

FORMAT - A

To,

Maha RERA
Housefin Bhawan,
Plot No. C-21, E-Block,
Bandra-Kurla Complex,
Bandra (East),
Mumbai - 400 051.

LEGAL TITLE REPORT

Sub: Title Clearance Certificate with respect to the land bearing Old Survey No. 251, Old Hissa No. 4, New Survey No. 47, New Hissa No. 4, admeasuring 510 sq. meters, Old Survey No. 251, Old Hissa No. 10, New Survey No. 47, New Hissa No. 10, admeasuring 1190 sq. meters, Old Survey No. 251, Old Hissa No. 9, New Survey No. 47, New Hissa No. 9, admeasuring 680 sq. meters, Old Survey No. 251, Old Hissa No. 11, New Survey No. 47, New Hissa No. 11, admeasuring 660 sq. meters and Old Survey No. 251, Old Hissa No. 14, New Survey No. 47, New Hissa No. 14, admeasuring 1010 sq. meters, situate, lying and being at Village Navghar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation (for short hereinafter jointly and collectively referred to as the "**Said Property**").

I have investigated the title of the subject property for and on behalf of M/s. Salangpur Gruh Nirman, having its office at Shop No.11, Salasar Aangan, Near Prathmesh Ashish, Kanakia Road, Mira Road (East), Thane - 401 107 and the following documents i.e.

1. Description of the following property, situate, lying and being at Village Navghar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation as mentioned in the table given hereunder.

Sr. Nos.	Old Survey Nos.	Old Hissa Nos.	New Survey Nos.	New Hissa Nos.	Area in Sq. Meters
1.	251	4	47	4	510
2.	251	10	47	10	1190
3.	251	9	47	9	680
4.	251	11	47	11	660
5.	251	14	47	14	1010

For the brevity sake, the land described at Sr. Nos. 1 and 2 of the table given hereinabove shall be hereinafter jointly and collectively referred to as the "**First Property**". The land described at Sr. No. 3 of the table given hereinabove shall be hereinafter referred to as the "**Second Property**". Likewise, the land described at Sr. Nos. 4 and 5 of the table given hereinabove shall be hereinafter jointly and collectively referred to as the "**Third Property**".

2. The following documents pertaining to the first to third property:
 - i. Agreement, dated 18th October, 2006 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/08773/2006 executed by Smt. Chandrakala Harishchandra Patil in favour of Shri Rajkumar Omprakash Sharma in

respect of her undivided right, title and interest in the first property.

- ii. Irrevocable General Power of Attorney, dated 19th October 2006 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-4/08774/2006 executed by Smt.Chandrakala Harishcahandra Patil in favour of Shri Rajkumar Omprakash Sharma in respect of her undivided share in the first property.
- iii. Agreement for Development, dated 15th December, 2006 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/10395/2006 executed by Smt. Meena Premnath Raut, Smt. Deenakshi Hareshwar Patil, Smt. Manjula Rajendra Patil, Smt. Pratibha Kamlakar Gharat and Smt. Kalpita Amrut Devlikar in favour of Shri Rajkumar Omprakash Sharma in respect of their undivided right, title and interest in the first property.
- iv. Irrevocable General Power of Attorney, dated 15th December, 2006 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/10396/2006 executed by Smt. Meena Premnath Raut, Smt. Deenakshi Hareshwar Patil, Smt. Manjula Rajendra Patil, Smt. Pratibha Kamlakar Gharat and Smt. Kalpita Amrut Devlikar in favour of Shri Rajkumar Omprakash Sharma in respect of their undivided share in the first property.
- v. Agreement, dated 31st July, 2007 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/06967/2007 executed by Smt. Prema Parshuram Patil and Shri Mahesh Parshuram Patil in favour of Shri

Rajkumar Omprakash Sharma in respect of their undivided right, title and interest in the first property.

