

ABHYANKAR AND COMPANY
ADVOCATES AND SOLICITORS
HIGH COURT, BOMBAY
118/10, Bunny Home, Sher-e-Punjab Society,
Mahakali Caves Road, Mumbai 400 093
Tel No. 022 - 28383874

CERTIFICATE OF TITLE
TO WHOMSOEVER IT MAY CONCERN

Under instructions from our client Nine Dimensions Housing Limited Liability Partnership having its registered office at 10B, Renuka Co-operative Housing Society, Near Gurunanak Hospital, Kalanagar, Bandra (East), Mumbai 400 051, we investigated its title to the property viz., all that piece or parcel of land admeasuring 1989 square yards i.e. 1663.06 square meters and bearing Final Plot No. 343, 344, 345 and 346 of the Town Planning Scheme, Bombay City No. III (Mahim Area) (Principal) (Final) situate, lying and being at Mahim Bazar Cross Road, Extension of Lady Jamshedjee Road, Mahim, Mumbai and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as "*the Land*") together with the building known as Vrindavan consisting of ground and three upper floors, the building known as Krishna Kamal consisting of ground and three upper floors and the five garages standing thereon and all of which viz., the buildings known as Vrindavan, Krishna Kamal and the Five Garages are hereinafter collectively referred to as "*the Buildings*", and, all of which the Land and the Buildings are hereinafter collectively referred to as "*the said Property*" and more particularly described in the Schedule hereunder written.

Our clients have produced all the relevant documents including the Property Card (Cadastral Survey Extract), furnished the Search Report of Mr. Eknath Gaokar, Search Clerk and given all the information called for.

We have perused the above Property Card and other documents, and, from the above we observe as follows:-

1. One Jayawant Keshavrao Rege (hereinafter referred to as "*Jayawant Rege*") was the owner of and was seized and possessed of or otherwise well and sufficiently and absolutely entitled to all those pieces or parcels of land or ground, hereditaments and premises admeasuring 2100 square yards i.e. 1755.85 square meters or thereabouts and bearing Plot Nos. 12, 13, 18 and 19 of the Private Scheme called the Jhaverbaug Estate Scheme sanctioned by the Bombay Municipality (now the Municipal Corporation of Greater Mumbai) and bearing corresponding Cadastral Survey Nos. 2071, 2072, 2077

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and 2078 of Mahim Division situate, lying and being at Mahim Bazar Cross Road, Extension of Lady Jamshedjee Road, Mahim, Mumbai and within the City and Registration Sub-District of Mumbai hereinafter referred to as "*the Original Land*".

2. Jayawant Rege gave a gift of a portion of the Original Land viz., all that piece or parcel of land admeasuring 920 square yards i.e. 769.23 square meters and bearing Plot Nos. 12 and 13 of the Private Scheme called the Jhaverbaug Estate Scheme sanctioned by the Bombay Municipality (now the Municipal Corporation of Greater Mumbai) and bearing corresponding Cadastral Survey Nos. 2071 and 2072 of Mahim Division situate, lying and being at Mahim Bazar Cross Road, Extension of Lady Jamshedjee Road, Mahim, Mumbai and within the City and Registration Sub-District of Mumbai hereinafter referred to as "*the Original Gift Land*" to his two sons Chandrakant Jayawant Rege ("*Chandrakant Rege*") and Shrikant Jayawant Rege ("*Shrikant Rege*") as recorded in the Indenture of Gift dated 12th March 1955 made between Jayawant Rege on the one hand and Chandrakant Rege and Shrikant Rege on the other hand and registered with the Sub-Registrar of Bombay under No. BOM/ 1707/ 1955 of Book No. I on 31st July 1956, and, pursuant to the said gift, Chandrakant Rege and Shrikant Rege constructed a building known as Vrindavan consisting of ground and three upper floors and two garages on the Original Gift Land.

3. Jayawant Rege constructed a building known as Krishna Kamal consisting of ground and three upper floors, and, three garages, on another portion of the Original Land.

