



Rajesh D. Patil B.Com., LL.B.

Advocate - High Court

Off.: 8, First Floor, Achalgiri Bldg.,
Near Maxus Mall, 150 Feet Road,
Bhayandar (W), Thane - 401 101

Resi.: 541, Morva Village.

Corr.: Uttan Road, Bhayandar (W),
Dist. Thane - 401 101.
Mob.: 9322680465

Ref. No.

Date :

TO WHOMSOEVER IT MAY CONCERN

This is to certify that I have investigated the title to the Non Agriculture land bearing Old Survey No. 33, New Survey No. 8, Hissa No. 7A , admeasuring 710 sq. meters, corresponding C.T.S. No. 1858, Old Survey No. 33, New Survey No. 8, Hissa No 7B admeasuring 860 sq. meters, corresponding C.T.S. No. 1865, Old Survey No. 33, New Survey No. 8, Hissa No 6 admeasuring 450 sq. meters corresponding C.T.S. No. 1857, Old Survey No. 33, New Survey No. 8, Hissa No 14 admeasuring 130 sq. meters corresponding C.T.S. No. 1856, situate, lying and being at Village Bhayander, Taluka and District Thane and in the Registration District and Sub-District of Thane and within the limits of the Mira Bhayandar Municipal Corporation, owned by 1) SHRI SURESH DEVCHAND SHAH, 2) SHRI JITENDRA DEVCHAND SHAH, 3) SHRI ATUL DEVCHAND SHAH, 4) SMT JYOTSNA SURESH SHAH, 5) SMT SHARMISHTA JITENDRA SHAH and 6) SMT BHARATI ATUL SHAH, and have to state as hereunder.

1. Originally Shri John Domnic Gomes, Smt Cicil Domnic Gomes, Shri Francis Bernat Gomes, Shri Joseph Paul Gomes, Shri James Gomes, Smt Matilda Sores and Smt Louisa Pereira were owner of land bearing Old Survey No. 33, New Survey No. 8, Hissa No 7B admeasuring 860 sq. meters, corresponding C.T.S. No. 1865, Old Survey No. 33, New Survey No. 8, Hissa No 6 admeasuring 450 sq. meters corresponding C.T.S. No. 1857, Old Survey No. 33, New Survey No. 8, Hissa No 14 admeasuring 130 sq. meters corresponding C.T.S. No. 1856, situate, lying and being at Village Bhayander, Taluka and District Thane and in the Registration District and Sub-District of Thane and within the limits of the Mira Bhayandar Municipal Corporation situate, lying and being at Village Bhayander, Taluka and District Thane and in the

Registration District and Sub-District of Thane and within the limits of the Mira Bhayandar Municipal Corporation (hereinafter referred to as the "SAID FIRST PROPERTY")

2. By Deed of Conveyance dated 14/10/1966, the said Shri John Dominic Gomes, Smt Cicil Dominic Gomes, Shri Francis Bernat Gomes, Shri Jojeph Paul Gomes, Shri James Gomes, Smt Matilda Sores and Smt Louisa Pereira had sold, transferred and conveyed the said first property to Shri Devchand Jethalal Shah at the consideration mentioned and accordingly by Mutation Entry No. 2164, dated 6/2/1968, the name of Shri Devchand Jethalal Shah was recorded in the 7/12 Extract of the said first property.

3. Originally Shri John Francis Gomes and others were owners of land bearing Old Survey No. 33, New Survey No. 8, Hissa No. 7A , admeasuring 710 sq. meters, corresponding C.T.S. No. 1858, situate , lying and being at Village Bhayander , Taluka and District Thane and in the Registration District and Sub-District of Thane and within the limits of the Mira Bhayandar Municipal Corporation, (hereinafter referred to as the "SAID SECOND PROPERTY")

4. By Deed of Conveyance dated 7/9/1965, the said Shri John Francis Gomes and others had sold, transferred and conveyed the said second property to Shri Devchand Jethalal Shah at the consideration mentioned and accordingly by Mutation Entry No. 2155, dated 6/2/1968, the name of Shri Devchand Jethalal Shah was recorded in the 7/12 Extract of the said second property.

5. For the sake of brevity the said First and second properties hereinafter referred to as "THE SAID PROEPRTIES"

Rajesh D. Patil B.Com., LL.B.
Advocate - High Court

Off.: 8, First Floor, Achalgiri Bldg.
Near Maxus Mall, 150 Feet Road,
Bhayandar (W), Thane - 401 101.

