

Harshad M. Deshpande

B. Com. LL.B.
Advocate High Court

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Chamber
Room No. 18, A.A.W.I.
Bar Room, High Court, Mumbai - 400 032.
Ph. : 2267 31 53 / 2269 28 80

Ref. No. :

Title Certificate ^{Date:}

TO WHOMSOEVER IT MAY CONCERN

ALL THAT piece of land along withstanding structure thereon containing the area of 263 square yards i.e. 219.90 square meters of thereabouts situate on and forming part of C.S. No. 311 Sub-Registration District of Bombay in Girgaon Division Register No.95 Within the Municipal D ward limits Building No.168/D at Thakurdawar Road Mumbai-400 002 together with building thereon consisting of a ground floor and one upper floor known as Kothari House said premises are assessed by the Municipality under D Ward. Within the registration Dist of Mumbai (Herein after referred to as the **Said Property**)

As per the request of M/s. Kushalraj Land Developers Pvt. Ltd a registered Company registered under the provisions of companies Act through its Directors having its office at: 275, J.S.S. Road, Mapla Mahal, Girgaon Mumbai-400 004, hereinafter called and referred to as "the Owner Developers, and for the issuance of the title certificate, I through the title investigating clerk have taken the search of the said property for the last 30 years In the office of the Sub Registrar of Assurances at Mumbai and I have publish a paper Notices in two news paper Navshakti (Marathi) and Free Press Journal (English) on 09/08/2013 for inviting objections if any so far as no objections have been received and on the basis of the documents which are made available to me I found the following.

WHEREAS:

One Mr.Moreshwar Hannamantrao was the owner of the plot of land bearing C.S. No.311 area of 263 square yards i.e. 219.90 square meters of thereabouts situate on and forming part of C.S. No. 311 Sub-Registration District of Bombay in Girgaon Division Thakurdwar Road Mumbai-2 together with structure standing thereon. He became the owner of said property by inheritance from Hannmantrao Raghoba. The said Moreshwar Hannamantrao Expired at Mumbai and as per his last will one Mr. Anantrao Vinayak Vijaykar

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who applied for the probate in the Hon'ble High Court at Bombay being the executor in respect of the last will of late Mr. Moreshwar Hannamantrao and as per the order passed by the Hon'ble High Court in Probate petition No.243 of 1978 the probate was granted in favour of Mr. Anantrao Vinayak Vijaykar vide order dt.18.07.1988. Accordingly Mr. Anantrao Vinayak Vijaykar became the absolute owner of the said property and his name has been duly recorded in property card as the owner of the said property. Accordingly Smt. Panibai Jugraji Kothari who by Regd. Deed of Conveyance No. 1535 of 1984 dt. 22.06.1984 had purchase the said property from one Mr. Anantrao Vinayak Vijaykar and her name has been duly entered in the property card as owner of the said property.

The said Smt. Panibai Jugraji Kothari died intestate at Mumbai on 30/11/1995 leaving behind her 1. Smt. Shakuntala Ghisulal Kothari 2. Mr. Manoj Jugraji Kothari 3. Mr. Prashant Ghisulal Kothari 4. Smt. Varsha Ghisulal Kothari (Nee Smt. Varsha Pankaj Solanki) 5. Mr. Ritesh Ghisulal Kothari and 6. Smt. Bhavika Ghisulal Kothari (Nee Smt. Bhavika Chandrakant Ranka) 7. Smt. Mohiniben Kushalrajaji Kothari 8. Mr. Hukamraj Kushalrajaji Kothari 9. Mr. Ravindra Kushalrajaji Kothari 10. Mr. Ashok Kushalrajaji Kothari 11. Mr. Narendra Kushalrajaji Kothari as her only heirs and legal representatives.

The two son of Smt. Panibai Jugraji Kothari i.e. Kushalraj Jugraji Kothari and Mr. Ghisulal Jugraji Kothari have expired intestate on 08/06/2003 and 23/04/2007 respectively.

The heirs and legal representatives of the deceased as mention above and the original owner i.e. No 1 to 10 as mention above have transferred and released their undivided share in respect of the said property by regd. Deed of release dt. 30/07/2009 bearing No. BOM-3/6353/2009 in favour of No. 11 abovenamed i.e. Mr. Narendra Kushalrajaji Kothari.

The said Mr. Narendra Kothari sold and transferred the said property to present Developer (i.e. M/s Kushalraj Land Developers Pvt. Ltd.) by a regd. deed of conveyance bearing No. Bom-2/6474/2010 dt. 05/08/2010. By virtue of the same the Owner Developer has now the absolute owner of the said property.

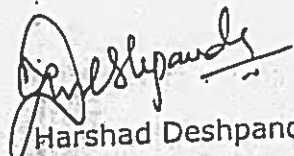
In view of the above M/s Kushalraj Land Developers Pvt. Ltd is absolute Owner and they are seized and possessed and otherwise well and sufficiently entitled to the said property.

And from what is stated hereinabove, the said M/s Kushalraj Land Developers Pvt. Ltd (the Owner Developer herein) absolute owner and they are seized and possessed and otherwise well and sufficiently entitled to the said property and in view of the same, I found that the title of M/s Kushalraj Land Developers Pvt. Ltd in respect of the said property more particularly described in the scheduled hereunder written in my opinion, is clear and marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece of land along withstanding structure thereon containing the area of 263 square yards i.e. 219.90 square meters of thereabouts situate on and forming part of C.S No. 311 Sub-Registration District of Bombay in Girgaon Division Register No.95 Within the Municipal D ward limits Building No.168/D at Thakurdawar Road Mumbai-400 002 together with building thereon consisting of a ground floor and one upper floor known as Kothari House said premises are assessed by the Municipality under D Ward. Within the registration Dist of Mumbai

Dated: 26th Day of August 2013


Harshad Deshpande
(Advocate)