

Shivaji G. Solapure B. A. LL. B.,

ADVOCATE

101, Bhawani Complex Premises, Plot No. 67, 68 & 68A, Sector No. 19A, Near
Green park Hotel, Opp. APMC Market, Dana Bunder, Vashi, Navi-Mumbai -
400703. Mobile : 7770062838

Date : 20/08/2015

TITLE CERTIFICATE

TO WHOM SOEVER IT MAY CONCERN

Description of the Property : All that piece and parcel of Agricultural land bearing Survey
No. 147, Hissa No. B, area admeasuring about 25824.00 Sq.
Ft., equivalent to 2400.00 Sq. Mtrs.; out of the totally area
admeasuring about 56382.40 Sq. Ft., equivalent to 5240.00
Sq. Mtrs.; situate, lying and being at Village Shil, Talathi
Saja Shil, Taluka & Dist. Thane.

Name of the Land Owners:

- 1) Shri Badrudin Mohammed Najir Khan, Residing at
Padhval Nagar, Safi Compound, Wagle Estate, Thane., 2)
Shri Samnan Gulam Rasul Choudhary, Residing at Mumbra,
Thane., 3) Shri Nur Mohammed Abdul Raheman, Residing
at Thane, 4) Shri Ahamad Husen Rojan Choudhary, for Self
and His Power of Attorney for Alam Husen Rojan
Choudhary Residing at Rabodi, Thane., 5) Shri Tohid Husen
Rojan Choudhary, Residing at Rabodi-2, Thane, 6) Shri
Mohammed Umar Yakub Khan, Residing at Padval Nagar,
Wagle Estate, Thane., 7) Shri Mohammed Ajad Sanaullah
Choudhary, Residing at Khairani Road, Sakinaka, Mumbai.,
8) Shri Safat Ahamad Sanaullah Choudhary, Residing at
Mumbai, 9) Shri Mohammed Adil Mohammed Hanif
Choudhary, for his power of attorney Shri Darusalam
Mohammed Adil, Residing at Mira Bhayandar, Kashimira,
Thane. 10) Shri Makbul Hasan Yusuf Choudhary, Residing



at Khairani Road, Sakinaka, Mumbai, 11) Shri Moharat Ali Ajimullah Khan Residing at Rabodi, Thane. 12) Shri Abdul Hamid Sanaullah Khan, Residing at Rabodi, Thane. 13) Shri Abdul Rahis Habibullah Khan, Residing at Siddheshwar Talav, Kedbhari, Thane., 14) Shri Abdul Satar Sanaullah Khan, Residing at Rabodi, Thane., 15) Shri Mumtaj Ali Habibullah Khan, Residing at Kalwa, Thane, 16) Shri Alam Husan Akbal Choudhary, Residing at Kesha, Mumbra, Thane., 17) Shri Abu Talim Akbal Choudhary, Residing at Thane.

I have verified the following documents before issuing the Title Certificate.

- 1) Mutation Entry No. 1050 dated 08/02/1988 issued by Talathi Saja Shil, Taluka & Dist Thane.
- 2) Mutation Entry No. 1217 dated 02/07/1993 issued by Talathi Saja Shil, Taluka & Dist Thane.
- 3) Mutation Entry No. 1219 dated 13/08/1993 issued by Talathi Saja Shil, Taluka & Dist Thane.
- 4) Mutation Entry No. 1226 dated 02/08/1999 issued by Talathi Saja Shil, Taluka & Dist Thane.
- 5) Sale Deed dated 17/09/2007, bearing Registration Serial No. 5032/2007 registered before Sub-Registrar, Thane-1.
- 6) Mutation Entry No. 1553 dated 16/02/2009 issued by Talathi Saja Shil, Taluka & Dist Thane.
- 7) 7/12 Extract dated 31/07/2015 issued by Talathi Saja Shil, Taluka & Dist Thane.
- 8) Search Report dated 16/06/2015 of Adv. S. D. KULKARNI.

On verification from the above records and Agreements, I found that, all that piece or parcel of Agricultural land bearing Survey No. 147, Hissa No. B, area admeasuring about 25824.00 Sq. Ft., equivalent to 2400.00 Sq. Mtrs.; out of the totally area admeasuring about 56382.40 Sq. Ft., equivalent to 5240.00 Sq. Mtrs.; situate, lying and being at Village Shil, Talathi Saja Shil, Taluka & Dist. Thane. (hereinafter referred to "the said Land") and is belonging to 1) Shri Badrudin Mohammed Najir Khan, 2) Shri Samnan Gulam Rasul Choudhary, 3) Shri Nur



