

R. N. OZA & COMPANY

LEGAL CONSULTANTS & ADVOCATES
HIGH COURT

Mr. R.N. OZA
B. Com. (Hons) LL.B.
Mrs. C.R. OZA
B. Com. (Hons) LL.B.

214/215, Lajp' Shopping Centre,
2nd Floor, S. V. Road, Boroli (W),
Mumbai - 400 002
Email : r.n.oza.legal@hotmail.com

Ref _____

Date _____

TITLE REPORT

- a) While scrutinizing the 7/12 extracts of S. No.125, H. No.5B it is found that MHADA is the owner of the said land and the same is also reflected in Mutation Entry vide No.2754.
- b) While scrutinizing the 7/12 extracts of S. No.180, H. No.2 it is found that MHADA is the owner of the said land and the same is also reflected in Mutation Entry vide No.2754.
- c) While scrutinizing the 7/12 extracts of S. No.125, H. No.4 it is found that MHADA is the owner of the said land and the same is also reflected in Mutation Entry vide No.6149.
- d) While scrutinizing the 7/12 extracts of S. No.125, H. No.6 it is found that MHADA is the owner of the said land and the same is also reflected in Mutation Entry vide No.6149.
- e) While scrutinizing the 7/12 extracts of S. No.125, H. No.8 it is found that MHADA is the owner of the said land and the same is also reflected in Mutation Entry vide No.6170 and 6272.

- f) While scrutinizing the 7/12 extracts of S. No.126, H. No.2 it is found that MHADA is the owner of the said land and the same is also reflected in Mutation Entry vide No.6139.
- g) Maharashtra Housing Development Authority (MHADA) is the owner of all that piece of land together with the structures/hutments standing thereon bearing S. No. 125, H. No.4, corresponding C.T.S. No. 1625 admeasuring area about 21931.20 sq.mtrs., S. No. 125, H. No.6, corresponding C.T.S. No. 1648, admeasuring area about 2697.00 sq.mtrs., S. No. 125, H.No.5B, corresponding C.T.S. No. 1654 admeasuring area about 42749.50 sq.mtrs., S. No. 125, H. No.8, corresponding C.T.S. No. 1653, admeasuring area about 1368.40 sq.mtrs., S. No. 180, H. No.2, corresponding C.T.S. No. 1663B, admeasuring area about 52178.40 sq.mtrs., and S. No. 126, H.No.2, corresponding C.T.S.No.1657 admeasuring area about 73.60 sq.mtrs. situate, lying and being at Village Dahisar, Taluka Borivli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and more particularly described in the First Schedule hereunder written hereinafter referred to as "the said larger property").

R. N. OZA & COMPANY

LEGAL CONSULTANTS & ADVOCATES
HIGH COURT

DIAL : 28991814
DIAL : 28991641

Mr. R.N. OZA
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- h) The said larger property is governed under Slum Rehabilitation & Improvement Scheme and there is no specific requirement under the law to declare the said property under Slum since the hutments dwellers are already censused by MHADA.
- i) The Development Planning Remark vide No.CHE/1046/ DPWS/R/H dated 21/11/2009 issued by the Municipal Corporation of Greater Mumbai indicate that the said larger property falls under Residential Zone.
- j) By an Agreement for Development dated 4/9/2005 duly notarized and executed by and between said Jankalyan Co. Op. Hsg. Soc. (Proposed) (hereinafter referred to as "the said society") through their office bearers of the one part therein and M/s. Reliance Construction Company, a Proprietary firm of Mohd. Raiees Y. Belim now known as Mohd. Raiees Y. Lashkaria, the Developers therein of the other part, said society have granted re-development rights for land bearing S. No. 125, H. No.4, corresponding C.T.S. No. 1625 and S. No.125, H. No.6, corresponding C.T.S. No. 1648, admeasuring aggregate about

12088.45 sq.mtrs. a part of the larger property more particularly described firstly in the second schedule hereunder written (hereinafter referred to as "the said first property") under Slum Rehabilitation & Improvement Scheme to the Developers therein on the terms and conditions stated therein.

