

Pradeep S. Patil

B.com, LL.B

Advocate High Court Mumbai

Office – 402, B Wing, Shreenath Plaza Tower, Near Datt Mandir, Dhobi Ali, Charai, Thane (W)
400601. Mobile No. 9821093893, Email Id- advpradip.patil@gmail.com

Ref:

Date.20/06/2017

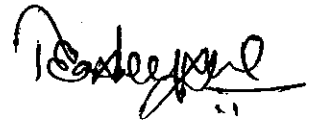
TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref: ALL THAT Old Survey No.236 Hissa No.2 New Survey No.115 Hissa No.2, total area 0H-08R-3P i.e. 830 Sq.Mtr., laying, being and situate at village Balkum, Taluka and District Thane, within the Registration Sub-District and District of Thane and within the limits of Thane Municipal Corporation. (hereinafter above said land referred to as "the said property")

THIS IS TO CERTIFY THAT I have investigated the title of the said property by perusing the following Documents.

1. 7/12 extracts in respect of the said Property.
2. Mutation entries in respect of the said property.
3. Registered Development Agreement dated 21.08.2009 executed between M/s. SARCH PROPERTIES PVT. LTD and Mr. Narayan Hari Bhoir and five others (land Owners) (registration No. TNN-5-8303-2009 on 24/09/2009).
4. Registered Power of Attorney dated 24/09/2009 executed by Mr. Narayan Hari Bhoir and five other land owners in favour of M/s. SARCH PROPERTIES PVT. LTD (Registration no TNN-5-407-2009 dated 24/09/2009).
5. Registered Development Agreement dated 10.05.2013 executed between M/s. Ideal Enterprises and M/s. SARCH PROPERTIES PVT. LTD and Mr. Narayan Hari Bhoir and five others (land Owners) (registration No. TNN-5-5179/2013 dated 10/05/2013).
6. Registered Power of Attorney dated 24/09/2009 executed by Mr. Narayan Hari Bhoir and five other land owners and M/s. SARCH PROPERTIES PVT. LTD in favour of M/s. Ideal Enterprises (Registration no TNN-5-5180/2013 dated 10/05/2013).
7. Search report obtained by Mr. P. B. Patil – search clerk.



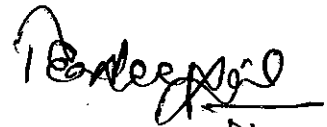
Pradeep S. Patil

B.com, LL.B

Advocate High Court Mumbai

Office – 402, B Wing, Shreenath Plaza Tower, Near Datt Mandir, Dhobi Ali, Charai, Thane (W) 400601. Mobile No. 9821093893, Email Id- advpradip.patil@gmail.com

- A. This is to certified that , I have investigated the title of the said property from the above said documents produce before me by M/s. Ideal Enterprises, and I find that M/s. Ideal Enterprises, a Registered partnership firm, having its registered office at- Shop No.4, Hariom Arcade , near Ashok Nagar, Balkum, Thane (W), 400608.
- B. That Mr. Narayan Hari Bhoir and five other (hereinafter referred to as the "Said Owner")are the owners of the said property.
- C. That by virtue of Development Agreement dated 21.08.2009. The said owner granted the developments rights in favour of M/s. SARCH PROPERTIES PVT. LTD., having its registered office at Kanchan, First Floor, Datta Mandir, College Road, Chendani, Thane (W), in respect the said property. The said Development Agreement is registered before the Sub-Registrar of Assurances, Thane under Sr. No. TNN-5-8303-2009 on 24/09/2009. The said Owners also executed power of attorney dated 24/09/2009 (hereinafter referred to as the "**Said POA**"), in favour of M/s. SARCH PROPERTIES PVT. LTD in order to enable them to carry out all acts, deeds, matters and things in respect of the development of the said property. The said POA is registered with sub-registrar of Assurance at Thane under serial No. TNN-5-407-2009 dated 24/09/2009.
- D. That by virtue of Development Agreement dated 10.05.2013 executed between M/s. Ideal Enterprises, the said Owners and M/s. SARCH PROPERTIES PVT. LTD., the said Owner granted and assigned , Development Rights in favour of M/s. Ideal Enterprises in respects of the said property, and said M/s. SARCH PROPERTIES PVT. LTD., also release, surrender and transfer the Development Rights in respect of the said property . The said Development Agreement is registered with the sub-registrar of assurance at Thane under serial no. TNN-5-5179/2013 dated 10/05/2013. Pursuant to the said agreement the said owners and M/s. SARCH PROPERTIES PVT. LTD. also executed power of attorney dated 10/05/2013 (hereinafter referred to as the "**Said POA**"), in favour of M/s. Ideal Enterprises in order to enable them to carry out all acts, deeds, matters and things



