

*Mrs. Revati N. Dhakite*

*Dhakite Associates*

*Advocate*

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*Office at Laxmi Palace, 76, Mathuradas Road, Kandivali West, Mumbai- 400067.*

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*Mobile No. 9326983063, Email I.D. revatidhakite@gmail.com.*

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Date- 12.05.2012

**TITLE CERTIFICATE**

**TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY that I have examined title in respect of land situated at Survey No. **105**, Hissa No. **1 & 2**, Survey No. **87**, Hissa No. **2**, Survey No. **88**, Hissa No. **1C**, situated and lying at Revenue village- Ghodbunder, Registration Sub- District & Dist. Thane belonging to 1) **Mr. Matesh Anton Telies**, 2) **Mrs. Suman Matesh Telies**, 3) **Mr. Milton Matesh Telies**, 4) **Mrs. Veronica B. Koli**, 5) **Mrs. Rita Edwin D'souza**, 6) **Mr. Franky Matesh Telies**, 7) **Miss Clera Sunil Koli**, 8) **Mrs. Anna Martin Telies**, 9) **Mrs. Manisha Sunil Koli**, 10) **Mr. Snehal Martin Telies**, 11) **Mr. Rohan Alias Rahul Martin Telies**, 12) **Mr. Charly Anton Telies**, 13) **Mrs. Delthiin Charly Telies**, 14) **Mr. Nikhil Charly Telies**, 15) **Master Pratik Charly Telies** through his Natural Guardian **Mr. Charly Anton Telies**, 16) **Mr. Peter Anton Telies**, 17) **Mrs. Asha Peter Telies**, 18) **Miss Romah Peter Telies**, and 19) **Master Onniel Peter Telies** through his Natural Guardian **Mr. Peter Anton Telies** of Bhyander, Dist. Thane and have found the same to be clear, marketable and free from all encumbrances.

Development Agreement dated 20/07/2007 is duly stamped and registered under Sl. No. 5334/2007 on 20/07/2007 with Sub- Registrar of Assurance at Thane- 2 and made between **Mr. Mosses Joseph Topere** through his C.A. **Shri. Rakesh Kana Gharat** as the Owner of the one Part and **M/s. Rajdeep Realtors Pvt. Ltd.**, as the Developers of the Others Part, the Owner sold to the Developers the land bearing Survey No. **87**, Hissa No. **2**, Survey No. **88**, Hissa No. **1C**, Survey No. **105**, Hissa No. **1**, total admeasuring **15310 Sq. meters**, situated and lying at Revenue village- Ghodbunder, Taluka and District Thane at the Price of Rs. 11,100,000/- and on the terms and conditions as stated therein.

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Deed of Confirmation dated 03.08.2007 is duly stamped and registered under Sl. No. 5768/2007 on 06.08.2007 with Sub- Registrar of Assurance at Thane- 2 confirmed by **Mr. Moses Joseph Topere** in respect of the land bearing Survey No. 87, Hissa No. 2, Survey No. 88, Hissa No.1C, Survey No. 105, Hissa No. 1, situated and lying at Revenue village- Ghodbunder, Taluka and District Thane.

Development Agreement dated 3<sup>rd</sup> August, 2007 is duly stamped and registered under Sl. No. TNN- 2/5772/2007 with Sub- Registrar of Assurance at Thane -2 and made between **Mr. MOZES JOSEPH TOPERE** as the Owner of the One Part and **M/s. Rajdeep Realtors Pvt. Ltd.**, as the Developers of the Other Part, the Owner sold to the Developers the land bearing Survey No. 224, Hissa No. 1A, Survey No. 224, Hissa No. 1B, total admeasuring 20310 Sq. meters, situated at village- Ghodbunder, Taluka and District Thane at the price of Rs. 35,00,000/- and on the terms and conditions as stated therein.

