

Kishore Thakordas & Co.
ADVOCATES & SOLICITORS

VATSAL K. MERCHANT
VIDYA V. MERCHANT
TEL. NO. : 2285 0438
2264 1739
TELEFAX: 2284 1826

2341, TAMARIND LANE, 1ST FLOOR,
RAJABAHADUR COMPOUND,
FORT, MUMBAI - 400 031.
E-MAIL : vatsal@kishorathakordas.com

Ref. No.

439/15

Date

Dated: 21st October, 2015

To,

M/s. Sumer Bulldcorp Pvt. Ltd.,
Commerce House,
140, Nagindas Master Road,
Fort, Mumbai-400 023

Dear Sirs,

Re: Property bearing City Survey Nos.
H/401, H/402, H/415 to H/438 of Village
Bandra admeasuring 21,774.10 Sq. Meters
known as Willingdon Catholic Colony at S.V.
Road, Santacruz (West), Mumbai.

**M/s. Sumer Bulldcorp Pvt. Ltd. (Formerly
M/s. Sumer Associates, a Partnership
Firm) ... Owners**

Pursuant to your instructions we have investigated your Title to the above captioned property more particularly described in the Schedule hereunder written (hereinafter referred to as 'the said property') by perusal of copies of title deeds, causing searches to be taken with the Office of the Sub-Registrar of Assurances at Mumbai and Bandra as well as the office of City Survey and Superintendent of Land Records, Mumbai and Bandra through our Search Clerk as also have caused Public Notices to be issued in newspapers viz. "Times of India" in English, "Janmabhoomi" in Gujarati and "Nav Shakti" in Marathi issue dated 29th July, 2015 inviting claims in respect of the undermentioned property.

1. We have also perused (i) the Certified Copy of the Indenture of Conveyance dated 7th December, 2009 duly registered with the Sub Registrar of Assurances at Bandra under Registration No. BDR/1/12307/2009 (in view of the original being deposited with Yes Bank who are the Mortgagees in respect of the undermentioned property), (ii) the Property Register Card Issued by the City Survey Office in respect of the undermentioned property, (iii) a Copy of the Certificate on Title dated 7th December, 2009 issued by M/s. Dhru Liladhar & Co., Advocates, Solicitors and Notary certifying title in respect of the under mentioned Property subject to what is stated therein as

well as (iv) your Declaration on Title dated 21st October, 2015. Perusal of the Deed of Conveyance dated 7th December, 2009 in your favour reflects the said sale and transfer of the undermentioned Property to you was subject to the claims of 69 Tenants, 5 Encroachers and 161 Allottees claiming entitlement to allotment of premises admeasuring 600 Sq. Ft each are also subject to the various proceedings initiated for bifurcation of the Bombay Catholic Co-operative Housing Society by some Tenant-members in occupation of premises in the property.

2. We place on record that pursuant to the Public Notices issued by us in the various Newspapers we have received claims from various persons claiming to be Tenants and in occupation of the cottages situated in the said Property as also claims from some persons claiming to have been allotted residential flats in the buildings proposed to be constructed by you in the said Property. The objections received from the Tenants and from Persons claiming allotment in respect of Flats in the proposed construction as well as from persons claiming to be Allottees of the Catholic Co-operative Housing Society are set out in the List Annexure-I hereto. (In two sets totaling-7 pages)

3. We also place on record that the searches taken in the office of the Sub Registrar of Assurances at Bombay and Bandra reflect a Deed of Mortgage dated 22nd April, 2013, registered on 4th May, 2013 as also a Supplemental Deed of Mortgage dated 21st May, 2014 made by you in respect of the undermentioned property in favour of 'Yes Bank' to secure a Term loan advanced to you. Your Declaration on Title reflects that the Mortgage is to secure a term loan of Rs.4,50,00,00,000/- (Rupees Four Hundred and Fifty Crores only) sanctioned to you by the said Bank.

