



Certificate Of Title

I have been instructed by one **M/s. Geeta Developers**, a partnership firm, constituted under the provisions of The Indian Partnership Act, 1932, having its place of business at 1st Floor, Milan Plaza, 90 Feet Road, Bhayandar (West), District - Thane 401 101, to give my report on title in respect of the landed property which is described hereunder:-

- 1) Originally, by diverse deeds, factors and circumstances, one late Shri. Govindrao Vishwanath Mhatre, during his lifetime, was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that pieces and parcels of land or ground bearing **Old Survey No. 548, New Survey No. 39, Hissa No. 4**, admeasuring 10,950 sq. mtrs. or thereabout, situate at, being and lying at Revenue Village - Bhayandar, Taluka & District Thane, and now falling within the local limits of Mira Bhayandar Municipal Corporation more particularly described in the **First Schedule** written hereunder, hereinafter referred to as **"The said Entire Land / Property"**.
- 2) The said Shri. Govindrao Vishwanath Mhatre, died intestate i.e. without leaving any writing, by way his last will and testament, leaving behind him, one (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre, (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre, as his only legal heirs, entitled to his estates, including the said Entire Land and having equal undivided share in the said Land.

Amit

- 3) The abovesaid 6 nos. legal heirs of said Shri. Govindrao Vishwanath Mhatre, viz:- said (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre, (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre, for the sake of convenience, have mutually agreed to partition the said Entire Land and divide and apportion their respective shares and in pursuant thereto the Said Land was sub-divided into 6 (Six) nos. equal parts or portions, being Plot Nos. 1, 2, 3, 4, 5 & 6 having an area of 1,825 sq. mtrs. or thereabout, each.
- 4) Accordingly, by and vide a Deed of Partition dated 9th June 1992, the abovesaid 6 nos. legal heirs of said late Shri. Govindrao Vishwanth Mhatre, have actually and in effect, apportioned and assigned the abovesaid 6 nos. sub divided plots, (i.e. Plot Nos. 1, 2, 3, 4, 5 & 6, respectively), in favour of each of the abovesaid legal heirs of the said Shri. Govindrao Vishwnath Mhatre and by virtue of the said Deed of Partition dated 9th June 1992, the said (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre, become entitled abovesaid 6 nos. sub-divided plots in the same orders and sequences of their names as appearing hereinabove.
- 5) For the facts and circumstances mentioned hereinabove, the said (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre, (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant





-3-

Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre become individually entitled one each sub-divided plots.

- 6) By and vide separate and individual 6 nos. agreements for sale, all dated 22nd June 1992, all on similar or identical lines, all the abovesaid (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre, (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre, have sold, transferred, assigned and further agreed to convey their respective sub-divided plots, in favour of the abovesaid M/s. Geeta Developers, at and on the terms and conditions and for considerations, which are more particularly described in the said 6 nos. agreements for sale.
- 7) In pursuance to the execution of the abovesaid 6 nos. agreements for sale all dated 22nd June 1992, the said (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre, (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre, by and vide separate 6 nos. writings, all dated 23rd June 1992, have made executed General Power of Attorneys, in favour of the partners and nominees of the firm of the abovesaid M/s. Geeta Developers, inter-alia, irrevocably conferring upon various rights, powers and privileges, which are more particularly described in the said writings, including

Amit

rights and powers, in turn to re-assign their respective sub-divided plots, in favour of any third party or parties, on any terms and conditions, as the said M/s. Geeta Developers, may their sole discretion may deem fit and proper.

- 8) Simultaneously on the execution of the abovesaid 6 nos. agreements for sale all dated 22nd June 1992, the abovesaid (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre, (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre, have also handed over the quiet, vacant, peaceful, actual and physical possession of their respective sub-divided plots in favour of the said M/s. Geeta Developers.
- 9) For fact and circumstances mentioned hereinabove, the abovesaid M/s. Geeta Developers become entitled to the said 6 nos. sub-divided plots, i.e. said Entire Land.
- 10) The abovesaid M/s. Geeta Developers have already constructed 2 nos. buildings known as **"Anjani Heights" & "Anjani Heritage"** on a portion of the said Entire Land and has also obtained the Occupation Certificate in respect of the said buildings.
- 11) The abovesaid M/s. Geeta Developers is intending to develop a portion of the said Entire Land admeasuring 3,775.88 sq. mtrs., which is delineated in green coloured ink and also earmarked as **Portion A**, in the copy of the Table Plan annexed hereto and marked as **Annexure** and more particularly described in the **Second Schedule** written hereunder, hereinafter referred to as **"The Said Land"**.





-5-

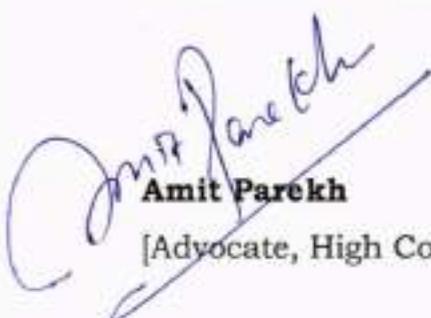
- 12) On the perusal of the aforesaid writings, in my opinion, the title of the Said Land, more particularly described in the Second Schedule written hereunder, is clear and marketable and free from any encumbrances of whatsoever nature.