- vi. Irrevocable General Power of Attorney, dated 31st July, 2007 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/06968/2007 executed by Smt. Prema Parshuram Patil and Shri Mahesh Parshuram Patil in favour of Shri Rajkumar Omprakash Sharma in respect of their undivided share in the first property.
- vii. Agreement, dated 11th February, 2008 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/01456/2008 executed by Shri Rajkumar Omprakash Sharma in favour of M/s. Salangpur Developers in respect of land bearing Old Survey No.251, New Survey No. 47, Hissa No.4, admeasuring 510 sq. meters, situate at Village Navghar, Bhayandar (East), Taluka and District Thane.
- viii. Irrevocable General Power of Attorney, dated 11th February, 2008 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/04157/2008 executed by Shri Rajkumar Omprakash Sharma in favour of the partners of M/s. Salangpur Developers in respect of land bearing Old Survey No. 251, New Survey No. 47, Hissa No.4, admeasuring 510 sq. meters, situate at Village Navghar, Bhayandar (East), Taluka and District Thane.
- ix. Agreement, dated 19th June, 2012 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/04472/2012 executed by M/s. Salangpur Developers in favour of M/s. Salangpur Gruh Nirman in respect of land bearing Old Survey No. 251, New Survey No. 47, Hissa No.4,

admeasuring 510 sq. meters, situate at Village Navghar, Bhayandar (East), Taluka and District Thane.

- x. Irrevocable General Power of Attorney, dated 19th June, 2012 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/04473/2012 executed by the partners of M/s. Salangpur Developers in favour of the partners of M/s. Salangpur Gruh Nirman in respect of land bearing Old Survey No. 251, New Survey No. 47, Hissa No.4, admeasuring 510 sq. meters, situate at Village Navghar, Bhayandar (East), Taluka and District Thane.
- xi. Agreement for Sale, dated 18th July, 2014 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/5671/2014 executed by Shri Rajkumar Omprakash Sharma with the consent and confirmation of Shri Binoy Pramodkumar Shah in favour of M/s. Salangpur Gruh Nirman in respect of land bearing Old Survey No. 251, New Survey No. 47, Hissa No.10, admeasuring 1190 sq. meters, situate at Village Navghar, Bhayandar (East), Taluka and District Thane.
- xii. Irrevocable General Power of Attorney, dated 18th July, 2014 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/5672/2014 executed by Shri Rajkumar Omprakash Sharma with the consent and confirmation of Shri Binoy Pramodkumar Shah in favour of the partners of M/s. Salangpur Gruh Nirman in respect of land bearing Old Survey No. 251, New Survey No. 47, Hissa No.10, admeasuring 1190 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane.

xiii. Deed of Confirmation, dated 2nd November, 2017 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-12/3154/2017 executed by and between Shri Mahesh Parshuram Patil, Smt. Jaymala Mahesh Patil, Shri Sameer Mahesh Patil, Shri Gaurav Mahesh Patil, Shri Vaibhav Mahesh Patil, Smt. Meena Premnath Raut, Smt. Manjula Rajendra Patil and Shri Tushar Rajendra Patil, Shri Pratik Rajendra Patil of the One Part and M/s. Salangpur Gruh Nirman of the Other Part to confirm and ratify the legal rights of M/s. Salangpur Gruh Nirman in respect of the first property.

xiv. Power of Attorney, dated 21st January, 2019 executed by Smt. Bhamini Bhalchandra Patil, Smt. Deenakshi Hareshwar Patil, Smt. Pratibha Kamlakar Gharat and Smt. Kalpita Amrut Devlikar in favour of the partners of M/s. Salangpur Gruh Nirman in respect of the first property.

xv. Deed of Conveyance, dated 21st May, 2010 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/05296/2010 executed by Shri Kundan Mahadeo Patil in the capacity of constitute attorney of Shri Mahadeo Harishchandra Patil, Smt. Damayanti Mahadeo Patil, Smt. Rekha Kundan Patil, Shri Gunwant Mahadeo Patil, Smt. Rashmi Gunwant Patil, Shri Dhanraj Mahadeo Patil, Smt. Harshika Dhanraj Patil and Smt. Pooja P. Patil in favour of M/s. Salangpur Associates in respect of the second property.

xvi. Deed of Conveyance, dated 11th October, 2013 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/6363/2013 executed by M/s. Salangpur Associates

with the consent and confirmation of M/s. Salangpur Developer in favour of M/s. Salangpur Gruh Nirman in respect of the second property.

