

S. H. TANNA B.A.(Hons.), LL.B.
ADVOCATE HIGH COURT

Office : 2, Thane Manisha CHS Ltd., 1st Floor, Opp. Hotel Saikripa,
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Resi. : B-72, Pereira Nagar, Bldg., No. 7, Khopat, Thane - 400 601. ☎ : 2536 3162

By R. P. A. D. / U. C. P. / Hand Delivery / Courier

Correspondence at Residence Address Only

TO WHOMSOEVER IT MAY CONCERN

In the matter of title of property bearing city Survey No.29 , Tikka No. 5 admeasuring about 475.8 sq. mtrs. together with building popularly known as "Swaminarayan Bhuvan" standing thereon situate at Kharkar Ali, Thane (West) , Tal. and Dist. Thane, Registration and Sub Registration District Thane and within the limits of Thane Municipal Corporation (hereinafter referred to as 'said property').

Perused the copies of the following documents made available to me.

- a) Report of the Search taken by one Mr. R.K. Dighe from the office of sub registrar Thane dt. 21/02/1978.
- b) Deed of conveyance dt. 28/04/1978 registered with SRO Thane at Sr. no. 162 of even date .
- c) Copy of the letter written by 1) Mrs. Amisha Patel to the assessor and collector, Thane Municipal Corporation for self and on behalf of Minors Kumari Bhakti and Kumar Nilkanth (the present owners and herein after for short referred to as ' said owners') for mutating their name in the record of rights of the said property being the only legal heirs and representatives of the owner Mr. Mahesh Ravjibhai Patel consequent upon his death.



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- d) Property card of the said property.
- e) Development agreement executed by the said owners in favour of the developers M/s. LAABH BUILDTECH, a partnership firm having its office at, 6, Bhupali CHS, Near Neela Paranjpe Eye Hospital, Ram Maruti Road, Naupada, Thane(west), 400 602 and registered with SRO Thane at Sr. no. TNN - 9 /6563/2013 dt. 17/09/2013.
- f) Report of the search taken by Mr. Pradeep Patil in the office of sub registrar Thane 1259 computerised Index II from 2002 to 2013 Dt. 12/10/2013.

From the documents referred to above it appears that one Mr. Pandharinath Vishnu Joshi was the owner of the said property who sold transferred and conveyed the same to Mr. Mahesh Ravjibhai Patel vide Deed of conveyance dt. 28/04/1978 and accordingly the same was mutated in his name. Said Mr. Mahesh Ravjibhai Patel died intestate on 22/03/1991 and the said (present) owner's name was mutated in the record of rights and the two minors have attained the age of majority.

The building standing on the said property and known as Swaminarayan Bhuvan was old and dilapidated and accordingly the Thane Municipal Corporation also declared the same and issued notices u/ 264 and 268 of BPMC Act to the owners The said owners and the said developers therefore held negotiations which culminated in to execution of the above referred development agreement.

The said owners are thus the absolute owners of the said property and have clear and marketable title and the said developers are entitled to develop the said property in terms of the said development

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agreement and on the basis of above referred documents and I hereby
accordingly certify the same.

Issued under my hand on this 28th Day of October, 2013.

S.H. Tanna

(Advocate)