SECOND PROPERTY (known as Shraddha property)

- k) Maharashtra Housing Development Authority (MHADA) is the owner of all that piece of land together with the structures/hutments standing thereon bearing S. No.125, H. No.5B, C.T.S. No.1654(P), S. No.125, H. No.8, C.T.S. No. 1653, S.No. 180, H.No.2, C.T.S. No. 1663B, AND S.No.126B, H.No.2, C.T.S. No. 1657 admeasuring in aggregate area about 26624.13 sq.mts. together with the structures/hutments standing thereon, situate, lying and being at Shanti Nagar, Dongri, S.V.Road, Dahisar (E), Mumbai – 400 068, Village Dahisar, Taluka Borivli, in the registration District and Sub-District of Mumbai City and Mumbai Suburban and more particularly described secondly in the second schedule hereunder written (hereinafter referred to as "the said second property").

R. N. OZA & COMPANY

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HIGH COURT

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- l) By an Agreement for Development dated 23rd June, 2006 executed between Shanti Nagar Co. Op. Hsg. Soc. (Prop), therein referred to as "the said society" AND M/s. Shradha Developers, therein referred to as the Developers, the said society has granted the re-development rights of the said second property on the terms and conditions mentioned therein.
- m) By an Agreement of Joint Venture dated 30th March, 2007 duly registered with Sub-Registrar of Assurance, Bandra, Mumbai, under Serial No. BDR-5-2456-2007 dated 30.3.2007 M/s. Reliance Construction Co. as the party of the First Part AND Mohd. Sleem Y. Belim and Prakash Surve as the party of the Second Part therein AND M/s. Shradha Developers, the party of the Third Part have jointly agreed to develop the said first and said second property more particularly described in the second schedule hereunder written as firstly and secondly respectively.
- n) The said Joint Venture Agreement executed on 30th March, 2007 by and between M/s. Reliance Construction Co. as the party of the First

Part therein AND Mohd. Sleem Y. Belim and Prakash Surve as the party of the Second Part therein AND M/s. Shraddha Developers, the party of the Third Part therein, is duly cancelled on 1st June, 2010 and the Cancellation Deed is duly registered vide No.BDR5-00706 before the Sub-Registrar Office at Borivali and the same is registered on 24/01/2011.

- o) The abovesaid first and second property is amalgamated and common scheme for re-development of the said property is approved by Slum Rehabilitation Authority for both the properties. Both the properties shall be hereinafter collectively referred to as "the said property".
- p) Said Slum Rehabilitation & Improvement Authority have issued Letter of Intimation (L.O.I.) vide No. SRA/ENG/1273/MHL/LOI on 12th August, 2011 on the terms and conditions as recorded therein.
- q) By an Agreement for Joint Venture cum Development executed at Mumbai on 26th June, 2010 duly registered with the Sub-Registrar of Assurance at Borivali vide No.BDR5-00736 dated 25/01/2011 between M/s. Reliance Construction Company, a Proprietary firm of Mohd. Raiees Y. Belim, now known as Mohd. Raiees Y. Lashkaria, therein referred to as the party of the First Part AND (1) MOHD. SALIM Y.

R. N. OZA & COMPANY

LEGAL CONSULTANTS & ADVOCATES
HIGH COURT

DIAL : 28891814
DIAL : 28891641

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BELIM, now known as Mohd. Salim Y. Lashkaria AND (2) MR. PRAKASH RAJARAM SURVE, therein referred to as the party of the Second Part AND M/s. Shraddha Developers, a partnership firm (oral partnership) through its Present Partners (1)Shri. Ramji Hirabhai Bharwad, (2) Shri. Narayan Anand Shelar And (3) Shri.Vajubhai Madhabhai Vaghasia, therein referred to as the party of the Third Part AND M/s. N. Rose Developers Pvt. Ltd., therein referred to as the Co-Developers/the party of the Fourth Part, the abovesaid party of the first to third part have granted development rights and also enter into joint venture for the said property with M/s. N. Rose Developers Pvt. Ltd., at and for the consideration and on the terms and conditions mentioned therein.