4. (a) By an Indenture of Trust dated 12th April 1955 made between Jayawant Rege (therein referred to as the Settlor) on the one hand and Madhav Keshavrao Rege, Chandrakant Rege and Sushilabai Jayawant Rege (therein referred to as the Trustees) on the other hand and registered with the Sub-Registrar of Bombay under No. BOM/ 2515/ 1955 of Book No. I on 24th September 1956, Jayawant Rege settled a portion of the Original Land viz., all that piece or parcel of land admeasuring 1060 square yards i.e. 886.29 square meters or thereabouts and forming part of Plot Nos. 18 and 19 of the Private Scheme called the Jhaverbaug Estate Scheme sanctioned by the Bombay Municipality (now the Municipal Corporation of Greater Mumbai) and part of the land bearing corresponding Cadastral Survey Nos. 2077 and 2078 of Mahim Division situate,

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lying and being at Mahim Bazar Cross Road, Extension of Lady Jamshedjee Road, Mahim, Mumbai and within the City and Registration Sub-District of Mumbai hereinafter referred to as "*the Original Trust Land*" together with the building known as Krishna Kamal consisting of ground and three upper floors and the three garages standing thereon upon the trusts therein contained and appointed Madhav Keshavrao Rege, Chandrakant Rege and Smt. Sushilabai Jayawant Rege as the trustees of the said Trust upon and subject to the terms and conditions therein contained.

(b) Madhav Keshavrao Rege and Smt. Sushilabai Jayawant Rege died at Mumbai on or about 19th February 1983 and 21st July 1987 respectively, and, by a Deed of Appointment dated 15th November 1988 made between Chandrakant Rege of the One Part and Ashok Ganapati Gaitonde and Shrikant Rege of the Other Part and registered with the Sub-Registrar of Bombay under No. BBE/ 2064/ 1988 on 19th November 1988, Ashok Ganapati Gaitonde and Shrikant Rege were appointed as the trustees of the said Trust created by the said Indenture of Trust dated 12th April 1955 along with Chandrakant Rege upon the same trust and with the same powers, terms and provisions etc.. as those contained in the said Indenture of Trust dated 12th April 1955;

(c) Chandrakant Rege died at Mumbai on or about 22nd June 1994 and Ashok Ganapati Gaitonde vide his letter of resignation dated 6th August 1994 resigned as a trustee of the said Trust and requested that he be relieved of his responsibilities as a trustee with immediate effect, and, by another Deed of Appointment dated 29th August 1994 made between Shrikant Rege of the one part and Smt. Vrinda Ashok Gaitonde and Shailesh Shrikant Rege of the Other Part and registered with the Sub-Registrar of Bombay under No. BBE/ 2792/ 1994 on 20th September 1994, Smt. Vrinda Ashok Gaitonde and Shailesh Shrikant Rege were appointed as the trustees of the said Trust created by the said Indenture of Trust dated 12th April 1955 along with Shrikant Rege upon the same trust and with the same powers, terms and provisions etc.. as those contained in the said Indenture of Trust dated 12th April 1955;

(d) Shrikant Rege died at Mumbai on or about 30th September 2008, and, in the circumstances upon the demise of Shrikant Rege, Smt. Vrinda Ashok Gaitonde and Shailesh Shrikant Rege were the trustees of the Trust.

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5. The remaining portion of the Original Land viz., all that piece or parcel of land admeasuring 120 square yards i.e. 100.33 square meters or thereabouts and forming part of Plot Nos. 18 and 19 of the Private Scheme called the Jhaverbaug Estate Scheme sanctioned by the Bombay Municipality (now the Municipal Corporation of Greater Mumbai) and part of the land bearing corresponding Cadastral Survey Nos. 2077 and 2078 of Mahim Division situate, lying and being at Mahim Bazar Cross Road, Extension of Lady Jamshedjee Road, Mahim, Mumbai and within the City and Registration Sub-District of Mumbai is hereinafter referred to as "*the Original Remaining Land*".

6. In pursuance of the aforesaid:-

(a) Chandrakant Rege and Shrikant Rege became the owners of the Original Gift Land together with the building known as Vrindavan consisting of ground and three upper floors and the two garages standing thereon (hereinafter referred to as "*the Original Gift Property*");

(b) Madhav Keshavrao Rege, Chandrakant Rege and Smt. Sushilabai Jayawant Rege, as the trustees of the said Trust created by the said Indenture of Trust dated 12th April 1955, became the owners of the Original Trust Land together with the building known as Krishna Kamal consisting of ground and 3 upper floors and the three garages standing thereon (hereinafter referred to as "*the Original Trust Property*");

(c) Jayawant Rege remained the owner of the Original Remaining Land.