4. Your Declaration on Title reflects that you have settled the claims of most of the Tenants in the Property save and except for 9 tenants reflected in Annexure-A to your Declaration on Title and that the bifurcation proceedings initiated against the proposed Society have been successfully contested and stand dismissed and disposed off. You have also disclosed that three Suits viz. one bearing Suit No.1/2010 filed by one B.Y. Chavan and Sagar Shopping Developers and two other Suits numbered as Suit No.144 of 2010 and No.145 of 2010 filed by some of the Tenants all challenging the

Conveyance in your favour as well as Resolution passed by the Bombay Catholic Co-operative Housing Society are pending before the High Court of Judicature at Bombay. Perusal of the records of the said Suits reflect that the interim reliefs granted in the said Suits have been vacated and the Order of vacating the same has been upheld by the Hon'ble Supreme Court of India and there is no injunction or restraining Order against you prohibiting you from dealing with the undermentioned property in any manner whatsoever. Your Declaration on Title also reflects that you have submitted the said Property for a Redevelopment Scheme under the provisions of D.C. Regulation No. 33(14) (D) and have obtained from the Slum Rehabilitation Authority which is the Planning Authority a letter of Intent dated 13th December, 2012 bearing No. SRA/220/LOI sanction of Building Plan and IOAs, dated 28th January, 2013 bearing Nos. SRA/DDTP/665 & 666/HW/PL/AP as well as Commencement Certificate dated 31st May, 2013 enabling development of the undermentioned property. Your Declaration on Title also reflects a list annexed as Annexure 'B' thereto setting out details of 56 Prospective Purchasers for whom tentatively premises have been reserved. You have represented that you have since issue of the Commencement Certificate demolished 20 out of the 25 cottages in the property and commenced construction after settling the claims of the majority of the Tenants and Occupants. A copy of your Declaration on Title is annexed as **Annexure-II** hereto.

5. Having considered the Certificate on Title issued by M/s. Dhru Lladhar & Co., Advocates, Solicitors & Notary, the objections received in response to the Public Notice issued by us in various newspapers as mentioned herein above, Copy of the Conveyance, the Search Reports, as well as your Declaration on Title, We, subject to what is stated herein above including the claims from the remaining of the monthly Tenants who have not surrendered their premises, the claims of Allottees including as disclosed in your Declaration on Title as well as the mortgage with Yes Bank, **are of the Opinion** that your Title to the above referred Property, more particularly set out in the Schedule hereunder written is otherwise clear, marketable and free of encumbrances and of reasonable doubts and you are entitled to develop the undermentioned property in accordance with the permissions and

✓

sanctions received and/or as may be received from time to time from the Planning Authorities.

THE SCHEDULE HEREINABOVE REFERRED TO:

ALL THAT piece or parcel of freehold land admeasuring in the aggregate 21,774.10 Sq. mtrs. or thereabouts bearing City Survey Nos. H/401, H/402, H/415 to H/438 alongwith structures standing thereon known as Willingdon Catholic Colony (Willingdon East) in Village Bandra, Mumbai Suburban District and in the Registration Sub-District of Bandra and bounded as under:

On or towards the West :	By S.V. Road;
On or towards the South :	By CTS No. H/439 of Saint Teresa's Convent;
On or towards the East :	By 2 nd Hasanabad;
On or towards the North :	By CTS Nos. H/375, H/394, H/412.

Dated this 21st day of October, 2015.

Annexure-I - List of Claims to the Public Notice.

Annexure -II, Declaration of Owners on Title.