Mohammed Abdul Raheman, 4) Shri Ahamad Husen Rojan Choudhary, for Self and His Power of Attorney for Alam Husen Rojan Choudhary, 5) Shri Tohid Husen Rojan Choudhary, 6) Shri Mohammed Umar Yakub Khan, 7) Shri Mohammed Ajad Sanaullah Choudhary, 8) Shri Safat Ahamad Sanaullah Choudhary, 9) Shri Mohammed Adil Mohammed Hanif Choudhary, for his power of attorney Shri Darusalam Mohammed Adil, 10) Shri Makbul Hasan Yusuf Choudhary, 11) Shri Moharat Ali Ajimullah Khan 12) Shri Abdul Hamid Sanaullah Khan, 13) Shri Abdul Rahis Habibullah Khan, 14) Shri Abdul Satar Sanaullah Khan, 15) Shri Mumtaj Ali Habibullah Khan, 16) Shri Alam Husan Akbal Choudhary, 17) Shri Abu Talim Akbal Choudhary. (hereinafter referred to as "the Land Owners").

Mutation Entry No-1050: Indicates that Holder of land 1) Narotam 2) Sawailal 3) Dhirajlal 4) Dhanwantrai Keshavlal but cultivated by Shri Hira Gajanan Patil, 2) Shri Jairam Gajanan Patil, so that as per the order No. TNC/PR No. 298/86 dated 28/01/1988 of ALT. from that effect they were declared as tenant. (As per Bombay Tenancy And Agricultural Land Act, 1948 Under Section 70B).

Mutation Entry No-1217: Indicates purchase of the said Land by 1) Daud Abdul Karim Choughule and others 12, from vendors 1) Shri Chetan Dhirajlal Shah, and Others and from Conforming Party M/s. Ahtehad Builders Through Its Partners 1) Sayad Abdul Gafur Amir Miya, And 2) Ali M. Shamshi, for consideration of Rs. 5,32,000/- (Rupees Five Lakhs Thirty Two Thousand Only) vide Sale Deed registered on 17/11/1992.

Mutation Entry No-1219: Indicates that Holder of land by 1) Narotam 2) Sawailal 3) Dhirajlal 4) Dhanwantrai Keshavlal but cultivated by 1) Hira Gajanan Patil, 2) Jairam Gajanan Patil, 3) Chagunabai Tukaram Patil, so that as per the order No. TNC/APPIL No. 49/89 dated 07/08/1993 of ALT. from that effect they were declared not as tenant. (As per Bombay Tenancy And Agricultural Land Act, 1948 Under Section 70B).

Mutation Entry No-1226: Indicates purchase of the said Land by 1) Ali M. Shamsi, and Others, from vendors 1) Chetan Dhirajlal Shah, and Others and from Conforming Party M/s. Ahtehad Builders Through Its Partner 1) Sayad Abdul Gafur Amir Miya, And 2) Ali M. Shamshi, for consideration of Rs. 7,55,840/- (Rupees Seven Lakhs Fifty Five Thousand Eight Hundred Only) vide Sale Deed registered on 17/11/1992.



By Virtue of a Sale Deed bearing Registration Serial No. 5032/2007 dated 17/09/2007, registered before Sub-Registrar, Thane, 1) Shri Badrudin Mohammed Najir Khan, 2) Shri Samnan Gulam Rasul Choudhary, 3) Shri Nur Mohammed Abdul Raheman, 4) Shri Ahamad Husen Rojan Choudhary, for Self and His Power of Attorney for Alam Husen Rojan Choudhary, 5) Shri Tohid Husen Rojan Choudhary, 6) Shri Mohammed Umar Yakub Khan, 7) Shri Mohammed Ajad Sanaullah Choudhary, 8) Shri Safat Ahamad Sanaullah Choudhary, 9) Shri Mohammed Adil Mohammed Hanif Choudhary, for his power of attorney Shri Darusalam Mohammed Adil, 10) Shri Makbul Hasan Yusuf Choudhary, 11) Shri Moharat Ali Ajimullah Khan 12) Shri Abdul Hamid Sanaullah Khan, 13) Shri Abdul Rahis Habibullah Khan, 14) Shri Abdul Satar Sanaullah Khan, 15) Shri Mumtaj Ali Habibullah Khan, 16) Shri Alam Husan Akbal Choudhary, 17) Shri Abu Talim Akbal Choudhary, have purchased the abovesaid Land from the land Owners 1) Shri Ali M. Shamsi, Shri Mohammed Nizamuali Shamsi, Shri Mohammed Adil Ali Shamsi, Shri Mohammed Jafarali Shamsi, For Self and their Power of Attorney for Sayad Abdul Gafur Amir Miya, 2) Shri Hamid Ali Shamsi, Bilkis Ali Shamsi, Shri Sayad Rijvan Abdul Gafur, Shri Sayad Abdul Gafur Amirmiya, for Self and their Power of Attorney Shri Sayad Abdul Gufur Amir Miya. 3) Shri Sayad Amir Abdul Gafur, Shri Shahanavaj Abdul Gafur, Shri Shaista Abdul Gafur, Shri Redana Abdul Rahim For Self and their Power of Attorney Shri Sayad Amir Abdul Gafur.