7. The Town Planning Scheme, Bombay City No. III (Mahim Area) (Principal) (Final) [hereinafter referred to as "*the Principal Town Planning Scheme*"] was sanctioned to take effect from 1st March 1961, and, under the Principal Town Planning Scheme the Original Land was reconstituted and the reconstituted plot viz., all that piece or parcel of land admeasuring 1989 square yards i.e. 1663.06 square meters and bearing Final Plot No. 343, 344, 345 and 346 of the Town Planning Scheme, Bombay City No. III (Mahim Area) (Principal) (Final) situate, lying and being at Mahim Bazar Cross Road, Extension of Lady Jamshedjee Road, Mahim, Mumbai and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban (hereinafter referred to as "*the Principal Town Planning Scheme Land*") were allotted in lieu of the Original Land.

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8. Jayawant Rege died intestate at Mumbai on or about 30th January 1974 leaving him surviving his widow Smt. Sushilabai Jayawant Rege, his sons Chandrakant Rege and Shrikant Rege and his married daughter Smt. Vrinda Ashok Gaitonde nee Vrinda Jayawant Rege as his only heirs and next of kin according to the Hindu Succession Act, 1956 by which he was governed at the time of his death.
9. The Principal Town Planning Scheme was varied by the Town Planning Scheme, Bombay City No. III (Mahim Area) (1st Variation) (Final) [hereinafter referred to as "*the Varied Town Planning Scheme*"] and the Varied Town Planning Scheme was sanctioned to take effect from 1st May 1986, and, under the Varied Town Planning Scheme the Principal Town Planning Scheme Original Land remained the same viz., all that piece or parcel of land admeasuring 1989 square yards i.e. 1663.06 square meters and bearing Final Plot No. 343, 344, 345 and 346 of the Town Planning Scheme, Bombay City No. III (Mahim Area) (Principal) (Final) situate, lying and being at Mahim Bazar Cross Road, Extension of Lady Jamshedjee Road, Mahim, Mumbai and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban i.e. the Land and in pursuance of the Varied Town Planning Scheme:-
- (a) Chandrakant Rege and Shrikant Rege became entitled to undivided 43.81% share, right, title and interest in the Land as allocable to the Original Gift Land therein together with the building known as Vrindavan and the two garages standing thereon;
- (b) Madhav Keshavrao Rege, Chandrakant Rege and Smt. Sushilabai JRege, as the trustees of the said Trust created by the said Indenture of Trust dated 12th April 1955, became entitled to undivided 50.48% share, right, title and interest in the Land as allocable to the Original Trust Land therein together with the building known as Krishna Kamal and the three garages standing thereon; and
- (c) Smt. Sushilabai Jayawant Rege, Chandrakant Rege, Shrikant Rege and Smt. Vrinda Ashok Gaitonde nee Vrinda Jayawant Rege became entitled to undivided 5.71% share, right, title and interest in the Land as allocable to the Original Remaining Land therein.
10. Smt. Sushilabai Jayawant Rege died intestate at Mumbai on or about 21st July 1987 leaving her surviving her sons Chandrakant Rege and Shrikant Rege and her married daughter Smt. Vrinda Ashok Gaitonde nee Vrinda Jayawant Rege, as her only

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heirs and next of kin according to the Hindu Succession Act, 1956 by which she was governed at the time of her death.

11. Madhav Keshavrao Rege and Smt. Sushilabai Jayawant Rege died at Mumbai on or about 19th February 1983 and 21st July 1987 respectively, and, by a Deed of Appointment dated 15th November 1988 made between Chandrakant Rege of the One Part and Ashok Ganapati Gaitonde and Shrikant Rege of the Other Part and registered with the Sub-Registrar of Bombay under No. BBE/ 2064/ 1988 on 19th November 1988, Ashok Ganapati Gaitonde and Shrikant Rege were appointed as the trustees of the said Trust created by the said Indenture of Trust dated 12th April 1955 along with Chandrakant Rege upon the same trust and with the same powers, terms and provisions etc., as those contained in the said Indenture of Trust dated 12th April 1955.