xvii. Agreement for Sale, dated 3rd August, 2011 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-6044/2011 executed by Smt. Anandibai Yeshwant Patil and 18 others with the consent and confirmation of M/s. Mahant Builders and Land Developers and M/s. Vidhi Buildcon Pvt. Ltd., in favour of M/s. Salangpur Gruh Nirman in respect of the third property.

xviii. Irrevocable General Power of Attorney, dated 3rd August, 2011 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-6045/2011 executed by Smt. Anandibai Yeshwant Patil and 18 others in favour of one of the partners of M/s. Salangpur Gruh Nirman in respect of the third property.

xix. Agreement, dated 5th January, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/00311/2012, dated 17th January, 2012 executed by Shri Chintaman Yashwant Patil, Shri Subhash Chintaman Patil, Smt. Pratibha Dashrath Patil, Smt. Bhavna Balkrishna Patil and Smt. Vasanti Arvind Patil in favour of M/s. Salangpur Gruh Nirman in respect of their undivided right, title, interest and share in the third property.

xx. Irrevocable General Power of Attorney, dated 17th January, 2012 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/00312/2012 executed by Shri Chintaman Yashwant Patil, Shri Subhash Chintaman Patil,

Smt. Pratibha Dashrath Patil, Smt. Bhavna Balkrishna Patil and Smt. Vasanti Arvind Patil in favour of the partners of M/s. Salangpur Gruh Nirman in respect of their undivided right, title and interest and share in the third property.

xxi. Deed of Conveyance, dated 31st March, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/2399/2012, dated 3rd April, 2012 executed by Smt. Anandibai Yeshwant Patil, Shri Chintaman Yashwant Patil, Shri Subhash Chintaman Patil, Smt. Pratibha Dashrath Patil, Smt. Bhavna Balkrishna Patil, Smt. Vasanti Arvind Karbhari, Smt. Anandibai Yeshwant Patil, Shri Dharmaji Yashwant Patil, Smt. Rekha Dharmaji Patil, Shri Nandkumar Dharmaji Patil, Shri Mahesh Dharmaji Patil, Shri Mohan Dharmaji Patil, Smt. Charushila Nandkumar Patil, Smt. Sunanda Mahesh Patil, Smt. Mansi Mohan Patil, Shri Anant Yashwant Patil, Sunanda Anant Patil, Shri Nagesh Anant Patil, Shri Nilesh Anant Patil, Smt. Devyani Arun Bhoir, Smt. Harshala Nagesh Patil, Smt. Vidya Nilesh Patil, Smt. Bhanumati Baliram Mhatre, Smt. Babibai Kisan Patil, and Smt. Manjula Ramakant Mhatre through their constitute attorney Shri Rakesh J. Agarwal and Shri Shanti R. Patel with the consent of M/s. Mahant Builders & Land Developers and M/s. Vidhi Buildcon Pvt. Ltd., in favour of M/s. Salangpur Gruh Nirman in respect of their undivided right, title, interest and share in the third property.

xxii. Agreement for Sale, dated 5th October, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7513/2013 executed by Smt. Vandana Hemprakash Patil with the consent and confirmation of M/s. Mahant Builders & Land Developers and M/s. Vidhi

Buildcon Pvt. Ltd., in favour of M/s. Salangpur Gruh Nirman in respect of her undivided right, title, interest and share i.e. equivalent to an area admeasuring 197.22 sq. meters in the third property.

xxiii. Irrevocable General Power of Attorney, dated 7th October, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7514/2013 executed by Smt. Vandana Hemprakash Patil in favour of the partners of M/s. Salangpur Gruh Nirman in respect of her undivided right, title, interest and share i.e. equivalent to an area admeasuring 197.22 sq. meters in the third property.

xxiv. Deed of Conveyance, dated 10th October, 2013 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/6379/2013 on 14th October, 2013 executed by Smt. Vandana Hemprakash Patil with the consent and confirmation of M/s. Mahant Builders & Land Developers and M/s. Vidhi Buildcon Pvt. Ltd., in favour of M/s. Salangpur Gruh Nirman in respect of her undivided right, title, interest and share i.e. equivalent to an area admeasuring 197.22 sq. meters in the third property.

