

Office :

101, Laxmi Niwas, B.P.D. Road,
Vishnu Nagar, Naupada,
Thane - 400 602.
Tel.: 2533 4575
adv_subhashkale@yahoo.co.in
advsubhashkale@gmail.com

SUBHASH N. KALE**B.Sc., LL.B****Advocate****Mob.: 9821121093****RESI :**

1802, Giriraj Heights,
L.B.S. Road, Near Hari
Niwas Circle, Naupada,
Thane - 400 602.
Tel.: 2540 4208

Title Certificate**Date: 28.12.2015****To,**

Shri. Mukund Shridhar Shrikhande
Office At: -11, 1st Floor, Solanki Sadan,
Shivaji Path, Thane (W).

Property: All that piece and parcel of land bearing S. no. 67 Hissa no. 9
admeasuring (0-04-8) that is approx. 480 sq. mt. at village Majiwade, Tal.
Thane, Dist. Thane.

Dear Sir,

I have perused following documents in respect of above mentioned
property:

1. Registered Power of attorney dt. 26/02/2004 executed by 1) Smt. Julia Aalekha Munees 2) Shri. Natal Bastiv D'souza, 3) Smt. Mery voltar Gomez 4) Smt. Dumu Enus Parera in favour Shri. Manwel dega Parera as constituted Power of Attorney holder in respect of property bearing S. no. 67 Hissa no. 09.

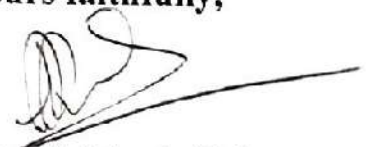
2. Registration receipt bearing no. 67/2004 and dt. 16/02/2004 in name of Smt. Jula Aalekha Munees and others 3. issued by sub-register Thane-5 . in respect of registration of Power of attorney for property bearing S. no. 67 Hissa no. 9
3. Registered Sale Deed dt. 01/11/2010 executed between 1) Shri. Manwel dega Parera 2) Smt. Jula Aalekha Munees 3) Shri. Natal Bastiv D'souza, 4) Smt.. Mery voltar Gomez 5) Smt. Dumu Enus Parera through their constituted Power of Attorney holder Shri. Manwel dega Parera as 'Vendors' and 1) Shri. Mukund Shridhar Shrikhande 2) Shri. Mohammed Rafique Ibrahim Shaikh, as 'Purchasers' and Shri. Sikandar Abdul Ajij Memon as 'confirming party' in respect of S. no. 67 Hissa no. 9.
4. Registration receipt bearing no. 11987 and TN.- 11683-2010 dt. 11.11.2010 in name of Shri. Mukund Shrikhande issued by sub-register Thane 5 for registration of the sale deed..
5. Registered Power of attorney dt. 11/11/2010 executed by 1) Shri. Manwel dega Parera through their constituted Power of Attorney holder 1) Smt. Jula Aalekha Munees 2) Shri. Natal Bastiv D'souza, 3) Smt.. Mery voltar Gomez 4) Smt. Dumu Enus Parera in favour of 1) Shri. Mukund Shridhar Shrikhande 2) Shri. Mohammed Rafique Ibrahim Shaikh, in respect of S. no. 67 Hissa no. 09.

6. Registration receipt bearing no. 1006 and dt. 11.11.2010 in name of Shri. Manwel dega Parera . issued by sub-register Thane-5 for the registration of the POA.
7. 7/12 extract of land bearing S. no. 67 Hissa no. 9 admeasuring (0-04-8) that is approx. 480 sq. mt. at village Majiwade, Tal. Thane, Dist. Thane. in the name of Shri.Mukund Shridhar Shrikhande and Shri. Mohammed Rafique Ibrahim Shaikh
8. Form No. 6 in respect land bearing S. no. 67 Hissa no. 9 admeasuring (0-04-8) that is approx. 480 sq. mt. at village Majiwade, Tal. Thane, Dist. Thane.
9. Search report dt.13.08.2015 issued by Shri Sanjay Shinde for the search in respect of land bearing S. no. 67 Hissa no. 9 for the year 1956 to 2015 taken at sub-register Thane office 1, 2 & 5 Thane.
10. Order Dated.01/08/2012 passed by S.D.O Thane in respect of sale permission for the land bearing S. no. 67 Hissa no. 9 admeasuring (0-04-8) that is approx. 480 sq. mt. at village Majiwade, Tal. Thane, Dist. Thane.
11. Release Deed dt. 29/10/2015 executed by Shri Mohammed Rafique Ibrahim Shaikh releasing his share in the said property bearing S. no. 67 Hissa no. 9 admeasuring (0-04-8) that is approx. 480 sq. mt. at village Majiwade, Tal. Thane, Dist. Thane. in favour of Shri Mukund Shridhar Shrikhande.

12. Irrevocable Power of Attorney given by Shri Mohammed Rafique Ibrahim Shaikh in favour of Shri Mukund Shridhar Shrikhande in respect of the said property bearing S. no. 67 Hissa no. 9 admeasuring (0-04-8) that is approx. 480 sq. mt. at village Majiwade, Tal. Thane, Dist. Thane.

13. As per the instructions and information given by Shri. Mukund Shridhar Shrikhande and referring the above documents I am of the opinion that the above mentioned property is owned by Shri Mukund Shridhar Shrikhande and is free from any encumbrances and has clear and marketable title.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Subhash Kale', with a long horizontal line extending to the right.

Adv. Subhash Kale