12. Chandrakant Rege died intestate at Mumbai on or about 22nd June 1994 leaving him surviving his widow Smt. Alka Chandrakant Rege and his married daughter Niyati Chandrakant Rege as his only heirs and next of kin according to the Hindu Succession Act, 1956, by which he was governed at the time of his death.

13. Chandrakant Rege died at Mumbai on or about 22nd June 1994 and Ashok Ganapati Gaitonde vide his letter of resignation dated 6th August 1994 resigned as a trustee of the said Trust and requested that he be relieved of his responsibilities as a trustee with immediate effect, and, by another Deed of Appointment dated 29th August 1994 made between Shrikant Rege of the one part and Smt. Vrinda Ashok Gaitonde and Shailesh Shrikant Rege of the Other Part and registered with the Sub-Registrar of Bombay under No. BBE/ 2792/ 1994 on 20th September 1994, Smt. Vrinda Ashok Gaitonde and Shailesh Shrikant Rege were appointed as the trustees of the said Trust created by the said Indenture of Trust dated 12th April 1955 along with Shrikant Rege upon the same trust and with the same powers, terms and provisions etc., as those contained in the said Indenture of Trust dated 12th April 1955.

14. Smt. Niyati Sunil Dhaka nee Niyati Chandrakant Rege died intestate and issueless at Mumbai on or about 2nd July 2007, and, on her death all the property that she had inherited from her father Chandrakant Rege including the share in the Land and the building known as Vrindavan and the two garages standing thereon, devolved on her

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mother Smt. Alka Chandrakant Rege according to the provisions of Section 15(2)(a) of the Hindu Succession Act, 1956 by which she was governed at the time of her death.

15. Shrikant Rege died intestate at Mumbai on or about 30th September 2008 leaving him surviving his widow Smt. Suchita Shrikant Rege and his son viz., Shailesh Shrikant Rege as his only heirs and next of kin according to the Hindu Succession Act, 1956 by which he was governed at the time of his death. His son Aneesh Shrikant Rege predeceased him and died on or about 29th July 1990 unmarried and intestate.

16. On the demise of Shrikant Rege, Smt. Vrinda Ashok Gaitonde and Shailesh Shrikant Rege remained and were the trustees of the Trust created by the said Indenture of Trust dated 12th April 1955, and, Shailesh Shrikant Rege and Smt. Vrinda Ashok Gaitonde nee Vrinda Jayawant Rege are the only beneficiaries of the Trust created by the said Indenture of Trust dated 12th April 1955.

17. In the circumstances, the said Property more particularly described in the Schedule hereunder written was owned and held as follows:-

(a) Smt. Alka Chandrakant Rege, Smt. Suchita Shrikant Rege and Shailesh Shrikant Rege were the owners of undivided 43.83% share, right, title and interest in the Land as allocable to the Original Gift Land together with the building known as Vrindavan standing thereon;

(b) Smt. Vrinda Ashok Gaitonde and Shailesh Shrikant Rege, as the trustees of the Trust created by the said Indenture of Trust dated 12th April 1955, were the owners of undivided 50.48% share, right, title and interest in the Land as allocable to the Original Trust Land together with the building known as Krishna Kamal standing thereon;

(c) Smt. Alka Chandrakant Rege, Smt. Suchita Shrikant Rege, Shailesh Shrikant Rege and Smt. Vrinda Ashok Gaitonde were the owners of undivided 5.71% share, right, title and interest in the Land as allocable to the Original Remaining Land.