Pradeep S. Patil

B.com, LL.B

Advocate High Court Mumbai

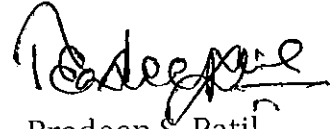
Office – 402, B Wing, Shreenath Plaza Tower, Near Datt Mandir, Dhobi Ali, Charai, Thane (W)
400601. Mobile No. 9821093893, Email Id- advpradip.patil@gmail.com

in respect of the development of the said property. The said POA is registered with sub-registrar of Assurance at Thane under serial No. TNN-5-5180/2013 dated 10/05/2013.

On scrutiny of above referred documents submitted before me and on taking search of the said property in the office of concern sub-registrar office at Thane by search clerk Mr. P. B. Patil vide Search Report dated 22/03/2017, I am in the opinion that the said property belongs to Mr. Narayan Hari Bhoir and five other and title of the said property is clear and marketable and as per the development agreement dated 10.05.2013, M/s. Ideal Enterprises entitled to develop the said property and construct the buildings thereon.

Thane

date : 20/06/2017



Pradeep S. Patil
(Advocate)

Pradeep S. Patil

B.com, LL.B

Advocate High Court Mumbai

Office – 402, B Wing, Shreenath Plaza Tower, Near Datt Mandir, Dhobi Ali, Charai, Thane (W)
400601. Mobile No. 9821093893, Email Id- advpradip.patil@gmail.com

Ref:

Date 20/06/2017

TITLE CERTIFICATE

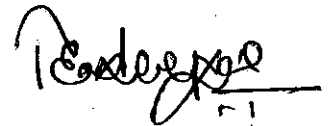
TO WHOMSOEVER IT MAY CONCERN

Ref: ALL THAT Old Survey No.236 Hissa No.1 New Survey No.115 Hissa No.1, total area 0H-00R-8P i.e. 80 Sq.Mtr., laying, being and situate at village Balkum, Taluka and District Thane, within the Registration Sub-District and District of Thane and within the limits of Thane Municipal Corporation. (hereinafter above said land referred to as "the said property").

THIS IS TO CERTIFY THAT I have investigated the title of the said property by perusing the following Documents.

1. 7/12 extracts in respect of the said Property.
2. Mutation entries in respect of the said property.
3. Registered Development Agreement dated 21.04.2016 executed between M/s. Ideal Enterprises and Mr. Suresh Kashinath Bhoir and others (land Owners) (registration No. TNN-1-4469/2016 dated 05/05/2016).
4. Registered Power of Attorney dated 21/04/2016 executed by Mr. Mr. Suresh Kashinath Bhoir and others (land owners) in favour of M/s. Ideal Enterprises (Registration no TNN-1-4470/2016 dated 05/05/2016).
5. Search report obtained by Mr. P. B. Patil – search clerk.

- A. This is to certified that , I have investigated the title of the said property from the above said documents produce before me by M/s. Ideal Enterprises, and I find that M/s. Ideal Enterprises, a Registered partnership firm, having its registered office at- Shop No.4, Hariom Arcade , near Ashok Nagar, Balkum, Thane (W), 400608.
- B. That, at the relevant time Mr. Kashinath Aalo Bhoir and Kisan Aalo Bhoir were the owners of the said property. The said Mr. Kashinath Aalo Bhoir died intestate leaving behind him 1) Mr. Suresh