Resi : 541, Morva Village.

Corr.: Uttan Road, Bhayandar (W),
Dist. Thane - 401 101.

Mob.: 9322680465

Ref. No.

Date :

6. The said Shri Devchand Jethalal Shah died at Himatnagar on 18th day of July, 1987, having prior thereto made and published his last will and Testament dated 20th day of July, 1986 whereof he appointed his 3 sons namely 1. Shri Suresh Devchand Shah, 2. Shri Jitendra Devchand Shah and 3. Shri Atul Devchand Shah as the Executor and Trustees and they had obtained Probate dated 18th September 1992, from the Hon'ble High Court of Judicature at Bombay vide Petition No: 449 of 1989.

7. Under the said will the said deceased Shri Devchand Jethalal Shah bequeathed the said properties along with some other property to 1. Shri Suresh Devchand Shah, 2. Shri Jitendra Devchand Shah, 3. Shri Atul Devchand Shah, 4. Jyotsna wife of Shri Suresh Devchand Shah, 5. Sharmishtha wife of Shri Jitendra Devchand Shah and 6. Bharati wife of the Shri Atul Devchand Shah (who are his 3 sons and their respective wives) equally i.e. each one having 1/6th undivided right, title, interest and share of the said properties.

8. The said 1) Shri Suresh Devchand Shah, 2) Shri Jitendra Devchand Shah, 3) Shri Atul Devchand Shah, 4) Smt Jyotsna Suresh Shah, 5) Smt Sharmishta Jitendra Shah and 6) Smt Bharati Atul Shah are entitled to deal and/or develop the said properties.

9. The Mira Bhayandar Municipal Corporation has sanctioned the plan of the building to be constructed on the said properties vide its Letter No. MB/MNP/NR/30916/ 1990-1991, dated 29/09/1991.

10. The Collector of Thane has also granted N.A. Permission in respect of the said properties vide an Order No. Revenue/K-1/T-7/NAP/SR-357/1989, dated 19th December, 1990.

11. The Addl. Collector and Competent Authority, Thane has granted permission under Section 8 (4) of the Urban Land (Ceiling and Regulation) Act, 1976 to develop the said properties vide an Order No.ULC/TA/Bhayandar/SR-800+ 1985, dated 24/11/2000.

12. The Addl. Collector and Competent Authority, Thane has granted exemption Order dated 28/11/200, for canceling the Order No.ULC/TA/AF-62/SR-115, dated 27/2/1984 .

13. The Mira Bhayandar Municipal Corporation has also granted Commencement Certificate to commence with the work of construction of the buildings in the layout of the said properties vide its Letter No.MB/NP/NR/1452/2000-2001, dated 15/4/2001.

14. By Development Agreement for Sale, dated 27th January, 2005, the said Shri Suresh Devchand Shah had agreed to assign his 1/6th undivided right, title, interest and share of the said properties to M/s SDC Developers Pvt Ltd. at the price and on the terms and conditions therein contained.

15. By Development Agreement for Sale, dated 27th January, 2005, the said Shri Jitendra Devchand Shah had agreed to assign his 1/6th undivided right, title, interest and share of the said properties to M/s SDC Developers Pvt Ltd. at the price and on the terms and conditions therein contained.

16. By Development Agreement for Sale, dated 27th January, 2005, the said Shri Atul Devchand Shah had agreed to assign his 1/6th undivided right, title, interest and share of the said properties to M/s SDC Developers Pvt Ltd. at the price and on the terms and conditions therein contained

Rajesh D. Patil B.Com., LL.B.

Advocate - High Court

Off.: 8, First Floor, Achalgiri Bldg.,
Near Maxus Mall, 150 Feet Road,
Bhayandar (W), Thane - 401 101

Resi.: 541, Morva Village.

Corr.: Uttan Road, Bhayandar (W),
Dist. Thane - 401 101
Mob.: 9322680465

Ref. No.

Date :

17. By Development Agreement for Sale, dated 27th January, 2005, the said Smt Jyotsna Suresh Shah had agreed to assign her 1/6th undivided right, title, interest and share of the said properties to M/s SDC Developers Pvt Ltd. at the price and on the terms and conditions therein contained.

