

BHUPENDRA MISHRA
B.A. LL.B.
ADVOCATE HIGH COURT

C/o Mihir Gheewala 31, 4th Floor Rajgir
Chamber, opposite Old Customs, Saheed
Bhagat Singh Road, Mumbai-400001
E-mail: bhupendramishra08@gmail.com

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT we have taken the search and investigated the title in respect of the lands property bearing Old Survey No. 229, corresponding New Survey No. 22, Hissa No. 13, admeasuring 33.8 Guntha or 3380 Sq. Mtrs., of Revenue Village Navghar, Taluka & District Thane, lying, being and situate at Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, Registration sub District at Thane, hereinafter referred to as "the said property / properties", which originally belonged to Shri. Kana Budhya Gharat as owner of the said property. The said Owner Shri. Kana Budhya Gharat died and the said property devolved upon his son Shri. Dharman Kana Gharat who was entitled for the said property by way of inheritance and accordingly the name of Shri. Dharman Kana Gharat was recorded at the relevant time into the 7/12 extract of the said property as owner of the said property.

THAT the said Shri. Dharman Kana Gharat by a Sale Deed dated 11.04.1969 registered under Doc. No. THN/323/1969 dated 11.04.1969 sole, assigned, transferred and conveyed the said property to (1) Shri. Laxman Narayan Patil, (2) Shri. Pandurang Narayan Patil, (3) Smt. Anusayabai Balaram Patil and (4) Shri. Harishchandra Narayan Patil for the consideration price as mentioned therein and simultaneously the Owner Shri. Dharman Kana Gharat had also handed over the peaceful and vacant possession of the said



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property to Shri. Laxman Narayan Patil & Others free from all encumbrances, claims and demands. Accordingly by Mutation Entry No. 482 the names of Shri. Laxman Narayan Patil & Others were entered into the Land Records i.e. 7/12 extract of the said property as Owners.

The said Co-Owner Shri Laxman Narayan Patil died leaving behind him his widow and legal heirs namely (1) Smt. Hirabai Laxman Patil (Widow), (2) Shri. Balwant Laxman Patil (Son) (3) Shri. Ranjan Laxman Patil (Son), (4) Smt. Shilpa Sadashiv Gawant (Married Daughter) and (5) Smt. Swapna Suhas Mhatre (Married Daughter) have been entitled for the estates of the deceased.

The Co-Owner Shri. Pandurang Narayan Patil died and his widow Smt. Laxmibai P. Patil also died on 12/05/2006 and their legal heirs Shri. Hemant Pandurang Patil, Shri. Nitin Pandurang Patil, Shri. Jitendra Pandurang Patil, have been entitled for the estates of the deceased.

The said Co-Owner Smt. Anusayabai Balaram Patil died leaving behind her 6 daughters namely; (1) Mrs. Hemlata Uday Patil, (2) Mrs. Rekha Madhukar Patil, (3) Mrs. Mangla Ramanand Gawand, (4) Mrs. Sangeeta Arun Mhatre (5) Mrs. Vandana Jagannath Patil and (6) Smt. Madhuri Hansraj Patil, entitled for the estates of the deceased.

This is to further certify that the heirs of the deceased co-owners as mentioned herein above alongwith co-owner Shri. Harishchandra Narayan



