

Tel.: (R) 2815 1812.
(o) 2804 5171.
Mob: 9869623820.

R. J. MISHRA

M.A, L.L.B

ADVOCATE HIGH COURT
NOTARY GOVT. OF INDIA

OFFICE : 108, Bhaidaya Nagar, B - Bldg., Near Gopi Mahal Hotel, Navghar Rd,
Bhayandar (E), Dist. - Thane.

Ref.

Date: - 22/9/14

TITLE CERTIFICATE
TO WHOM SO EVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated title of the land bearing Old Survey No. 316, New Survey No. 40, Hissa No. 2, admeasuring area 19795 Sq ft. built up., 5140 Sq. Meters Situated lying and being at Village -Goddev District Thane and in the Registration District and sub - District of Thane, and now the within the limits of Mira Bhayandar Mahanagar Palika owned by 1) Mr. Dharman Shinwar Patil 2) Mrs. Banibai Shinwar Patil 3) Smt. Laxmibai Laxman Patil 4) Smt. Mirabai Jagannath Vaity 5) Smt. Rukmini Laxman Patil 6) Mr. Hemant Laxman Patil 7) Smt. Nalini laxman Patil 8) Smt. Bharati Kesharinath Wadkar 9) Smt. Indumati Mohan Patil 10) Smt. Anandibai Pandurang Patil 11) Mr. Suresh Pandurang Patil 12) Smt. Jayashree Hitendra Patil 13) Smt. Nanda Madhukar Patil and have found the same to be clear and marketable.

AND WHEREAS originally 1) Mr. Dharman Shinwar Patil 2) Mrs. Banibai Shinwar Patil 3) Smt. Laxmibai Laxman Patil 4) Smt. Mirabai Jagannath Vaity 5) Smt. Rukmini Laxman Patil 6) Mr. Hemant Laxman Patil 7) Smt. Nalini laxman Patil 8) Smt. Bharati Kesharinath Wadkar 9) Smt. Indumati Mohan Patil 10) Smt. Anandibai

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Pandurang Patil 11) Mr. Suresh Pandurang Patil
12) Smt. Jayashree Hitendra Patil 13) Smt. Nanda
Madhukar Patil are the owners of several
properties inter-alia property bearing
Old Survey No. 316, New Survey No. 40, Hissa No.
2, admeasuring area 19795 Sq. ft. built up.,
5140 Sq. Meters, of Revenue Village Goddev,
Bhayandar (E), Tal. & Dist. Thane Within the
limits of Mira Bhayandar Mahanagar Palika, In the
area of registration District & Sub- District
office of Bhayandar Thane. More particularly
described in the schedule hereunder written.
(Hereinafter referred to as the "Said Property").

AND WHEREAS the said 1) Mr. Dharman Shinwar Patil
2) Mrs. Banibai Shinwar Patil
3) Smt. Laxmibai Laxman Patil 4) Smt. Mirabai
Jagannath Vaity 5) Smt. Rukmini Laxman Patil
6) Mr. Hemant Laxman Patil 7) Smt. Nalini Laxman
Patil 8) Smt. Bharati Kesharinath Wadkar
9) Smt. Indumati Mohan Patil 10) Smt. Anandibai
Pandurang Patil 11) Mr. Suresh Pandurang Patil
12) Smt. Jayashree Hitendra Patil 13) Smt. Nanda
Madhukar Patil executed Power of Attorney in
favour of Mr. Ghanshyam & Bajirao Pandurang Patil
dated 13/02/2007 and confer many inter-alias
Powers to him.

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And Whereas Mr. Ghanshyam @ Bajirao Pandurang Patil has executed Power of Attorney in favour of M/s. NEELKAMAL BHURACHANA DEVELOPERS PVT. LTD Through its Director and Authorized Signatory Mr. Khetsingh Medtiya on dated 05/03/2008 and confer many inter-alias powers to him.

