

Flat No. B/204,
Ram-Isha Apartment,
Indralok, Phase - 1,
Bhayander (E) - 401 105.
Cell : 98217 10565
98706 87378

S. P. SINGH
VIKAS SINGH
V. P. SINGH
ADVOCATES HIGH COURT

Tel. : 2897 8981
Markande Niwas, H. T. Road,
Kajupada, Borivali (E),
Mumbai - 400 066.
vedprakashsingh7@yahoo.com

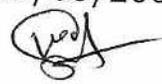
TITLE CERTIFICATE

To Whom It May Concern:

THIS IS TO CERTIFY THAT we have taken the search and investigated the title in respect of the property bearing Old Survey No.66, New Survey No.109, Hissa No.2, admeasuring 26.3 Guntha equivalent to 2630 Sq. Meters, all of Village GODDEV, Taluka & District Thane, lying being and situate at Bhayander (E), District Thane, Registration sub District at Thane, hereinafter referred to as "the said property", which belongs to MR. CECIL ETTUR (DOMINIC) GOMES & OTHERS as owners of the said property and their names appear in the Rerecord of Rights.

The said MR. CECIL ETTUR (DOMINIC) GOMES & OTHERS had granted various powers and authorities interalia to sell the said property and execute conveyance thereof in favour of SHRI BABULAL JAGANNATH AGARWAL by a General Power of Attorney dated 6/09/1977.

THIS IS TO FURTHER CERTIFY The said Owner with SHRI BABULAL J. AGARWAL by a Agreement dated 29/03/2008 registered under Sr. No.TNN-4/02961/2008 dated 29/03/2008 agreed to sell, assign and transfer all their right title and interest in respect of development rights of the said property to M/s. GUJARAT ESTATE and simultaneously they have executed a General Power of Attorney dated 29/03/2008 registered under Sr. No.TNN-4/02962/2008 dated 29/03/2008



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in favour of its partners with powers and authorities inter alia to sell the said property and execute conveyance thereof.

THIS IS TO CERTIFY THAT in further development M/s. Gujarat Estate had approached to the owners of the said property through Shri Babulal Jagannath Agarwal to execute conveyance in their favour in respect of the said property and accordingly the owners have agreed to execute the conveyance in favour of M/s. Gujarat Estate and the conveyances executed by the owners for their respective share in respect of the said property is described hereunder;

THAT one of the co-owners MRS. PHYLLIES FRANCIS GOMES & OTHERS being the heirs of late Mr. Francis Itur Gomes by a Conveyance dated 28/07/2011 registered under Doc. No.TNN-4/6123/2011 dated 29/07/2011, sold, assigned, transferred and conveyed their undivided 10% shares, rights, title and interests in respect of the said property to M/s. GUJARAT ESTATE for the consideration prices as mentioned therein.

THAT the co-owners MYERA JOSEPH PARREIRA & OTHERS being the heirs of late Mrs. Louisa Hazel Parreira by a Conveyance dated 30/01/2012 registered under Doc. No.TNN-7/724/2012 dated 31/01/2012, sold, assigned, transferred and conveyed their undivided 10% shares, rights, title and interests in respect of the said property to M/s. GUJARAT ESTATE for the consideration prices as mentioned therein.

THAT the co-owners co-owners MRS. CORA VICTOR SOARES being the heirs of late Mrs. Mathilda E. Soares and Mr. Cecil Itur (Domnic) Gomes and Mr. Douglas John Gomes & Others



jointly by a Conveyance dated 02/01/2013 registered under Doc. No.TNN-7/15/2013, sold, assigned, transferred and conveyed their undivided 70% shares, rights, title and interests in respect of the said property to M/s. GUJARAT ESTATE for the consideration prices as mentioned therein.

THAT the co-owners MRS. REBECCA JOSEPH GOMES & OTHERS being the heirs of late MR. JOSEPH PAUL GOMES by a Conveyance dated 05/03/2013 registered under Doc. No.TNN-7/1712/2013, sold, assigned, transferred and conveyed their undivided 10% shares, rights, title and interests in respect of the said property to M/s. GUJARAT ESTATE for the consideration prices as mentioned therein.

FROM the Revenue records, searches and documents placed before us and duly verified, examined and investigated by us, we hereby CERTIFY that prior to execution of conveyance as mentioned above the title of the Owners as named hereinabove in respect of the said property was clear, marketable and free from all encumbrances.

Thus pursuant to the execution of conveyances as referred above in favour of M/s. GUJARAT ESTATE as within mentioned, the said M/s. GUJARAT ESTATE is the absolute owner of the said property free from all encumbrances.

Place: BHAYANDER

DATE: 19/03/2020



V. P. Singh
Advocate, High Court

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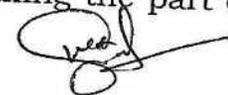
TITLE CERTIFICATE

To Whom It May Concern:

THIS IS TO CERTIFY THAT we have taken the search and investigated the title in respect of the property bearing Old Survey No.63, New Survey No.108, Hissa No.1, admeasuring 34 Guntha or equivalent 3400 Sq. Meters AND Old Survey No.66, New Survey No.109, Hissa No.1, admeasuring 3 Acres 1.5 Guntha, all of Village GODDEO, Taluka & District Thane, lying being and situate at Bhayander (E), District Thane, Registration sub District at Thane, hereinafter referred to as "the said properties", which originally belonged to MR. CECIL DOMINIC GOMES as owner of the said properties and his name appears in the Rerecord of Rights.

The said MR. CECIL DOMINIC GOMES by an Agreement for Sale dated 6/03/1979 agreed to sell, assign and transfer the said properties to SHRI PURSHOTTAMDAS REVABHAI PATEL and SHRI CHANDRAKANT NAROTTAMDAS SHAH and SHRI BABULAL JAGANNATH AGARWAL and simultaneously he had executed an Irrevocable General Power of Attorney dated 19/11/1991 in their favour with powers and authorities to sell the said properties and execute conveyance thereof.

THIS IS TO FURTHER CERTIFY that the said owner above named through SHRI BABULAL J. AGARWAL by a Memorandum of Understanding dated 14/01/2007 agreed to sell the said properties bearing Old Survey No.63, New Survey No.108, Hissa No.1, admeasuring 34 Guntha or equivalent 3400 Sq. Meters AND land admeasuring 5600 Sq. Meters out of and forming the part of



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land property bearing Old Survey No.66, New Survey No.109, Hissa No.1, admeasuring Acres 1.5 Guntha, all of Village GODDEO, Taluka & District Thane, (the said properties) to M/s. GUJARAT ESTATE on the terms and conditions mentioned therein.

The said Owner with SHRI BABULAL J. AGARWAL by a Agreement dated 2/11/2007 registered under Sr. No.TNN-4/09602 dated 2/11/2007 agreed to sell, assign and transfer all their right title and interest in respect of development of the said properties to M/s. GUJARAT ESTATE and simultaneously they have executed a General Power of Attorney dated 2/11/2007 registered under Sr. No.TNN-4/09603 dated 2/11/2007 in favour of its partners with powers and authorities interalia to sell the said properties and execute conveyance thereof.

FROM the Revenue records, searches and documents placed before us and duly verified, examined and investigated by us, we hereby CERTIFY that the title of the Owner as named hereinabove in respect of the said properties is clear, marketable and free from all encumbrances.

Thus the rights conferred to M/s. GUJARAT ESTATE are valid and subsisting and they are entitled to proceed with.

Place: BHAYANDER

DATE:19/03/2020



V. P. Singh
Advocate, High Court