

VINOD N. SINGH

B. Sc. LL.B., Advocate High Court, Mumbai

Correspondence Add : G – 8, Sadhuram Yadav Chawl, Behind Mahadev Apartment, Thakur Village,
Janu Pada, Vaibhav Nagar, Kandivali (E), Mumbai – 400 101.

Email: advocatevinod1@gmail.com

Off. : 35/408, Malvani Vandana CHS. Ltd., Chatrapati Shivaji Raje Complex, Off Ekta Nagar,
Kandivali (W), Mumbai – 67

TITLE CERTIFICATE

TO,

MR. JASMIN KISHORE AJMERA,
PROP. : “M/S. GIRIRAJ BUILDERS”
63/67, CARMELLOUS BUILDING,
(AJMERA HOUSE), 4TH FLOOR,
PATHAKWADI, L.T. ROAD,
MUMBAI – 400 002.

SUB : All that piece of land bearing final plot admeasuring about 738.30 square meters or thereabout bearing F.P. No. 1066, TPS IV of Mahim Division, C.S. No. 1113 of Lower Parel Division, together with structure standing there on know as “Damodar Sadashiv Patra Chawl” fully occupied by The Tenants And Occupants, situated at new Prabhadevi Road, in the Registration District and Sub District of Mumbai City.

I, The Undersigned At Your Request have investigated your title to the above referred immovable property.

I have pursued the title deeds and other papers viz. Deed of conveyance dated 26th February, 2008 along with annexures annexed thereto produced for my perusal.



VINOD N. SINGH

B. Sc. LL.B., Advocate High Court, Mumbai

Correspondence Add : G – 8, Sadharam Yadav Chawl, Behind Mahadev Apartment, Thakur Village,
Janu Pada, Vaibhav Nagar, Kandivali (E), Mumbai – 400 101.

Email: advocatevinod1@gmail.com

Off. : 35/408, Malvani Vandana CHS. Ltd., Chatrapati Shivaji Raje Complex, Off Ekta Nagar,
Kandivali (W), Mumbai – 67.

The above refereed propety was purchased by you under a Registered Deed of Conveyance dated 26/02/2008 executed by mr. Gajanan Sadashiv Nandgaonkar, Karta and manager of Damodar Sadashiv and Ors. (Hindu undivided family), For self and on behalf of other co-parceners of the said Damodar Sadashiv and Ors. (H.U.F.) (Hereinafter referred to as "the said HUF") as Vendors in your favour and registered with office af joint Sub-Registrar of Assurances at Bombay on 26/02/2008 under registration No. BBE-2-1725-2008.

I have perused the Property Registered Cards in respect of the above subject property issued by the Mumbai City Survey and land records which stand in the name of the said Damodar Sadashiv Nandgaonkar, Narayan Sadashiv Nandgaonkar and Gajanan Sadashiv Nandgaonkar.

I have also persued Declaration-cum-Indemnity dated 1st day of February,2008, declared by Gajanan Sadashiv Nandgaonkar and Ors., whereby inter alia they stated that they are the only co-parceners and members of a Hindu undivided family i.e. Damodar Sadashiv and H.U.F.



VINOD N. SINGH

B. Sc. LL.B., Advocate High Court, Mumbai

Correspondence Add : G – 8, Sadharam Yadav Chawl, Behind Mahadev Apartment, Thakur Village,
Janu Pada, Vaibhav Nagar, Kandivali (E), Mumbai – 400 101.

Email: advocatevinod1@gmail.com

Off. : 35/408, Malvani Vandana CHS. Ltd., Chatrapati Shivaji Raje Complex, Off Ekta Nagar,
Kandivali (W), Mumbai – 67

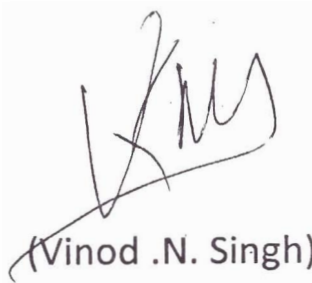
and they are the absolute owners of the above subject property and not created any third party rights by any manner whatsoever.

You are in possession of the above subject property, since 26/02/2008, as the owner thereof.

I have also perused search report issued by SANTOSH .B. KADAM title investigated dated 18/03/2016.

In my opinion, your title to the above subject property is clear, marketable and free from encumbrances.

Mumbai, dated this 13th day of April 2016.



(Vinod .N. Singh)
Advocate, High Court