The First Schedule Hereinabove Referred To

All that pieces and parcels of land or ground bearing **Old Survey No. 548, New Survey No. 39, Hissa No. 4**, admeasuring 10,950 sq. mtrs. or thereabout, situate at, being and lying at Revenue Village - Bhayandar, Taluka & District Thane, and now falling within the local limits of Mira Bhayandar Municipal Corporation.

The Second Schedule Hereinabove Referred To

A portion admeasuring 3,775.88 sq. mtrs., which is delineated in green coloured ink and also earmarked as **Portion A**, in the copy of the Table Plan annexed hereto and marked as **Annexure**, forming part or portion of the larger property which is described in the First Schedule written hereinabove.


Amit Parekh

[Advocate, High Court]

Bhayandar,

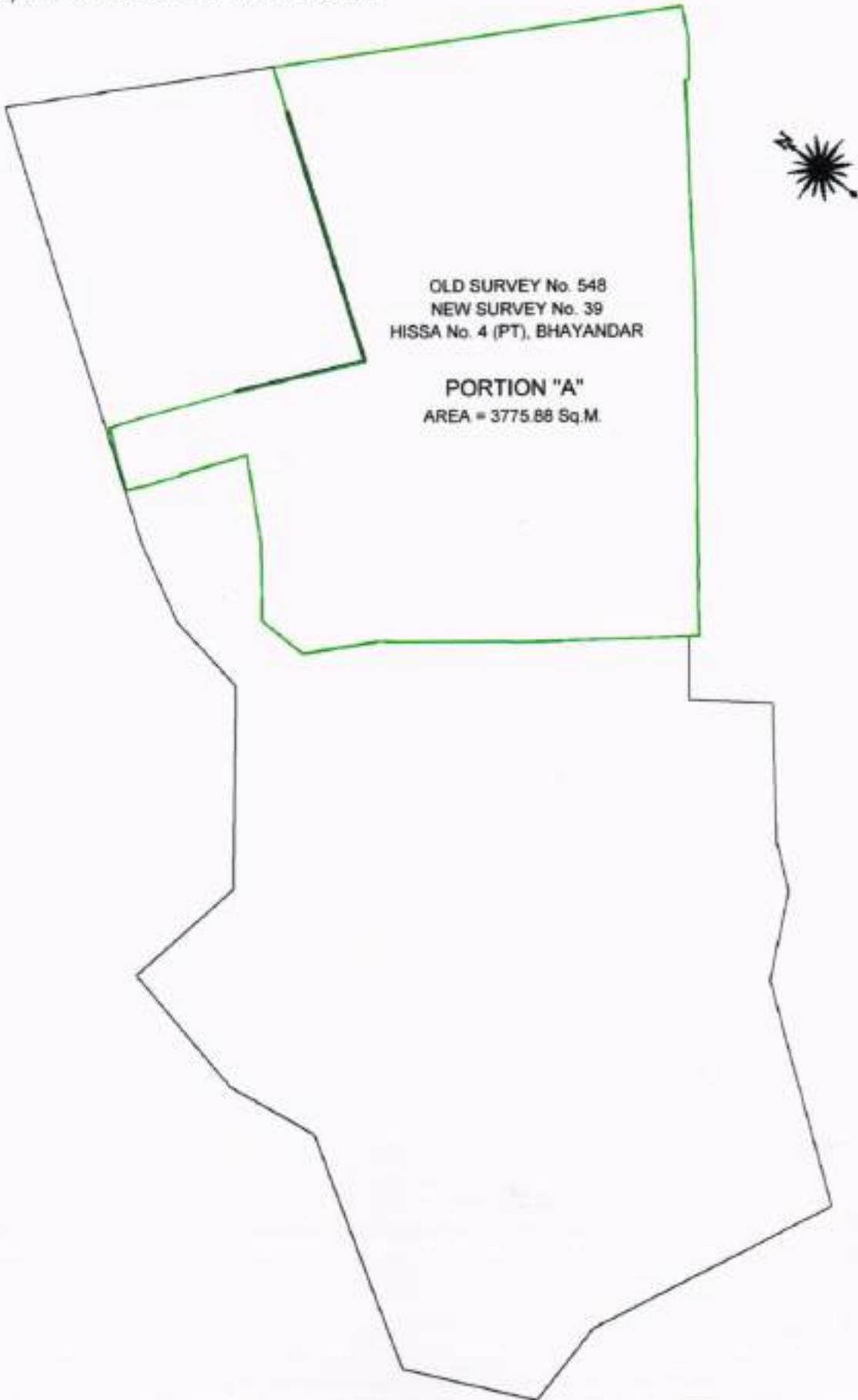
08th January 2020.

Encl.:-

Annexure of Table Plan.

**ANNEXURE
TO
TITLE CERTIFICATE DATED 08/01/2020**

**LAND BERING OLD SURVEY No. 548, NEW SURVEY No.39,HISSA No. 4
(PT) AT VILLAGE BHAYANDAR.**



OLD SURVEY No. 548
NEW SURVEY No. 39
HISSA No. 4 (PT), BHAYANDAR

PORTION "A"
AREA = 3775.88 Sq.M.