H. R. Sharma
& Associate
Advocate, High Court

Mob.: 9323833355
Resi.: 022-69532394
Email: adv.hrs@gmail.com
adv.hrs@rediffmail.com

Chamber : R. No. 18, Ground Floor, High Court, Main Bldg., Mumbai - 400 023.

Office : 1, 1st Floor, Pancharatna CHS. Ltd., Above National Dairy, Opp. Rly. Stn., Bhayander (E), Dist. Thane - 401105.

Ref. No. _____ Date-19-2-2016 Date. _____

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref.:- All that Piece and Parcel of Land admeasuring about area 560 Sq. Mtrs. and 300 Sq. Mtrs. or thereabout, bearing Old Survey No. 138 and New Survey No. 54, Hissa No. 6 & 7 lying and situated at lying and situated at Revenue Village – Khari, Taluka & District – Thane, Bhayandar [East] Thane within the limit of Mira – Bhayandar Municipal Corporation, in the Registration.

This is to certify that I have taken search and investigated the title of the land mentioned herein above through search investigator MR. S. PAWAR, furnished his report dated 8-2-2016 is annexed herewith. I have caused to carry out search in the office of the Sub-Registrar of Assurance of Thane 4-7-10, Thane from the year 1992 – 2016 i.e. 25 years. I have also perused the Documents produced by M/S. SILVER & RASHI CONSTRUCTIONS and give this Certificate.

This is further certify that said Land of, old survey no. 138, new survey no. 54, Hissa No. 6 were owned by 1. SINDHU BAP GANPAT, 2. HIRA BAP GANPAT, 3. MIRA BAP GANPAT 4. SMT. RADHABAI GANPAT AND 4. INDUMATI RAMCHANDRA KADULKAR whom names are

mentioned in 7x12 extract and thereafter said SMT. RADHABAI GANPAT has died on 23/12/1993 leaving her legal heirs of whom names are already mentioned in 7x12 extract. It is herein referred and called as land of Hissa No. 6. This is further certify that these owners herein have executed Deed of Conveyance in favour of M/s. Deepak Apartment CHS Ltd. dated 21/03/2012, vide its Reg. No. TNN-7/3538/2012 dated 14-5-2012.

This is further certify that 1. MR. LAXMAN PANDU PATIL, 2. MR. VASANT PANDU PATIL, 3. BHAGIBAI SADANAD PATIL, 4. VIKAS SADANAD PATIL AND DEVASHISH SADANAD PATIL are owners of Land Old Survey No. 138, New Survey No. 54, Hissa No. 7 whose names are mentioned in 7x12 extract and the owner No. 1 to 4 have given Power of Attorney Dated 09/06/2010 to Mr. Devashish Sadanand Patil and these owners have executed Deed of Conveyance in favour of M/s. Deepak Apartment CHS Ltd. dated 21/03/2012, vide its Reg. No. TNN-7/3539/2012 address at Talao Road, Bhayandar (east) Thane. From hereinafter it is referred and called as Land of Hissa No. 7.

This is further certify that said society M/S. DEEPAK APARTMENT CHS LTD. through its Chairman – S. S. POTDAR, Secretary – CHARANSHING DEDI and Treasurer – R. B. UPADHYAY have executed Deed of Development dated 21/03/2012 vide its Regd. No. TNN-7/3540/2012 in favour of M/S. SILVER & RASHI CONSTRUCTIONS, through its partner Mr. Shivkumar J. Sharma for all these three lands bearing Old Survey No. 138, New Survey No. 54, Hissa No. 3,6,& 7 and also executed Power of Attorney dated 21/03/2012 vide its Regd. No. TNN-07/3541/2012 in their favour for all these lands of Hissa No. 3,6 & 7.

H. R. Sharma
& Associate
Advocate, High Court

Mob.: 9323833355
Resi.: 022-69532394
Email: adv.hrs@gmail.com
adv.hrs@rediffmail.com

Chamber : R. No. 18, Ground Floor, High Court, Main Bldg., Mumbai - 400 023.

Office : 1, 1st Floor, Pancharatna CHS. Ltd., Above National Dairy, Opp. Rly. Stn., Bhayander (E), Dist. Thane - 401105.

Ref. No. _____ Date. _____

This to further certify that said 1. Laxman Pandu Patil, 2. Vasant Pandu Patil, 3. Bhagibai Sadanad Patil, 4. Vikash Sadanad Patil and Devashish Sadanad Patil the owners of Land bearing Hissa No. 7 have also executed Power of Attorney dated 21/03/2012, vide its Regd. No. TNN-07/3542/2012 in favour of M/S. SILVER & RASHI CONSTRUCTIONS, the Developers herein.

This to further certify that said 1. SINDHU BAP GANPAT, 2. HIRA BAP GANPAT, 3. MIRA BAP GANPAT 4. SMT. RADHABAI GANPAT AND 4. INDUMATI RAMCHANDRA KADULRKAR the owners of Land bearing Hissa No.3 & 6 have also executed Power of Attorney dated 21/03/2012, vide its Regd. No. TNN-07/3543/2012 in favour of M/S. SILVAR & RASHI CONSTRUCTION, the Developers herein.

This is to certify that after acquiring rights and interest of these Lands by M/S. SILVER & RASHI CONSTRUCTION having its office at 102, Vashikali nagar, Bldg. no. 2, Navghar Road, Bhayandar [East] Thane-401105 by way of Deed of Development and Irrevocable Power of Attorney with all Powers to Deal with said Lands from owners and Building constructed thereon including sale of Flats / Shops and execute Conveyance of said Land with Third Party.

This is to certify that after perusal of documents placed by said Developers and records mentioned herein above in respect of said Lands, said builder and Developers are having right and interest to develop the same and having clear and marketable and free from all encumbrances.

Thus the rights of Development and Construction of building and sale of flats and shops granted conferred and assigned to M/S. SILVER & RASHI CONSTRUCTION as within mentioned is valid and subsisting and they are entitled to proceed with.

Thanking You

Yours Truly

Sharma

Advocate High Court

H. R. Sharma
Advocate High Court
Off Office No. 1, Pancharatna CHS Ltd.,
At National Dairy, Opp. Rly Station,
Bhayandar (E) Dist. Thane-401105.