AND WHEREAS M/s. NEELKAMAL BHURACHANA DEVELOPERS PVT. LTD Through its Director Mr. Khetsingh Medtiya has executed Assignment of Development Right in favour of M/s. S.N. Builders Through its one of the Partner M/s. Sagar Heights Pvt. Ltd., Through its Director and Authorized Signatory Shri Ashok L. Singh on dated 26/12/2012. The said Assignment of Development Right is registered on 26/12/2012 Vide Document No. TNN7-8807-2012 and also executed General Power of Attorney on dated 26/12/2012. The said Power of Attorney is registered on 26/12/2012 Vide Document No. TNN7-8808-2012.

The Addl. Collector and Competent Authority Thane, had granted permission to develop the said property vide an order No. ULC/TA/ATP/W.S.H.S.20/SR-1785 dated 24/05/2007 further the Collector of thane has also granted N. A. permission in respect of the said property vide an order No. Revenue K-1/T-1/NAP/SR-268/2007, dated 18/01/2008.

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The said **M/s. NEELKAMAL BHURACHANA DEVELOPERS PVT. LTD** Through its Director **Mr. Khetsingh Medtiya** after acquiring the said property for its development from its owners have prepared the layout plan of the said property and submitted the proposal to the Mira Bhayandar Mahanagar Palika for sanctions and approvals Mira Bhayandar Mahanagar Palika granted sanctions and approvals as per plan submitted to them for the development of the said property by issuing commencement Certificate (C.C) No. MB/MNP/NR/1515/09-10 DATED 22/07/2009 And Thereby Granted the permission for construction of "Residential Building No. A, A1, B, C, D, & E the said **M/s. NEELKAMAL BHURACHANA DEVELOPERS PVT. LTD** Through its Director **Mr. Khetsingh Medtiya** had also obtained the NOC of The Estate Investment Co. Pvt. Ltd. By NOC letter No. **EI/NOC/738/REDP/2012 DATED 03/06/2012** in their favor. The Fire department of MEMC has granted Their NOC bearing No. **MEMC/FIRE/96/2012-2013 Dated 03/05/2012** In Respect of all the buildings to be constructed on the said property.

The said **M/s. NEELKAMAL BHURACHANA DEVELOPERS PVT. LTD** Through its Director **Mr. Khetsingh Medtiya** by an agreement for Development dated 01/06/2008 registered alongwith **Deed of Confirmation** on 16/03/2011 under Doc. No. **TNN-4-02257/2011 DATED 16/03/2011** agreed to sell, assign and transfer the development right of one

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building No. A consisting of FSI admeasuring 19795 Sq ft. Built up, area to be constructed on the said property to **M/S NEELGAGAN Construction Co.** for the consideration and on the terms and conditions mentioned therein. Simultaneously the said **M/s. NEELKAMAL BHURACHANA DEVELOPERS PVT. LTD** Through its Director Mr. Khetsingh Medtiya have also executed a General Power of Attorney in favour of the partners of **M/S NEELGAGAN Construction Co.** and thereby granted various powers and authorities as mentioned therein in respect of the said building. However in the subsequent event the transfer of development right between both the sister concern could not be carried forward for their personal reasons and the parties decided to rescind the deals and cancel the agreement have agreed to cancel the deal and accordingly they have executed a **Deed of Cancellation** dated 21/12/2012 registered under Doc. No. TNN-7/8700/12 and thereby cancelled and revoked the **Confirmation Deed, Agreement for Development and General Power of Attorney** as mentioned above executed in favour of **M/S NEELGAGAN Construction Co.** In the manner aforesaid the said **M/s. NEELKAMAL BHURACHANA DEVELOPERS PVT. LTD** Through its Director Mr. Khetsingh Medtiya are absolutely seized, possessed and/or well and sufficiently are absolutely seized, possessed and/or well and sufficiently entitle for building No. A, consisting of FSI admeasuring 19795 sq ft. built up, area alongwith all its sanction,

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permission and approvals granted by the concerned authorities, hereinafter referred to as the said building.