Development Agreement dated 03.08.2007 is duly stamped and registered under Sl. No. 5774/2007 on 06.08.2007 with Sub-Registrar of Assurance at Thane- 2 and made between **Mr. Moses Joseph Topere** as the Owner of the part **AND M/s. Rajdeep Realtors Pvt. Ltd.**, as the Developers of the Other Part, the owner sold to the Developers the land bearing Survey No. 105, Hissa No. 2, total admeasuring 12370 Sq. meters., situated and lying at Revenue Village- Ghodbunder, Taluka and District Thane at the price of Rs.25,00,000/- and on the terms and conditions as stated therein.

Confirmation Deed dated 11.03.2008 is duly stamped and registered under Sl. No. TNN- 2/2371/2007 on 11.03.2008 with Sub- Registrar of Assurances at Thane-2 and made between **Smt. Teresa Berenja Vaity** and others as the owner of the One Part **AND M/S. Rajdeep Realtors Pvt. Ltd.**, as the Developers of the Other Part, the Owner sold to the Developers the land bearing Survey No. 105, Hissa No. 2, total admeasuring 12370 Sq. meters situated and lying at Revenue village- Ghodbunder, Taluka and District Thane at the price of Rs. 36,00,000/- and on the terms and conditions as stated therein.

Confirmation Deed dated 11.03.2008 is duly stamped and registered under Sl. No. TNN- 2/2372/2007 on 11.03.2008 with Sub- Registrar of Assurances at Thane-2 and made

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between Smt. Teresa Berenja Vaity and others as the owner of the One Part AND M/s. Rajdeep Realtors Pvt. Ltd., as the Developers of the Other Part, the owner sold to the Developers the land bearing Survey No. 87, Hissa No. 2, total admeasuring 3240 Sq. meters Survey No.88, Hissa No. 1C, total admeasuring 3950 Sq. meters, Survey No. 105, Hissa No. 1, total adm., 8120 Sq. meters situated and lying at Revenue village- Ghodbunder, Taluka and District Thane at the price of Rs. 45,00,000/- and on the terms and conditions as stated therein.

Confirmation of Development Agreement dated 9<sup>th</sup> July, 2008 is duly stamped and registered under Sl. No. TNN- 2/6223/2008 on 11.07.2008 with Sub- Registrar of Assurances at Thane- 2 and made between 1) Mr. Matesh Anton Telies, 2) Mrs. Suman Matesh Telies, 3) Mr. Milton Matesh Telies, 4) Mrs. Veronica B. Koli, 5) Mrs. Rita Edwin D'Souza, 6) Mrs. Franky Matesh Telies, 7) Miss Clera Matesh Telies, 8) Mrs. Anna Martin Telies ,9) Mrs. Manisha Sunil Koli, 10) Mr. Snehal Martin Telies, 11) Mr. Rohan Alias Rahul Martin Telies, 12) Mr. Charly Anton Telies, 13) Mrs. Delthin Charly Telies, 14) Mr. Nikhil Charly Telies, 15) Master Pratik Charly Telies through his Natural Guardian Mr. Charley Anton Telies, 16) Mr. Peter Anton Telies, 17) Mrs. Asha Peter Telies, 18) Miss Romah Peter Telies, and 19) Master Onniel Peter Telies through his Natural Guardian Mr. Peter Anton Telies AND M/s. Rajdeep Realtors Pvt. Ltd., through its Former Directors 1) Shri. Amir A. Engineer and 2) Shri Amul G. joshi in respect of land bearing New Survey No. 87, Hissa No. 2, Survey No. 88, Hissa No. 1C, & Survey No. 105, Hissa No.1.

