected between the parties thereto in respect of the said property.

- a. Deed of Conveyance, dated 20<sup>th</sup> October, 2010, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/17264/2010, dated 30<sup>th</sup> October, 2010, executed by Shri Dayanand Sadanand Mhatre, Shri Ramakant Sadanand Mhatre, Shri Chandrashekar Sadanand Mhatre, Smt. Rukmini Prakash Patil, Shri Ashish Dayanand Mhatre, Miss Kavita Dayanand Mhatre, Miss Ankita Ramakant Mhatre, Miss Minakshi Ramakant Mhatre, Master Keval Ramakant Mhatre, Master Jitendra Chandrashekar Mhatre, Miss Dipti Chandrashekar Mhatre, Smt. Devyani Dayanand Mhatre, Smt. Rekha Ramakant

Mhatre, Smt. Damini Chandrashekar Mhatre and Shri Dhananjay Khadu Patil and his family members namely Smt.Damayanti Dananjay Mhatre, Miss Geeta Dhananjay Mhatre, Shri Kirtikumar Dhananjay Mhatre, Shri Sagar Dhananjay Mhatre in favour of M/s.Samarpan Developer in respect of the said first property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, admeasuring 3060 sq. meters and Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, admeasuring 3520 sq. meters situate, lying and being at Village Juchendra, Taluka Vasai, District Palghar.

b. Deed of Conveyance, dated 28<sup>th</sup> March, 2011, registered in the office of Sub-Registrar of Assurance at Vasai under Sr. No. Vasai-3/04472/2011, dated 30<sup>th</sup> March, 2011, executed by Shri Janardan Pandarinath Mhatre, in favour of M/s. Vailankanni Developer in respect of the said second property viz. land bearing Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6, admeasuring 5260 sq. meters and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3, admeasuring 4100 sq. meters situate, lying and being at Village Juchendra, Taluka Vasai, District Palghar.

c. Agreement for Development, dated 22<sup>nd</sup> April, 2014, registered in the office of Sub-Registrar of Assurance at Vasai-2 under Sr. No. Vasai-2/2674/2014, dated 22<sup>nd</sup> April, 2014, executed by M/s. Samarpan Developer, M/s. Vailankanni Developer and M/s. Jash Associates in favour of M/s. K.M. Developers in respect of F.S.I. admeasuring about 60000 sq. feet in Building No.3 to be constructed on



an area admeasuring 11840 sq. meters comprising the layout of the said property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6 and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No.3 situate, lying and being at Village Juchendra, Taluka Vasai, District Palghar.

- d. Irrevocable General Power of Attorney, dated 22<sup>nd</sup> April, 2014, registered in the office of Sub-Registrar of Assurance at Vasai-2 under Sr. No. Vasai-2/2675/2014, dated 22<sup>nd</sup> April, 2014 executed by M/s. Samarpan Developer, M/s. Vailankanni Developer and M/s. Jash Associates in favour of M/s. K.M. Developers in respect of F.S.I. admeasuring about 60000 sq. feet in Building No.3 to be constructed on an area admeasuring 11840 sq. meters comprising the layout of the said property viz. land bearing Old Survey No. 299, New Survey No. 351, Hissa No. 4/A, Old Survey No. 299, New Survey No. 351, Hissa No. 4/B, Old Survey No. 266, Old Hissa No. 6, New Survey No. 351, New Hissa No. 6 and Old Survey No. 298, Old Hissa No. 3 (Part), New Survey No. 352, New Hissa No. 3 situate, lying and being at Village Juchendra, Taluka Vasai, District Palghar.

10. On the whole from the searches taken in the office of Office of Sub-Registrar of Assurance at Vasai as well as on the basis of information provided to me, I hereby state and certify the title to the said first property viz. land bearing Old Survey No.299, New Survey No.351, Hissa No.4/A, admeasuring 3060 sq. meters and Old Survey No.299, New Survey No.351, Hissa No.4/B, admeasuring 3520 sq. meters situate, lying and being at

Village Juchendra, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation owned by M/s. Samarpan Developers is clear, marketable and free from all encumbrances.

11. I also hereby state and certify that the title to the said second property viz. land bearing Old Survey No. 266, Old Hissa No. 6, New Survey No.351, New Hissa No.6, admeasuring 5260 sq. meters and Old Survey No.298, Old Hissa No.3 (Part), New Survey No.352, New Hissa No.3, admeasuring 4100 sq. meters situate, lying and being at Village Juchendra, Taluka Vasai, District Palghar, in the Registration Office Vasai and now within the limits of Vasai Virar Municipal Corporation owned by M/s. Vailankanni Developer is clear, marketable and free from all encumbrances

12. I further state and certify that M/s. K.M. Developers is entitled to construct Building No.3 by consuming F.S.I. admeasuring 60000 sq. feet on an area admeasuring 11840 sq. meters comprising the layout of the said property as per the permissions and sanctions granted by the authorities concerned.

Date : 19<sup>th</sup> May, 2015.

  
Advocate