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Patil sold the said property and for that purposes executed various deeds and documents including conveyances in respect of their undivided shares in the said property as (1) Shri. Balwant Laxman Patil & Others (save & except the 2 Sisters abovenamed) alongwith their next of kin by a Conveyance dated 06/09/2012, registered under Doc. No. TNN-7/06260/2012, dated 06/09/2012, (2) Shri. Hemant Pandurang Patil & Others alongwith their next of kin by a Conveyance dated 19/10/2010, registered under Doc. No. TNN-3/06943/2010, dated 19/10/2010 (3) Mrs. Rekha Madhukar Patil, Mrs. Sangeeta Arun Mhatre and Mrs. Vandana Jagannath Patil i.e. the legal heirs of late Smt. Anusayabai Balaram Patil, collectively by a conveyance dated 31/12/2010, registered under Doc. No. TNN-7/10823/2010 dated 31/12/2010, (4) Mrs. Mangla Ramanand Gawand i.e. the another legal heirs of late Smt. Anusayabai Balaram Patil as mentioned above by a Conveyance dated 11/10/2011, registered under Doc. No. TNN-7/07300/2011 dated 11/10/2011, (5) Mrs. Hemlata Uday Patil i.e. the another legal heirs of late Smt. Anusayabai Balaram Patil as mentioned above by a Conveyance dated 13/12/2012, registered under Doc. No. TNN-7/8512/2012 dated 14/12/2012, (6) Mrs. Madhuri Hansaraj Patil i.e. the another legal heirs of late Smt. Anusayabai Balaram Patil as mentioned above by a Conveyance dated 30/10/2013, registered under Doc. No. TNN-7/8255/2013 dated 31/10/2013, (7) Shri. Harishchandra Narayan Patil & Others alongwith Smt. Shilpa Sadashiv Gawand & Smt. Swapna Suhas Mhatre executed a Development Agreement dated 08/05/2008 registered under Sr. No. TNN4-04219/2008 dated 08/05/2008, (8) Shri. Harishchandra Narayan Patil &



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Others as Vendors by a Conveyance dated 13/12/2011, registered under Doc. No. TNN-7/08987/2011 dated 13/12/2011, (9) Smt. Shilpa Sadashiv Gawand and Smt. Swapna Suhas Mhatre i.e. the 2 married daughters of Late Shri. Laxman Narayan Patil, jointly by a Conveyance dated 19/10/2011, registered under Doc. No. TNN-7/07585/2011 dated 19/10/2011 all executed to and in favour of M/s. Zone Properties Pvt. Ltd. and thereby sold, assigned, transferred and conveyed their respective undivided rights, title and interests in respect of the said property to M/s. Zone Properties Pvt. Ltd. for the consideration price mentioned therein. Simultaneously they have also executed a General Power of Attorney in favour of its Directors and thereby granted various powers and authorities as mentioned therein.

IN THE MANNER aforesaid M/s. Zone Properties Pvt. Ltd. after purchasing and acquiring the said properties from its various co-owners as mentioned above free from all encumbrances, claims and demands.

THIS IS TO CERTIFY THAT the said M/s. Zone Properties Pvt. Ltd. by a conveyance dated 14/10/2014 registered under Doc. No. TNN-7/7830/2014 sold, assigned, transferred and conveyed the said properties to M/s. Annapurna Properties, a partnership firm, through its partner Shri. Gopalji Krishnamurari Dwivedi, an adult, Indian Inhabitant, residing at Office No. 6, Rachana Co-Operative Housing Society, Opp. M.C.F. Joggers Park, Laxmi Narayan Temple Road, Eksar, Borivali (W), Mumbai - 400092, at the consideration price mentioned therein and thereby also handed over the peaceful and vacant possession of the said properties to M/s. Annapurna Properties free from all encumbrances as owner of the said properties.



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Simultaneously they have also executed a General Power Attorney in favour of its Directors and thereby granted various powers and authorities as mentioned therein.

By a Development Agreement dated 6th February 2020 (hereinafter referred to as "**the said Development Agreement**") between M/S. ANNAPURNA PROPERTIES and M/S. GAYATRIKRIPA DEVELOPERS PRIVATE LIMITED granted unto the Developer, development rights in respect of the said Property at or for the consideration and on the terms and conditions therein contained including the benefits and obligations of the aforementioned Indentures dated 6th February 2020.

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 **said Development Agreement** as referred above in favour of M/S. GAYATRIKRIPA DEVELOPERS PRIVATE LIMITED are the absolute power of the Development of said properties with freehold rights free from all encumbrances and they have absolute right to use, enjoy and deal with the said properties.

Place: - Bhayander


Bhupendra Mishra

Date: - 12th February 2020