I hereby state and certify that in my opinion M/s. S.N. Builders Through its one of the Partner M/s. Sagar Heights Pvt. Ltd., Through its Director and Authorized Signatory Shri Ashok L. Singh is entitled to develop the said plot of land and the said Land is free from all encumbrances and marketable.

R. J. MISHRA
Advocate High Court,
Flat - 108, Bhaidaya Nagar 'B',
Navghar Rd., Bhayander (E)

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SEARCH REPORT

I have taken searches for 30 years in respect of the Old Survey No. 316, New Survey No. 40, Hissa No. 2, admeasuring area 19795 Sq ft. built up., 5140 Sq. Meters Situated lying and being at Village -Goddev District Thane belonging to the owners 1) Mr. Dharman Shinwar Patil 2) Mrs. Banibai Shinwar Patil 3) Smt. Laxmibai Laxman Patil 4) Smt. Mirabai Jagannath Vaity 5) Smt. Rukmini Laxman Patil 6) Mr. Hemant Laxman Patil 7) Smt. Nalini laxman Patil 8) Smt. Bharati Kesharinath Wadkar 9) Smt. Indumati Mohan Patil 10) Smt. Anandibai Pandurang Patil 11) Mr. Suresh Pandurang Patil 12) Smt. Jayashree Hitendra Patil 13) Smt. Nanda Madhukar Patil in the office of Sub-Registry of Thane from 1984 to September 2014 However during the course of my searches The notes of searches taken by me in the office of Sub-Registry of Thane from 1984 to September 2014 are given as under.

<u>Year</u>	<u>Transaction</u>
1984	NIL
1985	" "
1986	" "
1987	" "
1988	" "
1989	" "
1990	" "
1991	" "
1992	" "
1993	" "
1994	" "

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Ref.	Date: - 22/9/14
1995	" "
1996	" "
1997	" "
1998	" "
1999	" "
2000	" "
2001	" "
2002	" "
2003	" "
2004	" "
2005	" "
2006	" "
2007	" "
2008	" "
2009	" "
2010	" "
2011	<p>M/s. NEELKAMAL BHURACHANA DEVELOPERS PVT. LTD. Through its Director Mr. Khetsingh Medtiya an Agreement for Development dated 01/06/2008 registered alongwith Deed of Confirmation on 16/03/2011 under Doc. No. TNN-4-02257/2011 DATED 16/03/2011 in favour of M/S. NEELGAGAN Construction Co.</p>
2012	<p>Cancellation Deed dated 21/12/2012 registered under Doc. No. TNN-7/8700/2012.</p> <p>M/s. NEELKAMAL BHURACHANA DEVELOPERS PVT. LTD. Through its Director Mr. Khetsingh Medtiya has executed Assignment of Development Right in favour of M/s. S.N. Builders Through its one of the Partner M/s. Sagar Heights Pvt. Ltd., Through its Director and Authorized Signatory Shri Ashok L. Singh on dated 26/12/2012. The said Assignment of Development Right was registered on 26/12/2012 Vide Document No. TNN7-8807-2012 and also executed General Power of Attorney dated 26/12/2012 registered on 26/12/2012 vide Document No. TNN7-8808- 2012.</p>

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2013 " "
September 2014

From the aforesaid searches I hereby state and certify that the title of the said 1) Mr. Dharman Shinwar Patil 2) Mrs. Banibai Shinwar Patil 3) Smt. Laxmibai Laxman Patil 4) Smt. Mirabai Jagannath Vaity 5) Smt. Rukmini Laxman Patil 6) Mr. Hemant Laxman Patil 7) Smt. Nalini laxman Patil 8) Smt. Bharati Kesharinath Wadkar 9) Smt. Indumati Mohan Patil 10) Smt. Anandibai Pandurang Patil 11) Mr. Suresh Pandurang Patil 12) Smt. Jayashree Hitendra Patil 13) Smt. Nanda Madhukar Patil is clear and marketable and same is free from type of encumbrances.


R. J. MISHRA
Advocate High Court,
Flat - 108, Bhaidaya Nagar 'B',
Navghar Rd., Bhayander (E)