- r) Mr. Mohd. Raiees Y. Belim, alias Mohd. Raiees Y. Lashkaria, the Proprietor of M/s. Reliance Construction Co. has executed Irrevocable General Power of Attorney on 25th January, 2011 which is duly registered with the Sub-Registrar office at Borivali vide No. BDR5-00737-2011 on 25/1/2011 in favour of (1) Mr. Narayan Anand Shelar

(2) Mr. Hiren Pratap Asher and (3) Mr. Natwarlal Shankarlal Purohit, the Directors of M/s. N. Rose Developers Pvt. Ltd. in respect of the said property.

- s) The amalgamation of the said property is approved by the Slum Rehabilitation Authority on certain terms and conditions vide its letter No. SRA/ENG/417/RN/MHL/LAY dated 14th February, 2011.
- t) In pursuance to the amalgamation of the said property the Slum Rehabilitation Authority vide its letter No.2011/100 dated 28th March, 2011 has ascertained that the total area of said amalgamated property is admeasuring about 36245.45 sq.mtrs.
- u) The Slum Rehabilitation Authority has issued Intimation of Approval under sub-Regulation 2.3 of Appendix IV of D.C.R. No.33(10) dt. 15.10.97 for Brihan Mumbai vide I.O.A. No.SRA/ENG/2517/RN/MHL/AP dated 29th Nov. 2010 for Sale Building No.4 consisting of 'A' to 'E' wing and the same is further amended on 18/08/2011.
- v) The Slum Rehabilitation Authority has issued Commencement Certificate under Maharashtra & Regional Town Planning Act, 1966 (Form-A) vide No.SRA/ENG/2517/RN/MHL/AP dated 29th March, 2011 for Sale Building No.4 upto plinth level and further Commencement

R. N. OZA & COMPANY

LEGAL CONSULTANTS & ADVOCATES
HIGH COURT

DIAL : 28991514
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Ref. _____

Date _____

Certificate is issued on 20/01/2012 by Slum Rehabilitation Authority for full height for sale Building No.4 of wing A & B.

- w) We have perused the search report dated 17/09/2011 taken out by Search Clerk Mr. S.A.Chipkar in the Sub-Registrar office at Bandra, Borivli & Goregaon and also 7/12 extracts and it appears that MHADA is the owner of the said property.
- x) M/s. N. Rose Developers have furnished us Declaration cum Indemnity wherein they have claimed that the MHADA is the owner of the said property.
- y) In the premises aforesaid and upon basis of the abovesaid documents MHADA is the owner of the said property and M/s. Reliance Construction Co. & Ors. and through them M/s. N. Rose Developers Pvt. Ltd. have right to re-develop the said property under the Slum Improvement Scheme and the same is subject to all permissions granted by Slum Rehabilitation Authority.

FIRST SCHEDULE OF THE PROPERTY

(Larger Property)

ALL THAT piece and parcel of land together with the structures/ hutments standing thereon bearing S. No. 125, H. No.4, corresponding C.T.S. No. 1625 admeasuring area about 21931.20 sq.mtrs. AND bearing S. No.125, H. No.6, corresponding C.T.S. No. 1648, admeasuring area about 2697.00 sq.mtrs. AND S. No. 125, H.No.5B, corresponding C.T.S. No. 1654 admeasuring area about 42740.50 sq.mtrs., AND S. No. 125, H. No.8, corresponding C.T.S. No. 1653, admeasuring area about 1368.40 sq.mtrs. AND S. No. 180, H. No.2, corresponding C.T.S. No. 1663B, admeasuring area about 52178.40 sq.mtrs., AND S. No. 126, H. No.2, corresponding C.T.S. No.1657 admeasuring area about 73.60 sq.mtrs., admeasuring all aggregate about 122183.6 sq.mtrs. or thereabouts, situate, lying and being at Village Dahisar, Taluka Borivli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

SECOND SCHEDULE OF THE PROPERTY

(Subject matter of Title Report)

FIRSTLY: ALL THAT portion admeasuring about 12088.45 sq.mtrs. or thereabouts from the piece and parcel of land together with several structures/ slum dwellers bearing S. No. 125, H. No.4, corresponding C.T.S.

