

Flat No. B/204,  
Ram-Isha Apartment,  
Indralok, Phase - 1,  
Bhayander (E) - 401 105.  
Tel.: 6524 1109

**S. P. SINGH  
VIKAS SINGH**

**ADVOCATES HIGH COURT**

Tel. : 2897 8981  
Markande Niwas, H. T. Road,  
Kajupada, Borivali (E),  
Mumbai - 400 086.

**TITLE CERTIFICATE**

**TO WHOM IT MAY CONCERN:**

***THIS IS TO CERTIFY*** that We have taken the search and investigated the title in respect of lands properties described hereunder is forming the single layout for development and construction of buildings:

**1<sup>st</sup> PROPERTY:**

THIS IS TO CERTIFY THAT the land/property bearing Old Survey No. 231, corresponding New Survey No. 23, Hissa No. 1, admeasuring 10.00 Guntha or 1000 sq. Meters of Revenue Village NAVGHAR, Taluka & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira-Bhayander Municipal Corporation, hereinafter referred to as "The Said Property", which belongs to Shri Mahadev Yadav Patil, Smt. Jayshree Mahadev Patil, Shri Ganesh Yadav Patil and Aruna Ganesh Patil and the names of Shri Mahadev Yadav Patil and Shri Ganesh Yadav Patil appear in the Land Records i.e. 7/12 extract of the said property as owners of the said property, free from all encumbrances.

THAT the said owners Shri Mahadev Yadav Patil & Others by a Development Agreement dated 31/10/2006 registered under Doc. No. TNN-4/08929/2006 dated 31/10/2006 and thereby agreed to sell, assign, transfer and grant the Development rights of the said property to M/s. GUJARAT ENTERPRISE, at the consideration price and on the terms and conditions mentioned therein. The Owners Shri Mahadev Yadav Patil & Others have also executed a General Power of Attorney of same date registered under Doc. No. TNN-4/08930/2006 dated 31/10/2006 in favour of the partners of M/s. Gujarat Enterprise and thereby granted

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various powers and authorities interalia to sell the said property and execute conveyance thereof. After acquiring the said property the M/s. Gujarat Enterprise have surrendered and handed over a portion admeasuring 725 Sq. Meters falling under reservation under D.P. Plan to Mira Bhayander Municipal Corporation, accordingly their names appeared in the Record of Rights i.e. 7/12 extract of the said property.

**2<sup>nd</sup> PROPERTY:**

THIS IS TO CERTIFY THAT the another land/property bearing Old Survey No. 231, corresponding New Survey No. 23, Hissa No. 1/A, admeasuring 6.6 Guntha or 660 sq. Meters, Of Revenue Village NAVGHAR, Taluka & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira-Bhayander Municipal Corporation, hereinafter referred to as "The Said Property", which originally belonged to SHRI SURESH HARISHCHANDRA PATIL & OTHERS as owners of the said property, free from all encumbrances.

THAT the said owners SHRI SURESH HARISHCHANDRA PATIL & OTHERS by a Conveyance dated 15/10/2010 registered under Doc. No.TNN-7/08610/2010 sold, assigned, transferred and conveyed the said property to M/s. GUJARAT ENTERPRISE, at the consideration price mentioned therein and accordingly the names of M/s. Gujarat Enterprise is entered in the Land Record i.e. 7/12 extract of the said property. After acquiring the said property the M/s. Gujarat Enterprise have surrendered and handed over a portion admeasuring 285 Sq. Meters falling under reservation under D.P. Plan to Mira Bhayander Municipal Corporation, accordingly their names appeared in the Record of Rights i.e. 7/12 extract of the said property.

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**3<sup>rd</sup> PROPERTY:**

THIS IS TO CERTIFY THAT the land/property bearing Old Survey No. 231 corresponding New Survey No.23, Hissa No.2, admeasuring 2.3 Guntha or 230 Sq. Meters of Revenue Village NAVGHAR, Taluka & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira-Bhayander Municipal Corporation, hereinafter referred to as "The Said Property", which belonged to M/s. THE ESTATE INVESTMENT CO. PVT. LTD. as owners of the said property.