18. By a Deed of Conveyance dated 23rd December 2015 made between Smt. Vrinda Ashok Gaitonde and Shailesh Shrikant Rege as the trustees of the Trust created by the said Indenture of Trust dated 12th April 1955 (therein referred to as "the First Vendors") of the First Part, Smt. Alka Chandrakant Rege (therein referred to as "the Second Vendor") of the Second Part, Smt. Suchita Shrikant Rege (therein referred to as "the Third Vendor") of the Third Part, Shailesh Shrikant Rege (therein referred to as "the

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Fourth Vendor") of the Fourth Part, Smt. Vrinda Ashok Gaitonde nee Vrinda Jayawant Rege (therein referred to as "the Fifth Vendor") of the Fifth Part and our client viz., Nine Dimensions Housing Limited Liability Partnership, of the Sixth Part and registered with the Sub-Registrar, Mumbai City No. 1 under No. BBE1 - 13302 - 2015 on 23rd December 2015, Smt. Vrinda Ashok Gaitonde and Shailesh Shrikant Rege, as the trustees of the Trust created by the said Indenture of Trust dated 12th April 1955 and with their consent, confirmation and directions in their capacity as the beneficiaries under the said Trust, granted, conveyed, sold and transferred to our client their undivided 50.48% share, right, title and interest in the Land together with the building known as Krishna Kamal standing thereon; Smt. Alka Chandrakant Rege, Smt. Suchita Shrikant Rege and Shailesh Shrikant Rege granted, conveyed, sold and transferred to our client their undivided 43.81% share, right, title and interest in the Land together with the building known as Vrindavan standing thereon; and Smt. Alka Chandrakant Rege, Smt. Suchita Shrikant Rege, Shailesh Shrikant Rege and Smt. Vrinda Ashok Gaitonde, granted, conveyed, sold and transferred to our client their undivided 5.71% share, right, title and interest in the Land for the consideration or price of Rs.16,40,00,000/- (Rupees Sixteen Crores Forty Lakhs) therein mentioned, and, the vendors under the said Deed of Conveyance have acknowledged receipt of the full consideration or price of Rs.16,40,00,000/- (Rupees Sixteen Crores Forty Lakhs) at the foot thereof.

19. In the circumstances, our client is the owner of the said Property more particularly described in the Schedule hereunder written and the name of our client has been mutated in the Property Card (Cadastral Survey Extract) as the owner of the said Property.

20. Our client has informed us that the tenements and premises in the Buildings (save and except two of the garages) have been let out to various persons (hereinafter referred to as "the Tenants") on monthly tenancy basis by its predecessors in title and these Tenants are in possession of the tenements and premises in the Buildings let out to them.

21. Our client has informed us that it will be carrying out the redevelopment of the Land and the Buildings and will be carrying out the construction of new building/s on the Land in keeping with the applicable Development Control Regulations and other applicable rules, regulations and law and for this purpose it will be applying for and

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obtaining approvals, sanctions, no objections, certificates, letters of intent etc.. for commencing, carrying out and completing the redevelopment and construction work.

22. From the above, we certify that our client Nine Dimensions Housing Limited Liability Partnership is the owner of the said Property more particularly described in the Schedule hereunder written and its title to the said Property subject to the tenancies of the Tenants is clear and marketable and free from all encumbrances. Our client in carrying out the redevelopment of the said Property and the construction of the new building/s thereon are required to fully comply with the provisions of the Development Control Regulations, Building Regulations and other applicable laws as well as the provisions of the Intimation of Disapproval (IOD), Commencement Certificate and other approvals, permissions, no objections, certificates etc.. in carrying out the redevelopment scheme and the construction of the new building/s on the Land.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land admeasuring 1989 square yards i.e. 1663.06 square meters and bearing Final Plot No. 343, 344, 345 and 346 of the Town Planning Scheme, Bombay City No. III (Mahim Area) (Principal) (Final) situate, lying and being at Mahim Bazar Cross Road, Extension of Lady Jamshedjee Road, Mahim, Mumbai and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with the building known as Vrindavan consisting of ground and three upper floors, the building known as Krishna Kamal consisting of ground and three upper floors and the five garages standing thereon and bounded as follows that is to say:-

On or towards the North:	F.P. No. 349 and 348, TPS III, Mahim;
On or towards the East:	9.14 meter Wide Road and F.P. No 347 TPS III Mahim
On or towards the West:	9.14 meter Wide Road and F.P. No. 351B and 352, TPS III Mahim;

Y. S. ABHYANKAR.
B.COM. L.L.M.

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On or towards the South:

Mogul Lane and F.P. No. 342, TPS III

Mahim.

Dated this 9th day of March 2017.

At Mumbai

Yours faithfully,

Messrs. Abhyankar and Company,



Proprietor

Advocates and Solicitors