R. N. OZA & COMPANY

LEGAL CONSULTANTS & ADVOCATES
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DIAL : 2899164

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Mumbai - 400092.
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Ref _____

Date _____

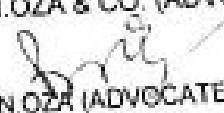
No. 1625(P) AND bearing S. No.125, H. No.6, corresponding C.T.S. No. 1648(P) more particularly described in the first schedule hereinabove written.

SECONDLY: ALL THAT portion admeasuring about 26624.13 sq.mtrs. or thereabouts from the piece and parcel of land together with several structures/ slum dwellers bearing S. No.125, H. No.5B, C.T.S. No.1654(P), AND S. No.125, H. No.8, C.T.S. No. 1653(P) AND S.No. 180, H.No.2, C.T.S. No. 1663B(P) AND S.No.126, H.No.2, C.T.S. No. 1657(P) more particularly described in the first schedule hereinabove written.

Upon amalgamation of the said property the Slum Rehabilitation Authority have ascertained that the total area of the said property is admeasuring about 36245.45 sq.mtrs.

Mumbai, Dated 6th June, 2012

For M/s. R.N.OZA & CO. (ADVOCATES)


R.N.OZA (ADVOCATE)

R. N. OZA & COMPANY

LEGAL CONSULTANTS & ADVOCATES
HIGH COURT

DIAL : 28991914
DIAL : 28991641

Mr. R.N. OZA

B. Com. (Hons) LL.B.

Mrs. C.R. OZA

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214/215, Lajpat Shopping Centre,
2nd Floor, S. V. Road, Borivli (W),
Mumbai - 400 092.
Email : r.n.oza.legal@hotmail.com

Ref. _____

Date _____

TITLE REPORT

To,

M/s. N. Rose Developers Pvt. Ltd.
Heaven Plaza, 1st floor,
Shanti Nagar Dongri,
S.V.road, Dahisar (East)
Mumbai - 400 068.

Sir/s,

As per instruction of M/s. N. Rose Developers Pvt. Ltd. Search Clerk Mr. D. K. Patil taken search for the property bearing S. No. 125, H. No.4, C.T.S. No.1625 (Part), S. No.125, H. No.6, C.T.S. No.1648 (Part) admeasuring 12088.45 sq.mtrs. S. No. 125, H.No.5B, C.T.S. No.1654(part), S. No.125, H. No.8, C.T.S. No. 1653 (Part), S.No.180, H.No.2, C.T.S. No. 1663B (Part), S.No.126, H. No.2, C.T.S. No.1657 (Part) admeasuring 25264.13 sq.mtrs. situate at Village Dahisar, Taluka Borivli, Mumbai Suburban District from 2011 to 2015 in the office of Sub-Registrar of Goregaon, Borivli and Magathane. We have found following documents:

1. By Deed of Cancellation dated 1/6/2010 made between M/s. Shradha Developers (Partner Narayan A. Shelar & Ors.) of One Part and M/s. Reliance Construction Co. (sole Prop. Mohammed Raiees Y Belim) as the owner of first part (1) Mohammed Raiees Y.Belim (2) Prakash Survey party of the second part (party of the first part and party of the second part collectively called as Reliance Group) of Other Part. Whereby the parties hereto cancelled development agreement dated 30/03/2007 registered under Sr. No.BDR/2456/2007 and this Deed of Cancellation is duly registered in the office of Sub-Registrar at Borivli-2 under Sr. No. BDR/5/706/2011 on 24/01/2011.
2. By Development Agreement dated 26/6/2010 made between M/s. Reliance Construction Co. (sole Prop. Mohammed Raiees Y Belim) as the owner of first part (1) Mohammed Raiees Y.Belim (2) Prakash Survey party of the second part (party of the first part and party of the second part collectively called as Reliance Group) as the Owners of the First Part and M/s. Shradha Developers (Partner Vajubhai Madhavbhai Vaghashia) as the Party of the