Pradeep S. Patil

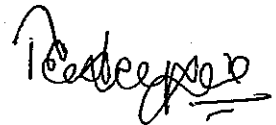
B.com, LL.B

Advocate High Court Mumbai

Office – 402, B Wing, Shreenath Plaza Tower, Near Datt Mandir, Dhobi Ali, Charai, Thane (W) 400601. Mobile No. 9821093893, Email Id- advpradip.patil@gmail.com

Kashinath Bhoir, 2) Mr. Dewanand Kashinath Bhoir, 3) Mrs. Narmada Magan Patil 4) Mrs. Prema Vishnu Patil and 5) Mrs. Vandana Prabhakar Patil as heirs and legal representative in accordance with the provisions of the Hindu Succession Act, 1956 by which he was governed at the time of his death. The said Mr. Kisan Aalo Bhoir died intestate leaving behind him 1) Mr. Premnath Kisan Bhoir, 2) Mr. Baliram Kisan Bhoir, 3) Mr. Jaihind Kisan Bhoir and 4) Mrs. Chaya Arun Pawar as heirs and legal representative in accordance with the provisions of the Hindu Succession Act, 1956 by which he was governed at the time of his death. 1) Mr. Suresh Kashinath Bhoir, 2) Mr. Dewanand Kashinath Bhoir, 3) Mrs. Narmada Magan Patil 4) Mrs. Prema Vishnu Patil and 5) Mrs. Vandana Prabhakar Patil being the legal heirs of late Mr. Kashinath Aalo Bhoir and 1) Mr. Premnath Kisan Bhoir, 2) Mr. Baliram Kisan Bhoir, 3) Mr. Jaihind Kisan Bhoir and 4) Mrs. Chaya Arun Pawar being the legal heirs of late Mr. Kisan Aalo Bhoir by virtue of succession, became the absolute owners of the Said Property (above said legal heirs hereinafter referred to as the "Said Owners").

- C. That, the said property is subject to the Balkum to Dadlani Park Road reservations as per the development plan in force and sanctioned under the provisions of the Maharashtra Regional and Town Planning Act, 1996 for Thane Municipal Corporation (hereinafter referred to as "**the said Corporation**"). As per the provisions of the said Act, the D.P. Reservations is to be surrendered to the Corporation and after surrendering the D.P. Reservations to the Corporation, the said Owners are entitled to be awarded with the TDR/FSI for being used by themselves or their nominees or assigns on other property or properties as provided under and in accordance with provisions of the Development Control Regulations, 1994.
- D. That by virtue of Development Agreement dated 21.04.2016 executed between M/s. Ideal Enterprises and the said Owners, the said Owner granted and assigned , Development Rights in favour of M/s. Ideal Enterprises in respects of the said property as per the



Pradeep S. Patil

B.com, LL.B

Advocate High Court Mumbai

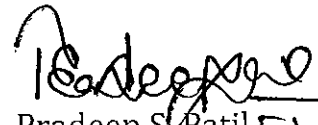
Office – 402, B Wing, Shreenath Plaza Tower, Near Datt Mandir, Dhobi Ali, Charai, Thane (W)
400601. Mobile No. 9821093893, Email Id- advpradip.patil@gmail.com

terms and conditions mentioned therein . The said Development Agreement is registered with the sub-registrar of assurance at Thane under serial No. TNN-1-4469/2016 dated 05/05/2016. Pursuant to the said agreement the said owners also executed power of attorney dated 21/04/2016 (hereinafter referred to as the "Said POA"), in favour of M/s. Ideal Enterprises in order to enable them to carry out all acts, deeds, matters and things in respect of the development of the said property. The said POA is registered with sub-registrar of Assurance at Thane under serial No. TNN-1-4470/2016 dated 05/05/2016.

On scrutiny of above referred documents submitted before me and on taking search of the said property in the office of concern sub-registrar office at Thane by search clerk Mr. P. B. Patil vide Search Report dated 22/03/2017 , I am in the opinion that the said property belongs to said owners and title of the said property is clear and marketable and as per the development agreement dated 21.04.2016, M/s. Ideal Enterprises entitled to develop the said property accordance with provisions of the Development Control Regulations, 1994.

Thane

date : 20/06/2017



Pradeep S. Patil

(Advocate)