3. I have also perused the 7/12 extract and mutation entries of the first to third property issued by the Talathi of Village Navghar, Taluka and District Thane are enclosed as Annexure.

4. Search Report, dated 27th August, 2021 taken by me in the office of Sub-Registry of Thane from the year 1992 till 27th August, 2021.

5. On perusal of the above mentioned documents and all other relevant documents pertaining to title of the first to third property in the Title Certificate, dated 27th August, 2021, I am of the opinion that the title of M/s. Salangpur Gruh Nirman in respect of the first to third property is clear, marketable and free from encumbrances.

OWNER OF THE PROPERTY:

M/s. Salangpur Gruh Nirman is the sole and absolute owner in respect of the first property viz. land bearing Old Survey No. 251, Old Hissa No. 4, New Survey No. 47, New Hissa No. 4, admeasuring 510 sq. meters, Old Survey No. 251, Old Hissa No. 10, New Survey No. 47, New Hissa No. 10, admeasuring 1190 sq. meters, Old Survey No. 251, Old Hissa No. 9, New Survey No. 47, New Hissa No. 9, admeasuring 680 sq. meters, Old Survey No. 251, Old Hissa No. 11, New Survey No. 47, New Hissa No. 11, admeasuring 660 sq. meters and Old Survey No. 251, Old Hissa No. 14, New Survey No. 47, New Hissa No. 14, admeasuring 1010 sq. meters, situate, lying and being at Village Navghar, Taluka and District Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation.

6. The report reflecting the flow of the title of M/s. Salangpur Gruh Nirman in respect of the first to third property is enclosed as Annexure.

Encl : Annexure.

Date : 11th November, 2022.



Advocate

ANNEXURE

FLOW OF THE TITLE OF THE FIRST TO THIRD PROPERTY

1. Agreement, dated 18th October, 2006 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/ 08773/2006 executed by Smt. Chandrakala Harishchandra Patil in favour of Shri Rajkumar Omprakash Sharma in respect of her undivided right, title and interest in the first property.
2. Irrevocable General Power of Attorney, dated 19th October 2006 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/08774/2006 executed by Smt. Chandrakala Harishchandra Patil in favour of Shri Rajkumar Omprakash Sharma in respect of her undivided share in the first property.
3. Agreement for Development, dated 15th December, 2006 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/10395/2006 executed by Smt. Meena Premnath Raut, Smt. Deenakshi Hareshwar Patil, Smt. Manjula Rajendra Patil, Smt. Pratibha Kamlakar Gharat and Smt. Kalpita Amrut Devlikar in favour of Shri Rajkumar Omprakash Sharma in respect of their undivided right, title and interest in the first property.
4. Irrevocable General Power of Attorney, dated 15th December, 2006 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/10396/2006 executed by Smt. Meena Premnath Raut, Smt. Deenakshi Hareshwar Patil, Smt. Manjula Rajendra Patil, Smt. Pratibha Kamlakar Gharat and Smt. Kalpita Amrut Devlikar in favour of Shri Rajkumar Omprakash Sharma in respect of their undivided share in the first property.

5. Agreement, dated 31st July, 2007 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/06967/2007 executed by Smt. Prema Parshuram Patil and Shri Mahesh Parshuram Patil in favour of Shri Rajkumar Omprakash Sharma in respect of their undivided right, title and interest in the first property.
6. Irrevocable General Power of Attorney, dated 31st July, 2007 registered in the office of the Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/06968/2007 executed by Smt. Prema Parshuram Patil and Shri Mahesh Parshuram Patil in favour of Shri Rajkumar Omprakash Sharma in respect of their undivided share in the first property.
7. Agreement, dated 11th February, 2008 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/01456/2008 executed by Shri Rajkumar Omprakash Sharma in favour of M/s. Salangpur Developers in respect of land bearing Old Survey No.251, New Survey No. 47, Hissa No.4, admeasuring 510 sq. meters, situate at Village Navghar, Bhayandar (East), Taluka and District Thane.
8. Irrevocable General Power of Attorney, dated 11th February, 2008 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-4/04157/2008 executed by Shri Rajkumar Omprakash Sharma in favour of the partners of M/s. Salangpur Developers in respect of land bearing Old Survey No. 251, New Survey No. 47, Hissa No.4, admeasuring 510 sq. meters, situate at Village Navghar, Bhayandar (East), Taluka and District Thane.