Second Part and M/s. N. Rose Developers Pvt. Ltd. (Director – Natverlal Shankarlal Purohit & Ors.) as the Developers of the Other Part. Whereby the Owners have granted development rights in respect of land bearing S. No. 125, H. No.4, C.T.S. No.1625(Part), S. No.125, H. No.6, C.T.S. No.1648(Part) admeasuring 12088.45 sq.mtrs. S. No.125, H.No.5B, C.T.S. No.1654(part), S. No.125, H. No.8, C.T.S. No. 1653(Part), S.No.180, H.No.2, C.T.S. No. 1663B (Part), S.No.126, H. No.2, C.T.S. No.1657(Part) admeasuring 26264.13 sq.mtrs. for Rs. 3,00,00,000/- and the said document is duly registered in the office of Sub-Registrar at Borivali-2 under Sr. No. BDR/5/736/2011 on 25/01/2011.

S.R.O. Goregaon & Borivali (Computerized Index) from 2011 to 2015 (10 years)

	2011	
<u>BDR/5</u>	<u>Undertaking</u>	<u>05.01.2011</u>
<u>262</u>		05.01.2011
2011		

M/s. Reliance Construction Co.

"of the One Part"

To

Slum Rehabilitation Authority

"of the Other Part"

Schedule: The property being land bearing C.T.S. No. 1625(part), 1648(part), 1653(part), 1654(part), 1657(Part), 1663B(part) situate at Village Dahisar, Taluka Borivli Mumbai Suburban District.

	2011	
<u>BDR/5</u>	<u>Undertaking</u>	<u>05.01.2011</u>
<u>264</u>		05.01.2011
2011		

M/s. Reliance Construction Co.

"of the One Part"

To

Slum Rehabilitation Authority

"of the Other Part"

Schedule: The property being land bearing C.T.S. No. 1625(part), 1648(part), 1653(part), 1654(part), 1657(Part), 1663B(part) situate at Village Dahisar, Taluka Borivli Mumbai Suburban District.

R. N. OZA & COMPANY

LEGAL CONSULTANTS & ADVOCATES
HIGH COURT

DIAL : 28991814
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BDR/5
285
2011

2011

Undertaking

05.01.2011
10.01.2011

M/s. Reliance Construction Co.

"of the One Part"

To

Slum Rehabilitation Authority

"of the Other Part"

Schedule: The property being land bearing C.T.S. No. 1625(part), 1648(part), 1653(part), 1654(part), 1657(Part), 1663B(part) situate at Village Dahisar, Taluka Borivli Mumbai Suburban District.

BDR/5
706
2011

2011

Cancellation Deed

01.05.2010
24.01.2011

M/s. Shraddha Developers
(Partner Narayan A. Shelar & Ors.)

"of the One Part"

To

M/s. Reliance Construction Co.
(Sole Prop. Mohammed Raees Y. Belim)

"of the Other Part"

Re : This Cancellation Deed is in respect of Development Agreement dated 30/3/2007 registered under No. BDR/5/2456/2007.

Schedule: The property being land with structure totally admeasuring 38312.67 sq.mtrs. bearing C.T.S. No. 1625(part), 1648(part), admeasuring 12088.45 sq.mtrs. and C.T.S. No. 1653(part), 1654(part), 1657(Part), 1663B(part) admeasuring 26224.22 sq.mtrs. situate at Village Dahisar, Taluka Borivli Mumbai Suburban District.