THAT the said Owners M/s. The Estate Investment Co. Pvt. Ltd. by an Agreement for Development dated 19/06/2007 registered under Doc. No.TNN-4/05800/2007 dated 26/06/2007 agreed to sell, assign, transfer and granted full development rights with covenant to execute conveyance in respect of the said property to M/s. GUJARAT BUILDERS, at the consideration price and on the terms and conditions mentioned therein. Simultaneously the Owner M/s. The Estate Investment Co. Pvt. Ltd. had also executed a General Power of Attorney of same date duly registered under Doc. No.TNN-4/05801/2007 dated 26/06/2007 in favour of the partners of the said M/s GUJARAT BUILDERS and conferred upon them powers and authorities' interalia power to sell the said property and execute conveyance thereof.

THIS IS TO FURTHER CERTIFY THAT the said M/s. The Estate Investment Co. Pvt. Ltd. through their C.A. Shri Nitesh B. Hedpara as Vendors executed a Conveyance dated 08/10/2010 registered under Doc. No.TNN-7/08409/2010 dated 11/10/2010 and thereby sold, assigned, transferred and conveyed the said property to M/s. GUJARAT ENTERPRISE and M/s. Gujarat Builders as Confirming Party in the said

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conveyance released and relinquished all their rights in respect of the said property in favour of M/s. GUJARAT ENTERPRISE, at the consideration price mentioned therein. Simultaneously the said owners through their C.A. and M/s. Gujarat Builders had also executed a General Power of Attorney in favour of its partners and thereby granted various powers and authorities as mentioned therein.

**4<sup>th</sup> PROPERTY:**

THIS IS TO CERTIFY THAT the ANOTHER LAND/PROPERTY bearing Old Survey No. 231 corresponding New Survey No.23, Hissa No.4, admeasuring 2 Guntha or 200 Sq. Meters of Revenue Village NAVGHAR, Taluka & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira-Bhayander Municipal Corporation, hereinafter referred to as "The Said Property", which belonged to SHRI HARISHCHANDRA GOVIND PATIL by way of inheritance, as owner of the said property.

THAT the said owner SHRI HARISHCHANDRA GOVIND PATIL agreed to sell the said property and executed a General Power of Attorney dated 02/02/2006, duly registered under Sr. No.TNN-4/00931 dated 02/02/2006 in favour of SMT. SUNITA SURESH PATIL and thereby granted various power and authorities interalia to sell the said property and execute conveyance thereof.

THIS IS TO FURTHER CEFTIFY THAT the said SMT. SUNITA SURESH PATIL in turn as a Constituted Attorney to the owner SHRI HARISHCHANDRA GOVIND PATIL executed a Conveyance dated 15/10/2010 registered under Doc. No.TNN-4/08611/2010 dated 15/10/2010 and thereby sold, assigned, transferred, conveyed and handed over the said property in favour of M/s. GUJARAT ENTERPRISE at the

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consideration price mentioned therein, free from all encumbrances, claims and demands.

**5<sup>th</sup> PROPERTY:**

THIS IS TO CERTIFY THAT the land/property bearing Old Survey No. 231 corresponding New Survey No.23, Hissa No.6, admeasuring 5.3 Guntha or 530 Sq. Meters of Revenue Village NAVGHAR, Taluka & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira-Bhayander Municipal Corporation, hereinafter referred to as "The Said Property", which belonged to SHRI HARISHCHANDRA GOVIND PATIL as owner of the said property and accordingly his name appears in the Land Record i.e. 7/12 extract of the said property maintained by Talathi Saja Navghar.

THAT the said owner SHRI HARISHCHANDRA GOVIND PATIL by a Development Agreement dated 09/04/2007 registered under Doc. No. TNN-4/03224/2007 dated 09/04/2007 and thereby agreed to sell, assign and transfer the development rights of the said property to and in favour of M/s. Gujarat Enterprise, at the consideration price and on the terms and conditions mentioned therein. Simultaneously the said owner SHRI HARISHCHANDRA GOVIND PATIL had also executed a General Power of Attorney of same date, duly registered under Doc. No. TNN-4/03225/2007 dated 09/04/2007 in favour of the partners of M/s. Gujarat Enterprise and thereby granted various powers and authorities to sell the said property and execute conveyance thereof.

**6<sup>th</sup> PROPERTY:**

THIS IS TO CERTIFY THAT the land/property bearing Old Survey No. 231 corresponding New Survey No.23, Hissa No.7, admeasuring 5.1 Guntha or 510 Sq. Meters of Revenue Village

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NAVGHAR, Taluka & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira-Bhayander Municipal Corporation, hereinafter referred to as "The Said Property", which belonged to SHRI RAMAKANT ANANDRAO (ANANT) PATIL & OTHERS as owner of the said property and accordingly their names appear in the Land Record i.e. 7/12 extract of the said property maintained by Talathi Navghar.

