**D.G. NAIK**
B.Com. LL.M.
ADVOCATE, HIGH COURT

202, Jagruti Apartment,
B.P. Road, Bhayandar (E),
Thane – 401 105

Tel : 28191739

*Ref. No.*

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that I have investigated the title to the land bearing Old Survey No.220, New Survey No.4, admeasuring 5360 sq. meters, situate, lying and being at Village Rai, Bhayandar (West), 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 Bhagwant Martand Pandit and have to state as hereunder :

1. On perusal of Revenue Records, it appears that Smt. Yesubai Baap Narayan was the owner of land bearing Old Survey No.220, New Survey No.4, admeasuring 5360 sq. meters, situate, lying and being at Village Rai, Bhayandar (West), Taluka and District Thane, in the Registration District and Sub-District of Thane.

2. By a Deed of Conveyance, dated 12th August, 1954, the said Smt. Yesubai Baap Narayan sold, transferred and conveyed the said property to Shri Bhagwant Martand Pandit for the valuable consideration mentioned therein and accordingly, by a Mutation Entry No.1389, dated 12/10/1957, the name of the said Shri Bhagwant Martand Pandit was recorded in the 7/12 Extract of the said property as the owner thereof.

3. By an Agreement for Sale cum Development, dated 30th January, 2008, registered in the office of Sub Registrar, Thane, under Sr. No.TNN4/01058/2008, dated 30/1/2008, the said Shri Bhagwant Martand Pandit, in his turn agreed to sell the said property to Shri Prakash H. Jain (HUF), at the price and on the terms and conditions therein contained. In pursuance to the said Agreement for Sale cum

Development, dated 30th January, 2008, the said Shri Bhagwant Martand Pandit had also executed an Irrevocable General Power of Attorney, dated 30th January, 2008, registered in the office of Sub Registrar, Thane, under Sr. No.TNN4/01058/2007, dated 30/1/2008 in favour of the said Shri Prakash H. Jain (HUF), conferring upon him several powers, inter-alia, power to deal with and/or to develop the said property.

4. I have taken searches in respect of the said property in the office of Sub-Registry of Thane from 1977 till date and during the course of my searches, I have come across an Agreement for Sale cum Development, dated 30th January, 2008, registered in the office of Sub Registrar, Thane, under Sr. No.TNN4/01058/2008, dated 30/1/2008, executed by the said Shri Bhagwant Martand Pandit, in favour of Shri Prakash H. Jain (HUF) in respect of the said property and an Irrevocable General Power of Attorney, dated 30th January, 2008, registered in the office of Sub Registrar, Thane, under Sr. No.TNN4/01057/2008, dated 30/1/2008, executed by the said Shri Bhagwant Martand Pandit, in favour of Shri Prakash H. Jain (HUF) in respect of the said property and save and except the said documents, I have not come across any other registered instruments pertaining to the said property.

5. On the whole from the searches taken by me in the office of Sub-Registry of Thane from 1977 till date and also on the basis of documents produced before me as well as on the basis of information provided to me in respect of the said property, I hereby state and certify that the title to the land bearing Old Survey No.220, New Survey No.4, admeasuring 5360 sq. meters, situate, lying and being at Village Rai, Bhayandar (West), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal

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Corporation, owned by Shri Bhagwant Martand Pandit, is clear, marketable and free from all encumbrances.

6. I further state and certify that the said Shri Prakash H. Jain (HUF) is entitled to develop the said property on obtaining the necessary permissions and sanctions from the Authorities concerned.

Dated : 28th day of April, 2008.

Advocate