Mutation Entry No-1553: Indicates purchase of the said Land by 1) Shri Badrudin Mohammed Najir Khan, 2) Shri Samnan Gulam Rasul Choudhary, 3) Shri Nur Mohammed Abdul Raheman, 4) Shri Ahamad Husen Rojan Choudhary, for Self and His Power of Attorney for Alam Husen Rojan Choudhary, 5) Shri Tohid Husen Rojan Choudhary, 6) Shri Mohammed Umar Yakub Khan, 7) Shri Mohammed Ajad Sanaullah Choudhary, 8) Shri Safat Ahamad Sanaullah Choudhary, 9) Shri Mohammed Adil Mohammed Hanif Choudhary, for his power of attorney Shri Darusalam Mohammed Adil, 10) Shri Makbul Hasan Yusuf Choudhary, 11) Shri Moharat Ali Ajimullah Khan 12) Shri Abdul Hamid Sanaullah Khan, 13) Shri Abdul Rahis Habibullah Khan, 14) Shri Abdul Satar Sanaullah Khan, 15) Shri Mumtaj Ali Habibullah Khan, 16) Shri Alam Husan Akbal Choudhary, 17) Shri Abu Talim Akbal Choudhary from vendors 1) Shri Ali M. Shamsi, Shri Mohammed Nizamuali Shamsi, Shri Mohammed Adil Ali Shamsi, Shri Mohammed Jafarali Shamsi, For Self and their Power of Attorney for Sayad Abdul Gafur Amir Miya, 2) Shri Hamid Ali Shamsi, Bilkis Ali Shamsi, Shri Sayad Rijvan Abdul Gafur, Shri Sayad Abdul Gafur Amirmiya, for Self and their Power of Attorney Shri Sayad Abdul Gufur Amir Miya. 3) Shri Sayad Amir Abdul Gafur, Shri Shahanavaj Abdul Gafur, Shri Shaista Abdul Gafur, Shri Redana Abdul Rahim For Self and their Power of Attorney Shri Sayad Amir Abdul Gafur, for



consideration of Rs. 9,00,000/- (Rupees Nine Lakhs only) vide Sale Deed registered under Sr. No. 5032/2007 dated 17/09/2007.

AND as per 7/12 extracts issued by Talathi Saja Shil, Taluka & Dist Thane; and as per Search Report issued by Adv. S. D. Kulkarni and information supplied by the Land Owners herein verified and in my opinion and on perusal of all the above said documents, I certify that the title of the Land area admeasuring about 25824.00 Sq. Ft., equivalent to 2400.00 Sq. Mtrs.; out of the totally area admeasuring about 56382.40 Sq. Ft., equivalent to 5240.00 Sq. Mtrs.; are clear, marketable and free from all encumbrances & reasonable doubt.

TO WHOMSOEVER IT MAY CONCERN

Signature,



(Shivaji G. Solapure)
Advocate

Name of the Land Owners: 1) Shri Badrudin-Mohammed Najib Khan, Residing at Padiyal Nagar, Saff Compound, Wagle Estate, Thane; 2) Shri Samman-Gulam Rasool Choudhary, Residing at Mandira, Thane; 3) Shri Nur Mohammed Abdul Rahiman, Residing at Thane; 4) Shri Ahamed Huseen Rojan Choudhary, for Self and His Power of Attorney for Adm Huseen Rojan Choudhary Residing at Rabodi, Thane; 5) Shri Ismail Huseen Rojan Choudhary, Residing at Rabodi-2, Thane; 6) Shri Mohammed Umar Yakub Khan, Residing at Padiyal Nagar, Wagle Estate, Thane; 7) Shri Mohammad-Ajad Samrullah Choudhary, Residing at Khairani Road, Sakinaka, Mumbai; 8) Shri Saif Ahmed Samrullah Choudhary, Residing at Sakinaka, Mumbai; 9) Shri Mohammad Adif Mohammed Haniff Choudhary, for his power of attorney Shri Darwishan Mohammed Adif, Residing at Mira Bhayandar, Kachinra, Thane; 10) Shri Makbul Hameed Yusuf Choudhary, Residing