

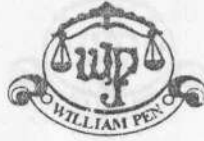
WILLIAM J. PEN

B. A., LL. B.

ADVOCATE HIGH COURT

The Bar Council of Maharashtra Reg. No. MAH / 1409 / dt. 18th Oct 1986

Off. :
117, Satyam Shivam
Shopping Centre, 1st Floor,
Opp. Rly. Station,
Nallasopara (West),
Dist. Thane - 401 203,
Tel. : 2402 243 / 2410 548



Resi. :
'Shanti Palace',
Gass Wadi,
Post-Sopara, Tal. Bassein,
Dist. Thane - 401 203.
Tel. : 2402 872
Mob. : 9822285421

BY R.P.A.D. / HAND DELIVERY / U.P.C. / COURRIER

Ref. No.: MIRE/10/2007- SRO TH ANE 879/7 dt. 18/10/07 BY SEARCH
CLERK RANDIVE

DATE: 30/10/2007.

"CERTIFICATE"

: TO WHOM SOEVER IT MAY CONCERN:

This is to CERTIFY that I have verified the record in the office of the Sub-Registry, THANE and Revenue Authority and competent Department while investigating the title of M/S.SAIKRIPA DEVELOPERS, In respect of the LAND property situated at Village Mire, Taluka and Dist- Thane bearing old S.No. 21, H.NO. PT, NEW S.NO. 76, H.SNO.4, admeasuring about 2005 sq.meter within limits of Mira bhayandar Municipal Corporation in the Registration sub-District Mira Bhayandar Registration District Thane.

In the strength of the aforesaid investigation, I certify that the title of M/S.SAIKRIPA DEVELOPERS, To the said land property is clear marketable and free from all encumbrances and having marketable title.



(WILLIAM J. PEN)
ADVOCATE HIGH COURT

WILLIAM J. PEN

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BY R.P.A.D. / HAND DELIVERY / U.P.C. / COURRIER

Ref. No.:

SAIKRIPA DEV. /MIRE /10/2007 -

Date :

ASST. SUB REG. THANE NO. 10,

UNDER UNDER SEARCH REG. NO. 879/07.

on. Dt. 18/10/07. SEARCH TAKEN BY MR. BHUSHAN S.
RANDIVE, Search Clerk, Sole Proprietor of Shree Ekveera
Investigator, Shah Bhuvan, "A" Zenda Bazar, Near
Kabutarkhana, Vasai (W) Dist- Thane, 401201.
Mob : 9819485898, 9819322099.

DATE: 30/10/2007.

: Search Report :

search to be carried out for period of THIRTY YEARS
from 1st January 1978 to 18th October 2007 in the office
of the Sub-Registry, Thane No. 10, and Revenue Authority and
competent Department while investigating the title of
M/S.SAIKRIPA DEVELOPERS, In respect of the LAND
property situated at Village Mire, Taluka and Dist-
Thane, bearing old S.No. 21, H.NO. PT, NEW S.NO.
76, H.SNO.4, admeasuring about 2005 sq. meter within limits
of Mira bhayandar Municipal Corporation in the
Registration sub-District Mira Bhayandar Registration
District Thane,

(I) Mumbai Sub- Registrar 's Office Index- II Book Seen

Year from

1978 to 1998 - Nil

- No transaction

1999 to 2007 - Nil

- No transaction



Owner

1. Shri. Ashraf Gulam Rasool Patel
2. Smt. Nigat Ashraf Patel
3. Smt. Nida Sajid a. Patel

(II) THANE BHAYANDAR & MIRAROAD Sub- Registrar's Office Index- II Book Seen & Revenue entry as mentioned above

Year from 1978 To 1984 Index-II, Book half pages Torn
 1985 To. 1993 Nil -No transaction
 1994 Index-II, Book not available
 1995 Index-II Book not available
 Document as per Record or rights
 Nature of Documents:
 Conveyance for Rs. 50,000/-
 Dated 1st February 1995.

BETWEEN

Vendors

- 1) Smt. Maimuna Kasam
- 2) Smt. Khatiji Alimiya Patel
- 3) Smt. Zubeda Samsuddin Patel
- 4) Smt. Rabia Imamuddin Patel
- 5) Shri. Sharfuddin Yusuf Vasaikar
6. Shri. Anwar Yusuf Vasaikar
7. Smt. Hafia Shafi Ismail

To

Purchaser

- 1) Shri. Ashraf Gulam Rasual Patel
- 2) Smt. Nigam Ashraf patel
- 3) Kum. Nida Ashraf Patel

Schedule

Village Mire, Taluka- Thane, bearing Survey No. 21 (Part)

2007

1996 to 2006 Nil- No transaction
 Nature of Document : Articles of Development Agreement for Rs. 75,00,000/
 (Rs. Seventy Five Lakh) Market value
 Rs. 65,60,000/- dated 10th september 2007

BETWEEN

Owner

1. Shri, Ashraf Gulam Rasool Patel
2. Smt. Nigat Ashraf Patel
3. Smt. Nida Sajid a. Patel



...3..