Confirmation of Development Agreement dated 9<sup>th</sup> July, 2008 is duly stamped and registered under Sl. No. TNN- 2/6224/2008 on 11.07.2008 with Sub- Registrar of Assurances at Thane- 2 and made between 1) Mr. Matesh Anton Telies, 2) Mrs. Suman Matesh Telies, 3) Mr. Milton Matesh Telies, 4) Mrs. Veronica B. Koli, 5) Mrs. Rita Edwin D'souza, 6) Mr. Franky Matesh Telies, 7) Miss Clera Matesh Telies, 8) Mrs. Anna Martin Telies, 9) Mrs. Manisha Sunil Koli, 10) Mr. Snehal Martin Telies, 11) Mr. Rohan Alias Rahul Martin Telies, 12) Mr. Charly Anton Telies, 13) Mrs. Delthin Charly Telies, 14) Mr. Nikhil Charly Telies, 15) Master Pratik Charly Telies through

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his Natural Guardian Mr. Charly Anton Telies, 16) Mr. Peter Anton Telies, 17) Mrs. Asha Peter Telies, 18) Miss Romah Peter Telies, and 19) Master Onniel Peter Telies through his Natural Guardian Mr. Peter Anton Telies and M/S. Rajdeep Realtors Pvt. Ltd., through its Former Directors 1) Shri Amir A. Engineer and 2) Shri. Amul G. Joshi in respect of land bearing Survey No.105, Hissa No.2.

Power of Attorney dated 19<sup>th</sup> April, 2008 is duly stamped and registered under Sl. No. TNN- 4/3861/2008 on 24.04.2008 with Sub- Registrar of Assurance at Thane -2 executed by 1) Smt. Jospin Alias Joswin Peter Keny, 2) Smt. Tresea Andrew Rodriques, 3) Smt. Philomina Alias Uma Paul Koli, 4) Smt. Leelabai Burnard Chaves, 5) Smt. Silvi Anton Keny, 6) Shri. Wilson John Pereira, 7) Smt. Meribai Marshal D'mello, 8) Smt. Meena Thomas Soj, 9) Smt. Rukina Jhonny Keny and 10) Smt. Sushila Adison Kotlya in favour of Mr. Kana Hirji Gharat in respect of land bearing Survey No.87, Hissa No.2, Survey No.88, Hissa No.1C, Survey No.105, Hissa No.1, Survey No.105, Hissa No.2.

Confirmation Deed dated 31<sup>st</sup> August, 2008 is duly stamped and registered under Sl. No. TNN- 2/7910/2008 on 15.09.2008 with Sub- Registrar of Assurance at Thane-2 and made between 1) Smt. Jospin Alias Joswin Peter Keny, 2) Smt. Tresea Andrew Rodriques, 3) Smt. Philomina Alias Uma Paul Koli, 4) Smt. Leelabai Burnard Chaves, 5) Smt. Silvi Anton Keny, 6) Shri. Wilson John Pereira, 7) Smt. Meribai Marshal D'mello, 8) Smt. Meena Thomas Soj, 9) Smt. Rukina Jhonny Keny and 10) Smt. Sushila Adison Kotlya through their Constituted Attorney Mr. Kana Hirji Gharat and M/S. Rajdeep Realtors Pvt. Ltd, through its Former Directors 1) Shri. Amir A. Engineer and 2) Shri. Amul G. Joshi in respect of land bearing Survey No.87, Hissa No.2, Survey No.88, Hissa No.1C, New Survey No.105, Hissa No.1 & New Survey No.105, Hissa No.2.

The said Agreement executed by and between the parties are hereto as stated herein above are valid, legal, subsisting, and same are in full force and effect.

*Revati N. Dhakite*

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**Dhakite Associates**

**Advocate**

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On the basis of document furnished to me as well as on the basis of information provided to me, I hereby state and certify that in my opinion and as such the title of the said property is clear and marketable and free from all encumbrances and also certified that **M/S. Rajdeep Realtors Pvt. Ltd.**, through its Existing Directors 1) **Shri. Jayesh T. Shah** and 2) **Shri. Ketan T. Shah** have entitled to develop the said property by constructing building thereon, subject to the permissions and sanctions to be granted by the authorities concerned and shall also be entitled to sell the premises in the building to be constructed by them on the said property to the intending purchasers thereof.

*Revati N. Dhakite*

**Mrs. Revati N. Dhakite**

**Advocate**

**MRS. REVATI N. DHAKITE**

**ADVOCATE, HIGH COURT**

**76, Laxmi Palace, Mathuradas Road,  
Kandivali (West), Mumbai-400067.**