Yours faithfully,
For Kishore Thakordas & Co.,


Partner

ANNEXURE-1

PUBLIC NOTICE-DIRECTION, RE: SANTA CRUZ PROPERTY

Sr. No.	Date of Letter	Advocate Name	Client's Name	Flat No.	Floor	Wing	Area in sq. ft.	Date of Alleged Letter of Allotment
1	05.08.2015	Mukesh Jain & Associates	Mr. Amit Jain, Mrs. Shobha Jain and Mrs. Rashmi Jain	1001	10	F	3745	
2	12.08.2015	S. L. Nagrani & Co.	Mrs. Pooja Dhasval Kothari	601	6	B	2128	
3	12.08.2015	S. L. Nagrani & Co.	M/s. Indus Video Pvt. Ltd.	502	8	C	2745	
4	12.08.2015	S. L. Nagrani & Co.	Mr. Rohit R. Mehta	501	5	B	2128	
5	06.08.2015	Deepak Kajedi	Mr. Ghansham Talwani	801	8	B	2128	11.04.2013
6	05.08.2015	Vinod K. Sharma	Mr. Farid Farid Sabarwalla	1001	10	B	3745	
7	05.08.2015	Vinod K. Sharma	Mr. Jasmeet Singh Chhabra & Mr. Ravindra Singh Chhabra	1004	10	C	2745	15.04.2013
8	05.08.2015	Vinod K. Sharma	Mr. Ajay Malhotra, HUF	1001	10	D	3745	
9	05.08.2015	Vinod K. Sharma	Mr. Gurusuryap Gandhi	901	9	D	3745	11.04.2013
10	05.08.2015	Vinod K. Sharma	Mr. Ajay Malhotra and Gurusuryap	802	8	B	2128	
11	08.08.2015	Deepak Rajani	Mr. Kishan Chawla & Mrs. Meeta Chawla	901	9	A	2128	4.4.2013
			Mr. Jeetendra Chawla & Mrs.	902	9	B	2128	4.4.2013

			Drishti Charvita					
			Mrs. Kamal D. Bulani & Mr. Devchand Bulani	702	7	B	2128	
			Mr. Giridhari B Bohra & Mrs. Abund S. Rohra	1003	10	A	3745	11.04.2013
			Mrs. Samira H. Asrani	902	9	A	7128	08.04.2013
			Mr. Chandrakant Mehta	702	7	A	2128	9.04.2013
12	10.08.2015	DSR Associates	M/s. Trully Infotech Pvt. Ltd.		9		2701	
13	10.08.2015	DSR Associates	Mr. Surendra Hegde		9		2701	
14	05.08.2015	Rajen Malhotra & Co.	Mr. Dalchand Gupta, Arun Gupta & Mrs. Vibha Gupta	1001	10	B	3745	04.04.2013
15	06.08.2015	Deepak Rajani	Mrs. Meher G. Lalwani & Mr. Chansham Lalwani	902	9	I	2128	04.04.2015
16	07.08.2015		Mr. Pravinchandra Mehta & Mrs. Kurnud Mehta	801	8	C	2751	09.04.2013
17	07.08.2015	A. R. Gupta & Associates	Mr. Vinod D. Modhe				2075	
18	06.08.2015		Mr. Shyamal Mahotra	801	8		3745	
19	10.08.2015	DSR Associates	Mr. Sanjeev Shegkar				3740	
20	05.08.2015	Mukesh Jain & Associates	Mr. Sanjeev Jain	601	6	E	2745	
21	05.08.2015	Mukesh Jain & Associates	Mr. Siddharth Sanjeev Jain	701	7	E	2745	