BDR/5
736
2011

2011
Development Agreement
Rs 3,00,00,000/-

26.08.2010
25.01.2011

(1)M/s. Reliance Construction Co.
(2)M/s. Shraddha Develoeprs
(Partner Narayan A. Shelar & Ors.)

"as the Owners"
"of the One Part"

To
M/s. N. Rose Developers Pvt. Ltd.

"as the Developers"
"of the Other Part"

Schedule: The property being land with structure bearing S. No. 125, H. No.4, C.T.S. No.1625 (Part), S. No.125, H. No.6, C.T.S. No.1648(Part) admeasuring 12088.45 sq.mtrs. S. No.125, H.No.5B, C.T.S. No.1654(part), S. No.125, H. No.8, C.T.S. No. 1653(Part), S.No.180, H.No.2, C.T.S. No. 1663B(Part), S.No.126, H. No.2, C.T.S. No.1657 (Part) admeasuring 26264.13 sq.mtrs. situate at Village Dahisar, Taluka Borivli, Mumbai Suburban District.

BDR/5
10448
2011

2011
Undertaking

14.12.2011
14.12.2011

M/s. N. Rose Developers Pvt. Ltd.

"of the One Part"

To
Slum Rehabilitation Authority (Bandra)

"of the Other Part"

Schedule: The property being land bearing C.T.S. No. 1625(part), 1648(part), 1653(part), 1654(part), 1657(Part), 1663B(part) situate at Village Dahisar, Taluka Borivli Mumbai Suburban District.

R. N. OZA & COMPANY

LEGAL CONSULTANTS & ADVOCATES
HIGH COURT

DIAL : 28861814
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Email : r.n.oza.legal@hotmail.com

Ref. _____

Date _____

BDR/5
10627
2011

2011
Undertaking

19.12.2011
19.12.2011

M/s. N. Rose Developers Pvt. Ltd.

"of the One Part"

To

Slum Rehabilitation Authority (Bandra)

"of the Other Part"

Schedule: The property being land bearing C.T.S. No. 1625(part), 1648(part),
1653(part), 1654(part), 1657(Part), 1663B(part) situate at Village
Dahisar, Taluka Borivli Mumbai Suburban District.

2012 } Nil
2013 } Nil

2014
Undertaking

20.08.2014
02.09.2014

BDR/5
6478
2014

M/s. N. Rose Developers Pvt. Ltd.

"of the One Part"

To

---Blank---

"of the Other Part"

Schedule: The property being land bearing C.T.S. No. 1625(part), 1648(part),
1653(part), 1654(part), 1657(part), 1663B(part) situate at Village
Dahisar, Taluka Borivli Mumbai Suburban District.

2015
Undertaking

19.03.2015
19.03.2015

BDR/5
1961
2015

M/s. N. Rose Developers Pvt. Ltd.

"of the One Part"

To

---Blank---

"of the Other Part"

Schedule: The property being land bearing C.T.S. No. 1625(part), 1648(part), 1653(part), 1654(part), 1657(part), 1663B(part) situate at Village Dahisar, Taluka Borivli Mumbai Suburban District.

Note : In Sub-Registrar Goregaon & Borivali (Computerized Index) for years 2011 to 2014 are not properly maintained.
S.R.O. Magathane (Computerized Index) from 2011 to 2015 (5 years)

2011 }

To } Nil

2014 }

2015 } Index Not Ready

Note : In Sub-Registrar Magathane (Computerized Index) for years 2011 to 2014 are not properly maintained

Note : In all Sub-Registrar Offices many Index-II books for computerized record i.e from 2011 onwards are in partly and some of them are in fully torn condition.

While perusing abovesaid documents it appears to us that except abovesaid registered documents no documents is referred to. While perusing the same it appears that title of M/s. N. Rose Developers Pvt. Ltd. in substance not affected.

Mumbai, Dated 15th day of September, 2015.

For M/s. R.N.OZA & CO. (ADVOCATES)


R.N.OZA (ADVOCATE)

Roll No.: Mah/857/1977

Enrolled on : 19.10.1977