9. Agreement, dated 19th June, 2012 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/04472/2012 executed by M/s. Salangpur Developers in favour of M/s. Salangpur Gruh Nirman in respect of land bearing Old Survey No. 251, New Survey No. 47, Hissa No.4, admeasuring 510 sq. meters, situate at Village Navghar, Bhayandar (East), Taluka and District Thane.
10. Irrevocable General Power of Attorney, dated 19th June, 2012 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/04473/2012 executed by the partners of M/s. Salangpur Developers in favour of the partners of M/s. Salangpur Gruh Nirman in respect of land bearing Old Survey No. 251, New Survey No. 47, Hissa No.4, admeasuring 510 sq. meters, situate at Village Navghar, Bhayandar (East), Taluka and District Thane.
11. Agreement for Sale, dated 18th July, 2014 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No.TNN-7/5671/2014 executed by Shri Rajkumar Omprakash Sharma with the consent and confirmation of Shri Binoy Pramodkumar Shah in favour of M/s. Salangpur Gruh Nirman in respect of land bearing Old Survey No.251, New Survey No. 47, Hissa No.10, admeasuring 1190 sq. meters, situate at Village Navghar, Bhayandar (East), Taluka and District Thane.
12. Irrevocable General Power of Attorney, dated 18th July, 2014 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No.TNN-7/5672/2014 executed by Shri Rajkumar Omprakash Sharma with the consent and confirmation of Shri Binoy Pramodkumar Shah in favour of the partners of M/s. Salangpur Gruh Nirman in respect of land bearing Old Survey No. 251, New Survey No. 47, Hissa No.10, admeasuring 1190 sq.

meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane.

13. Deed of Confirmation, dated 2nd November, 2017 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-12/3154/2017 executed by and between Shri Mahesh Parshuram Patil, Smt. Jaymala Mahesh Patil, Shri Sameer Mahesh Patil, Shri Gaurav Mahesh Patil, Shri Vaibhav Mahesh Patil, Smt. Meena Premnath Raut, Smt. Manjula Rajendra Patil and Shri Tushar Rajendra Patil, Shri Pratik Rajendra Patil of the One Part and M/s. Salangpur Gruh Nirman of the Other Part to confirm and ratify the legal rights of M/s. Salangpur Gruh Nirman in respect of the first property.
14. Power of Attorney, dated 21st January, 2019 executed by Smt. Bhamini Bhalchandra Patil, Smt. Deenakshi Hareshwar Patil, Smt. Pratibha Kamlakar Gharat and Smt. Kalpita Amrut Devlikar in favour of the partners of M/s. Salangpur Gruh Nirman in respect of the first property.
15. Deed of Conveyance, dated 21st May, 2010 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-4/05296/2010 executed by Shri Kundan Mahadeo Patil in the capacity of constitute attorney of Shri Mahadeo Harishchandra Patil, Smt. Damayanti Mahadeo Patil, Smt. Rekha Kundan Patil, Shri Gunwant Mahadeo Patil, Smt. Rashmi Gunwant Patil, Shri Dhanraj Mahadeo Patil, Smt. Harshika Dhanraj Patil and Smt. Pooja P. Patil in favour of M/s. Salangpur Associates in respect of the second property.