18. By Development Agreement for Sale, dated 27th January, 2005, the said Smt Sharmishta Jitendra Shah had agreed to assign her 1/6th undivided right, title, interest and share of the said properties to M/s SDC Developers Pvt Ltd. at the price and on the terms and conditions therein contained.

19. By Development Agreement for Sale, dated 27th January, 2005, the said Smt Bharati Atul Shah had agreed to assign her 1/6th undivided right, title, interest and share of the said properties to M/s SDC Developers Pvt Ltd. at the price and on the terms and conditions therein contained.

20. By Deed of Release dated 9th January, 2013, registered in the office of Sub-Registrar Thane under serial No. TNN-7/955/2013, dated 6/2/2013, The Estate Investment Co. Pvt Ltd, had release, relinquish and given up their rights of the said properties in favour of 1) Shri Suresh Devchand Shah, 2) Shri Jitendra Devchand Shah, 3) Shri Atul Devchand Shah, 4) Smt Jyotsna Suresh Shah, 5) Smt Sharmishta Jitendra Shah and 6) Smt Bharati Atul Shah for the consideration mentioned therein and accordingly by Mutation Entry No. 6962, dated 24/7/2013, the name of The Estate Investment Co. Pvt Ltd was deleted in the 7/12 Extract of the said properties.

21. The documents executed by and between the parties thereto as stated hereinabove are valid, legal, subsisting and same are in full force and effect.

22. In the premises aforesaid, the said M/s SDC Developers Pvt Ltd., is entitled to deal and/or develop the said property .

23. This is to place on record that on 1st March, 2014, I had published a public notice in the Marathi issue of "Nav Shakti" in the respect of the said properties for inviting the objection from public at large, However, in pursuance of the said public notice, I have not received any objection from any person or persons.

24. On the basis of the Search taken by me in respect of the said properties from 1984 to till date, I have come across a Deed of Release dated 9th January, 2013, registered in the office of Sub-Registrar Thane under serial No. TNN-7/955/2013, dated 6/2/2013, executed by The Estate Investment Co. Pvt Ltd, in favour of 1) Shri Suresh Devchand Shah, 2) Shri Jitendra Devchand Shah, 3) Shri Atul Devchand Shah, 4) Smt Jyotsna Suresh Shah, 5) Smt Sharmishta Jitendra Shah and 6) Smt Bharati Atul Shah and save and except the aforesaid document, I have not come across any other registered instruments pertaining to the said properties.

25. On the basis of the Search taken by me and also on the basis of documents produced before me as well as on the basis of information provided to me, I hereby state and certify that the title of Non Agriculture land bearing Old Survey No. 33, New Survey No. 8, Hissa No. 7A , admeasuring 710 sq. meters, corresponding C.T.S. No. 1858, Old Survey No. 33, New Survey No. 8, Hissa No 7B admeasuring 860 sq. meters, corresponding C.T.S. No. 1865, Old Survey No. 33, New Survey No. 8, Hissa No 6 admeasuring 450 sq. meters corresponding C.T.S. No. 1857, Old Survey No. 33, New Survey No. 8, Hissa No 14 admeasuring 130 sq. meters corresponding C.T.S. No. 1856, situate, lying and being at Village Bhayander, Taluka and District Thane and in the Registration District and Sub-District of Thane and within the limits of the

Rajesh D. Patil B.Com., LL.B.
Advocate - High Court

Off.: 8, First Floor, Achalgiri Bldg.
Near Maxus Mall, 150 Feet Road,
Bhayandar (W), Thane - 401 101.

Resi : 541, Morva Village.

Corr.: Uttan Road, Bhayandar (W).
Dist. Thane - 401 101.
Mob.: 9322680465

Ref. No.


Date :

Mira Bhayandar Municipal Corporation, owned by 1) SHRI SURESH DEVCHAND SHAH, 2) SHRI JITENDRA DEVCHAND SHAH, 3) SHRI ATUL DEVCHAND SHAH, 4) SMT JYOTSNA SURESH SHAH, 5) SMT SHARMISHTA JITENDRA SHAH and 6) SMT BHARATI ATUL SHAH is clear and marketable .
The said M/s SDC Developers Pvt Ltd are entitled to develop the said properties as per the permission and sanction granted by the concern authority.

Dated : 28th March, 2014


Advocate

TRUE COPY


RAJESH D. PATIL
Advocate High Court
B Com. LLB.
541, MORVA VILLAGE,
BHAYANDAR (WEST),
THANE - 401 101.