

Office :

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C.M. GANDHI

B.Sc., LL.B.

ADVOCATE HIGH COURT

To,

M/S PADMAGRIHA HEIGHTS,

Manisha Heights Commercial,

Ground Plus 1st Floor,

behind Manisha Heights Building,

Vaishali Nagar, Pipeline,

Mulund West, Mumbai 400 080

Sub : All that land admeasuring **3778.20 sq. mtrs.** bearing **City Survey Nos 1 to 62** Village – **Balkum**, Taluka and District Thane. (hereinafter called said Property).

I have investigated the Title of **1) SHRI JANARDHAN DAMODAR MADVI, 2) SMT MANKIBAI DAMODAR MADVI** and **3) SMT MANJULA JAYRAM NAIK (The Owners)** and **M/S PADMAGRIHA HEIGHTS (The Developers)** to the above mentioned Property as per documents submitted to me the following transaction are traced out.

Whereas

- a. **1) SHRI JANARDHAN DAMODAR MADVI, 2) SMT MANKIBAI DAMODAR MADVI** and **3) SMT MANJULA JAYRAM NAIK** were absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring **3778.20 sq. mtrs.** bearing **City Survey Nos 1 to 62** Village – **Balkum**, Taluka and District Thane.



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Xerox copies of the following Documents furnished by **M/S PADMAGRIHA HEIGHTS**

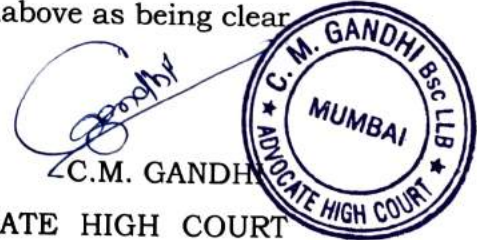
- a) Property Cards
- b) Public Notice
- c) Partnership Deeds.
- d) Development Agreement dated 24/12/2013 registered under Serial / document No. 12803-2013
- e) Development agreement dated 02/05/2014 registered under serial No 3658-2014
- f) Power of Attorney dated 24/12/2013 registered with Sub - Registrar, Thane at Document No.12819 - 2013 and Power of Attorney dated 02/05/2014 registered under Document No.3659 - 2014
- g) Rectification deed dated 30-09-2021 registered under Serial / Document No. TNN2-18900-2021 DATED 01-10-2021 AND TNN2-18901-2021 DATED 01-10-2021.

SCHEDULE

All that land admeasuring **3778.20 sq. mtrs.** bearing **City Survey No.1 to 62 Village - Balkum**, Taluka and District Thane.

I certify that the Title of **1) SHRI JANARDHAN DAMODAR MADVI, 2) SMT MANKIBAI DAMODAR MADVI** and **3) SMT MANJULA JAYRAM NAIK (The Owners)** and **M/S PADMAGRIHA HEIGHTS (The Developers)** the in respect to said Property described in **Schedule** hereinabove as being clear and marketable

Dated this 2nd day of February 2022.



ADVOCATE HIGH COURT

C. M. GANDHI B.Sc., LL.B.
ADVOCATE HIGH COURT
OFFICE No. 1, 3rd FLOOR, MANIK METAL,
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