16. Deed of Conveyance, dated 11th October, 2013 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-4/6363/2013 executed by M/s. Salangpur Associates with the consent and confirmation of M/s. Salangpur Developer in favour of M/s. Salangpur Gruh Nirman in respect of the second property.
17. Agreement for Sale, dated 3rd August, 2011 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.TNN-6044/2011 executed by Smt. Anandibai Yeshwant Patil and 18 others with the consent and confirmation of M/s. Mahant Builders and Land Developers and M/s. Vidhi Buildcon Pvt. Ltd., in favour of M/s. Salangpur Gruh Nirman in respect of the third property.
18. Irrevocable General Power of Attorney, dated 3rd August, 2011 registered in the office of Sub-Registrar of Assurance at Thane under Sr.No.TNN-6045/2011 executed by Smt.Anandibai Yeshwant Patil and 18 others in favour of one of the partners of M/s. Salangpur Gruh Nirman in respect of the third property.
19. Agreement, dated 5th January, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/00311/2012, dated 17th January, 2012 executed by Shri Chintaman Yashwant Patil, Shri Subhash Chintaman Patil, Smt. Pratibha Dashrath Patil, Smt. Bhavna Balkrishna Patil and Smt. Vasanti Arvind Patil in favour of M/s. Salangpur Gruh Nirman in respect of their undivided right, title, interest and share in the third property.
20. Irrevocable General Power of Attorney, dated 17th January, 2012 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/00312/2012 executed by Shri Chintaman Yashwant Patil, Shri Subhash Chintaman Patil, Smt. Pratibha Dashrath Patil, Smt. Bhavna Balkrishna Patil and Smt. Vasanti

Arvind Patil in favour of the partners of M/s. Salangpur Gruh Nirman in respect of their undivided right, title and interest and share in the third property.

21. Deed of Conveyance, dated 31st March, 2012, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/2399/2012, dated 3rd April, 2012 executed by Smt. Anandibai Yeshwant Patil, Shri Chintaman Yashwant Patil, Shri Subhash Chintaman Patil, Smt. Pratibha Dashrath Patil, Smt. Bhavna Balkrishna Patil, Smt. Vasanti Arvind Karbhari, Smt. Anandibai Yeshwant Patil, Shri Dharmaji Yashwant Patil, Smt. Rekha Dharmaji Patil, Shri Nandkumar Dharmaji Patil, Shri Mahesh Dharmaji Patil, Shri Mohan Dharmaji Patil, Smt. Charushila Nandkumar Patil, Smt. Sunanda Mahesh Patil, Smt. Mansi Mohan Patil, Shri Anant Yashwant Patil, Sunanda Anant Patil, Shri Nagesh Anant Patil, Shri Nilesh Anant Patil, Smt. Devyani Arun Bhoir, Smt. Harshala Nagesh Patil, Smt. Vidya Nilesh Patil, Smt. Bhanumati Baliram Mhatre, Smt. Babibai Kisan Patil, and Smt. Manjula Ramakant Mhatre through their constitute attorney Shri Rakesh J. Agarwal and Shri Shanti R. Patel with the consent of M/s. Mahant Builders & Land Developers and M/s. Vidhi Buildcon Pvt. Ltd., in favour of M/s. Salangpur Gruh Nirman in respect of their undivided right, title, interest and share in the third property.
22. Agreement for Sale, dated 5th October, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7513/2013 executed by Smt. Vandana Hemprakash Patil with the consent and confirmation of M/s. Mahant Builders & Land Developers and M/s. Vidhi Buildcon Pvt. Ltd., in favour of M/s. Salangpur Gruh Nirman in respect of her undivided right, title, interest and share i.e. equivalent to an area admeasuring 197.22 sq. meters in the third property.

23. Irrevocable General Power of Attorney, dated 7th October, 2013, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7/7514/2013 executed by Smt. Vandana Hemprakash Patil in favour of the partners of M/s. Salangpur Gruh Nirman in respect of her undivided right, title, interest and share i.e. equivalent to an area admeasuring 197.22 sq. meters in the third property.
24. Deed of Conveyance, dated 10th October, 2013 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/6379/2013 on 14th October, 2013 executed by Smt. Vandana Hemprakash Patil with the consent and confirmation of M/s. Mahant Builders & Land Developers and M/s. Vidhi Buildcon Pvt. Ltd., in favour of M/s. Salangpur Gruh Nirman in respect of her undivided right, title, interest and share i.e. equivalent to an area admeasuring 197.22 sq. meters in the third property.