To,

Developers : M/s. Sai Kripa Developers for partner
Mr. Nikul H Mehta and Bhavesh H Mehta

Schedule : Village Mire, Taluka and Dist- Thane, All those pieces of parcels of lands in village mire, Taluka and District Thane, and bearing Old S. No. 21, H No. (p) New S. No. 76, h. no. 4, admeasuring about 2005 sq. mtrs. Within the limits pf Mira- Bhayandar municipal Council, in the Registration Sub-District Mire/ Bhyandar, Registration District thane.

Thane Office no. 2, Sr. no. TNN-2-06641/2007

Registration date : 11th september 2007

Stamp duty paid Rs. 2,55,605

Registration fee Rs. 30,000/- (Thana No. 2)

TALATI OFFICE RECORD

Village Mire, Taluka Thane, Old S. No. 21, (part) New S.No. 76, Hissa No. 4, Area H R.o. 0.10.5 Assessment Rs. 0, 44 Ps.

The above mentioend property stands in the 7/12th extract following names mentioned.

1. Shri, Ashraf Gulam Rasool Patel
2. Smt. Nigat Ashraf Patel
3. Smt. Nida Sajid a. Patel, Minor through her father Ashraf Patel

Record of Rights

Village : Mire,

Tal. Thane,

Sr. No. of Type of holding
Entry

350 Date : 9.5.54

vide Order of revenue Department No. 282/ 49/ 67816 Dt. 14.9.1951 and Order of Collector No. II, No. RTS Sr. 301, dated 25.9.51, and No. RTS/ ST 301 dated. 11.3.52 and Order 17.3.52 and



A.D.M SR-6, dated 8.4.54, the name of the Estate Investment Co., which is recorded above the line as occupant is deleted and recorded in other rights Survey No. 21.

- 606 Date : 17.2.61 The purchaser Yusuf Hasan Vasaikar has purchased the share of 20 Gunthe from Ahmed saneb Abid sahab Patel (2) Issac Ahmed sahab (3) Imamuddin Ahmed saheb out of the survey number shown in the beside column for the sum of rs. 2,000/- (Rupees two thousand only) on 9.2.1961.
Survey No. 21 (p)
- 1014 Date : 10.3. 71, Maharashtra Weight and measures implement Act (In forcement Act) 1958 and Indian Coinage Act to give the effect in the Records or rights of the Village the Dashman of special Dist- Inspector Landd Records is received for the village and hence made entry accordingly
Survey No. 1 to 262
- 1021 Date : 28.4.71
From the Taluka order while giving effect to the previous mutation No. 505, Village the rights to give 1/3 share of rice to the khot is deleted and as per the provisions of sale of Estate (Land Revenue Exemption Abolition) Act, 1951 section 3 (1) provision the right to collect the khand or otherwise from Estate Investment company from estate Holders is abolished and hence the name of the estate Investment Co., is deleted from the record and from the Taluka Order No. RTS/1971/ 24.7.71.
Survey No. 21 (part)
- 1435 Date : 8.2.89
Vide Taluka Order.
As per the Order No. Appeal RTS 14/1983 DATED 28.1.89 OF Resident Dy. Collector and Presiding addl. Collector and as per the Order No. RTS/VS/367 dated. 7.2.89 of Tahasildar Thane, the Mutation No. 1021, of Village mire which was sanctioned. Vide order No. RTS 1971/ 24.4.71 of Tahasildar Thane is cancelled by Dy. Collector and Presiding Addl. Collector and as per the order No.



..5..

dated 28.5.83 Appeal of Sub, Div Officer, Thane is also cancelled and according to that the orders is passed to record the name of the Estate Investment co. Ltd, as kauli to the all concerned lands in lease hold other rights and hence taken entry in the other rights.

Survey No. 21.

1591

Date : 25. 9.92. By heir-ship. The holder yusuf Hasan Vasaikar died before 2 years and his legal heirs are as under :-

1. Maimunabai Kasam - Daughter
2. Khadina Alimiba Patel - Daughter
3. zubeda Samsuddin - Daughter
4. Rabiya Imamuddin Patel - Daughter
5. Sharfuddin Yusuf Vasaikar - Son
6. Anwar Yusuf Vasaikar - Son
7. Hafiza Shafi Vasaikar - Daughter

And except that there are no other heirs to the deceased and hence the name of deceased is delated and recorded name of the above heirs

(Recorded from Kashi mutation No. 722)
survey No. 21 (p)

1682

Date : 3.3. 95 By conveyance Deed. The lands shown in the beside column are purchased by shri. Ashraf Gulam Rasul Patel. 2. Smt. Nijam Ashraf Patell 3. Kum Nida Ashraf patel age 7 years. Minor throught here father Ashraf Patel. From 1. smt. Maimuna Kasam. 2. Smt. Khatija Alimiya patel 3. Smt. Zubeda samsuddin Patel 4. Smt. Rabia Imamuddin patel 5. Shri. Sharfuddin Yusuf Vasaikar. 6) Shri. Anwar Yusuf Vasaikar 7. Smt. Hafia Shafi Ismail for a total sum of Rs. 50,000/- (Rupees fifty thousand Only) on 1.2.1995. (Entry taken from application and certified copy of the conveyance deed.

in the strength of the aforesaid investigating
Certify that title of the said land property clear
marketable and free from all. Encumbrances.



(WILLIAM J. PEN.)
ADVOCATE HIGH COURT