

**TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No.369, New Survey No.69, Hissa No.13, admeasuring 1830 sq. meters, situate, lying and being at Village Goddeo, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation, owned by Mr. Kenneth Anthony Daniel Gomes, Mr. Derek Peter William Daniel Gomes, Mrs. Bare Murzello and Mrs. Christine Bella Fonseca and have to state as hereunder;

1. Originally one Mr. Stanley Maryan Gomes was the owner of land bearing Old Survey No.369, New Survey No.69, Hissa No.13, admeasuring 1830 sq. meters, situate, lying and being at Village Goddeo, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation.
2. Mr. Stanley Maryan Gomes was a bachelor, who died intestate in or about year 1963, leaving behind her sister-in-law by name Mrs.Bridgit Daniel Gomes, as his heirs and legal representatives entitled to the estate of the deceased including the said property. By a Mutation Entry No. 3792, dated 17<sup>th</sup> September, 1977, the name of the said Mrs.Bridgette Daniel Gomes came to be recorded in the 7/12 Extract of the said property, as the owner thereof.
3. Mrs. Bridgette Daniel Gomes died intestate on 9<sup>th</sup> December, 1981, leaving behind her two sons namely Mr. Kenneth Anthony Daniel Gomes, Mr. Derek Peter William Daniel Gomes and two married daughters namely Mrs. Bare Murzello and Mrs. Christine Bella Fonseca, as her heirs and legal representatives entitled to the estate of the deceased including the said property. By a Mutation Entry No. 199, dated 4<sup>th</sup> September, 1989, the names of the said Mr. Kenneth Anthony Daniel Gomes, Mr. Derek Peter William Daniel Gomes, Mrs. Bare Murzello and Mrs. Christine Bella

Fonseca, came to be recorded in the 7/12 Extract of the said property, as the owners thereof.

4. By an Agreement, dated 29<sup>th</sup> November, 1990, the said Mr. Kenneth Anthony Daniel Gomes, Mrs. Thresa Kenneth Gomes, Mr. Lloyd Kenneth Gomes, Mr. Linsey Kenneth Gomes, Miss Lilne Kenneth Gomes, Mr. Derek Peter William Daniel Gomes, Mrs. Rochelle Derek Gomes, Miss Aiysha Derek Gomes, Miss Sabnam Derek Gomes, Master Keith Derek Gomes, Mrs. Bare Murzello and Mrs. Christine Bella Fonseca agreed to sell the said property, to M/s. Shah and Dattani Associates, at the price and on the terms and conditions stipulated therein. In pursuance of the said Agreement, dated 29<sup>th</sup> November, 1990, the said Mr. Kenneth Anthony Daniel Gomes and others had also executed a General Power of Attorney, dated 29<sup>th</sup> December, 1990 in favour of the partners of the said M/s. Shah and Dattani Associates, conferring upon them several powers inter alia power to sell the said property to the person or persons of their choice.

5. The said M/s. Shah and Dattani Associates had got changed its name as "M/s. Ravi Developments" by amending the partnership deed of M/s. Shah and Dattani Associates and thereupon, all the right, title and interest of the said erstwhile partnership firm of M/s. Shah and Dattani Associates in respect of the said property vested in M/s. Ravi Developments.

6. By an Agreement, dated 17<sup>th</sup> April, 1993, the said M/s. Ravi Developments, in its turn, agreed to sell, transfer and assign all its right title and interest in the said property to M/s. V. P. Developers, at the price and on the terms and conditions stipulated therein. In pursuance of the said Agreement, dated 17<sup>th</sup> April, 1993, the partners of the said M/s. Ravi Developments had also executed an Irrevocable General Power of Attorney, dated 20<sup>th</sup> April, 1993, in favour of partners of M/s. V. P. Developers, conferring upon them several powers, inter alia, power to sell

the said property to the person or persons of their choice. In part performance of the said Agreement, dated 17<sup>th</sup> April, 1993, the said M/s. Ravi Developments had also delivered the possession of the said property to M/s. V. P. Developers.

7. I have also considered the Search Report, dated 5<sup>th</sup> March, 2013, taken by Search Clerk by name Shri S. Pawar, in the office of Sub-Registrar of Assurance at Thane from 1983 to till date and on perusal of the said Search Report it appears that the said Shri S. Pawar had not come across any registered instruments or documents pertaining to the said property.

8. On the whole from the Search Report, dated 5<sup>th</sup> March, 2013, taken by Shri S. Pawar and also on the basis of documents furnished to me and also on the basis of information provided to me, I hereby state and certify that the title to the land bearing Old Survey No.369, New Survey No.69, Hissa No.13, admeasuring 1830 sq. meters, situate, lying and being at Village Goddeo, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation, owned by Mr. Kenneth Anthony Daniel Gomes, Mr. Derek Peter William Daniel Gomes, Mrs. Bare Murzello and Mrs. Christine Bella Fonseca is clear, marketable and free from all encumbrances. I also hereby state and certify that on the basis of development rights acquired by M/s.V.P. Developers from the said M/s. Ravi Developments, the said M/s.V.P. Developers is entitled to develop the said property on obtaining necessary permissions and sanctions from the authorities concerned.

Dated : 20<sup>th</sup> June, 2013.



Advocate