

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No. 682, New Survey No. 272, admeasuring 6900 sq. meters, situate, lying and being at Village Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the "**Said Property**") owned by Shri Madanlal Gulabchand Bhutra and Shri Maheshchandra Gulabchand Bhutra and have to state as hereunder;

1. Shri Gajanan Raghunath Thakur was the owner of the said property. By a Deed of Conveyance, dated 3rd January, 1994 registered in the office of the Sub-Registrar of Assurance at Mumbai under Sr. No.BBM/8/1994, Shri Gajanan Raghunath Thakur had sold, transferred and conveyed the said property to Shri Madanlal Gulabchand Bhutra and Shri Maheshchandra Gulabchand Bhutra for the consideration mentioned therein.
2. By a Mutation Entry No. 5602, the name of Shri Madanlal Gulabchand Bhutra and Shri Maheshchandra Gulabchand Bhutra came to be recorded in the 7/12 extract of the said property as the owners thereof.
3. In the Other Rights Column of the said property, the name of the Estate Investment Co., Pvt. Ltd., was appearing as the Superior Holder thereof. By a Deed of Release, dated 5th July, 2016 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No.TNN-9/6719/2016, the Estate Investment Co., Pvt. Ltd., had released and relinquished its right in the said property in favour of Shri Madanlal Gulabchand Bhutra and Shri Maheshchandra Gulabchand Bhutra for the consideration mentioned therein.

4. An area admeasuring 5900 sq. meters forming the portion of the said property is reserved for public purpose in the Development Plan for the City of Mira Bhayandar Municipal Corporation and out of the said reserved area, Shri Madanlal Gulabchand Bhutra and Shri Maheshchandra Gulabchand Bhutra had surrendered an area admeasuring 263.87 sq. meters forming the portion of the said property to the Mira Bhayandar Municipal Corporation and accordingly, the name of Mira Bhayandar Municipal Corporation came to be recorded in the 7/12 extract of the said property corresponding to an area admeasuring 263.87 sq. meters.

5. The Estate Investment Co., Pvt. Ltd., has given its No Objection Letter No. RE/460, dated 18th March, 2004 to the Collector of Thane to convert the said property for non-agricultural use.

6. The Mira Bhayandar Municipal Corporation has sanctioned the plan of the building consisting of Ground + Five Part Upper Floors to be constructed on an area admeasuring 500 sq. meters forming the portion of the said property under V.P. No. MB/MNP/NR/163/2015-16, dated 15th April, 2015 (hereinafter referred to as the "**Said Building**").

7. Shri Madanlal Gulabchand Bhutra and Shri Maheshchandra Gulabchand Bhutra had joined with Shri Milan Govindrao Patil, Smt. Suvarna Milan Patil, Shri Bhushan Milan Patil, Shri Harshad Milan Patil, Smt. Devika Harshad Patil, Shri Vaibhav Vijay Patil and Shri Parmanand Ramakant Devare to develop the said building in Joint Venture business of M/s. Mahalaxmi Construction Co., and to that effect, on 28th August, 2015, Shri Madanlal Gulabchand Bhutra and Shri Maheshchandra Gulabchand Bhutra had executed an agreement with Shri Milan Govindrao Patil, Smt. Suvarna Milan Patil, Shri Bhushan Milan Patil, Shri Harshad Milan Patil, Smt. Devika Harshad Patil, Shri Vaibhav Vijay Patil and Shri Parmanand Ramakant Devare to develop the said building in joint venture.

D. G. NAIK

B.Com., LL.M.

ADVOCATE, HIGH COURT

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8. I have also caused the searches in the office of Sub-Registry of Thane from 1983 till date. However, during the course of my searches, I have come across the following documents pertaining to the said property.

- i. Deed of Conveyance, dated 3rd January, 1994 registered in the office of the Sub-Registrar of Assurance at Mumbai under Sr. No. BBM/8/1994 executed by Shri Gajanan Raghunath Thakur in favour of Shri Madanlal Gulabchand Bhutra and Shri Maheshchandra Gulabchand Bhutra in respect of the said property.
- ii. Deed of Release, dated 5th July, 2016 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-9/6719/2016 executed by the Estate Investment Co., Pvt. Ltd., in favour of Shri Madanlal Gulabchand Bhutra and Shri Maheshchandra Gulabchand Bhutra in respect of the said property.

9. On the whole from the searches taken in the office of Sub-Registry of Mumbai and Thane from 1983 till date and also on the basis of documents produced before me as well as on the basis of information provided to me, I hereby state and certify that subject to what is stated hereinabove title to an area admeasuring 6636.13 forming the portion of land bearing Old Survey No. 682, New Survey No. 272, situate, lying and being at Village Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation owned by Shri Madanlal Gulabchand Bhutra and Shri Maheshchandra Gulabchand Bhutra is clear, marketable and free from all encumbrances.

10. I further state and certify that Shri Madanlal Gulabchand Bhutra, Shri Maheshchandra Gulabchand Bhutra, Shri Milan Govindrao Patil, Smt. Suvarna Milan Patil, Shri Bhushan Milan Patil, Shri Harshad Milan Patil, Smt. Devika Harshad Patil, Shri Vaibhav Vijay Patil and Shri Parmanand Ramakant Devare are entitled to develop the building consisting of Ground + Five Part Upper Floors to be constructed on an area admeasuring 500 sq. meters forming the portion of the said property in Joint Venture of M/s.Mahalaxmi Construction Co.,

Date : 29th July, 2017.



Advocate