THAT the said owners SHRI RAMAKANT ANANDRAO (ANANT) PATIL & OTHERS by an Agreement for Sale Cum Development dated 19/11/2003 agreed to sell, assign and transfer the said property to M/s. GUJARAT ENTERPRISE, at the consideration price and on the terms and conditions incorporated therein. Simultaneously the said owners SHRI RAMAKANT ANANDRAO (ANANT) PATIL & OTHERS had also executed a General Power of Attorney of the same date in favour of the partners of M/s. GUJARAT ENTERPRISE and thereby granted full powers and authorities interalia to sell the said property and execute conveyance thereof.

THIS IS TO FURTHER CERTIFY THAT the said Owners SHRI RAMAKANT ANANDRAO (ANANT) PATIL & OTHERS in performance of the terms of the said Agreement executed a Conveyance dated 30/12/2010 registered under Doc. No.TNN-7/00055/2011 dated 04/01/2011 through their C.A. and thereby sold, assigned, transferred and conveyed the said property to and in favour of M/s. GUJARAT ENTERPRISE, at the consideration price mentioned therein. Simultaneously the said owners have also executed a General Power of Attorney in respect of the said property in favour of its partners and thereby granted various powers and authorities as mentioned therein.

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THIS IS TO CERTIFY THAT in the manner aforesaid the said M/s. GUJARAT ENTERPRISE have obtained the full right and absolute authority from the owners and all such person or persons having rights or claims in any manner in respect of the said properties, (hereinafter collectively referred to as "the said properties" for the sake of brevity) to commence and carry on the development thereof and also covenant from them to execute the conveyance of the said properties in favour of their nominee/s. The said M/s. Gujarat Enterprise have amalgamated the said properties and prepared a single layout and submitted the same to the Mira Bhayander Municipal Corporation for its sanction and approvals and accordingly the said MBMC sanctioned and approved plan and thereby granted and issued the Commencement Certificate (CC) in respect of the various buildings to be constructed on the amalgamated layout of the said properties.

THIS IS TO FUTRTHET CERTIFY that the said M/s. GUJARAT ENTERPRISE, after acquiring the rights of development, construction of building and sale of flats from the parties above named and after acquiring the requisite permissions, sanctions and approvals from the authorities concerned, have assigned and transferred the aforesaid development rights in respect of a building as mentioned in the Commencement Certificate issued by MBMC to M/s. INDRALOK CONSTRUCTION CO., a partnership firm duly registered under the provisions of Indian Partnership Act, 1948, having their registered office at Shop No.6, Rachana Co-Operative Housing Society, Opp. M.C.F. Joggers Park, Laxmi Narayan Temple Road, Eksar, Borivli (W), Mumbai-400092, by an Assignment of Development Right dated 06/12/2012, and General Power of Attorney with all powers to deal with the said property and said rights including sale of flat and execute Conveyance in favour of Co Operative Housing Society formed by flat purchasers. In addition to the said M/s. Gujarat

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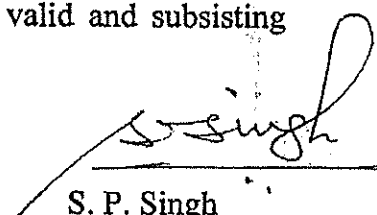
Estate has also executed a Consent Deed dated 23/10/2012 duly registered under Doc. No. TNN-4/06482/2012 dated 25/10/2012 and thereby granted unequivocal rights and authorities in favour of M/s. INDRALOK CONSTRUCTION CO. as mentioned therein, free from all encumbrances, claims and demands.

FROM the Revenue records, searches and documents placed before us and duly verified, examined and investigated by us, we hereby CERTIFY that the title of the Owners as named hereinabove in respect of the said property is clear, marketable and free from all encumbrances.

THUS the rights of development and construction of building/s and sale of flats granted, conferred and assigned to M/s. INDRALOK CONSTRUCTION CO. as within mentioned is valid and subsisting and they are entitled to proceed with.

Place: BHAYANDER

DATE: 08/01/2013

  
S. P. Singh  
Advocate, High Court