22	10.08.2015	Ajay R. Masane	Ms. Pura Ishwar & Anil Ishwar Keshavnagar	902	9	3	2128	11.04.2013
23	10.08.2015	Ajay R. Masane	M/s. Stable Everest Builders Pvt. Ltd.	801	8	D	2128	04.04.2013
				902	8	D	2128	04.04.2013
24	05.08.2015	Rajesh Malkand & Co.	Mrs. Meena Gupta, Ajay Gupta & Mrs. Anisha Gupta	1001	10	D	3745	04.04.2013
25	07.08.2015		Mr. Mohit R. Purswani & Mrs. Rita Purswani	902	9	C	2751	04.04.2013
26	07.08.2015		Mr.INDER Mohan Singh Bajaj	1002	10	C	2751	04.04.2015
27	07.08.2015		Mrs. Jasbir Kaur Bajaj	802	8	A	2128	15.04.2013
28	07.08.2015		Starlite Enterprises	701	7	B	2128	11.04.2013
29	07.08.2015		Rajiv B. Purswani HUF	801	8	A	2128	15.05.2013
30	07.08.2015	Harakhchand & Co.	Mr. Bhavesh M. Dharwad & Mrs. Kalpana B. Dharwad	701	7	D	2128	04.04.2015
31	05.08.2015	Mukesh Jain & Associates	Mr. Ravi Mehta & Parindu Mehta	702	7	C	2745	
32	05.08.2015	Mukesh Jain & Associates	Mrs. Poojara Jain	1101	11	D	3745	
34	10.08.2015	Ajay R. Masane	Mr. Mahesh Samant & Mrs. Rajni Samant	702	7	B	2128	11.04.2015
35	07.08.2015		Mrs. Asha Deswani & Mrs. Kanchan L. Deswani	901	9	C	2751	
36	06.08.2015	Uniscan & Co.	Naveen Mexico Engineering Co. Pvt. Ltd.		7		2745	
37	06.08.2015	Uniscan & Co.	Mr. Desmond Cresco	1101	11	E	3745	

38	05.08.2015	Unison & Co.	Mr. Harish Kulkarni	1301	13	E	2745	13.04.2013
39	06.08.2015	Unison & Co.	M/s. Sawadhl Finvest Advisory Services Pvt Ltd.	701	7	R	2430	20.03.2014
40	06.08.2015	Unison & Co.	Mr. Pradeep Sindh Kobli	702	7	R	2128	11.04.2013
41	06.08.2015	Unison & Co.	OMR Properties Pvt. Ltd.	701	7	F	2128	11.04.2013
42	06.08.2015	Unison & Co.	Mrs. Shalin Amin Lakshmi & Mr. Anil B. Lakshmi	802	8	B	2430	05.10.2014
43	06.08.2015	Unison & Co.	Mr. Sotish Kulkarni	1201	12	F	2745	13.04.2013
44	06.08.2015	Unison & Co.	Mr. Ayush Vaidya, Mr. Tejinder Singh and Mrs. Poonima Bhatia	702	7	B	3131	11.07.2014
45	06.08.2015	Unison & Co.	Mr. Shantichand R. Jhaveri	601	6	E	2128	05.06.2013
46	06.08.2015	Unison & Co.	M/s. Trans Tyres India Pvt. Ltd.	1101	11	E	2745	13.04.2013
47	06.08.2015	K. A. Suryanarayana Pvt. Ltd.	Westex Infotech Pvt. Ltd.				2701 + 146 sq.ft	
48	06.08.2015	Unison & Co.	Sprung Experts	901	9	E	3745	11.04.2013
49	02.09.2015	Shabbir Kapadia	Rajkumar Anand	601	6	F	2427.92	
50	02.09.2015	Shabbir Kapadia	Rajkumar Anand	602	6	F	2448	
51	02.09.2015	Shabbir Kapadia	Pooja Kothari	801	8	B		
52	09.08.2015	Chandru Punjabi	Challenging entitlement to allotment of 1000 sq. ft. shop					

Annexure - I (Contd.)

List of Allottees who have claimed
(area : 600 Sq. ft or 450 Sq. ft.)

Sr. No.	Date of Letter	Advocate Name	Client's Name	Syndicate Bank Bearing No.	Folio No.	Share Cert. No.	Disruptive Nos.	Remark
1	07.08.2015		(1) Mr. Roque A. Lobo (2) Eva Clara Lobo (3) Conal Joseph Lobo	28385	952	952	2540 to 2544	
2	14.08.2015	Mr. Peter D'Cruz	Mrs. Wilmar Naronha and Mr. Francis Naronha	50594030063386-7	393	3206	2789 to 2791, 2415 and 2416	Serial No. 50
3	14.08.2015	Mr. Peter D'Cruz	Mrs. Sampada V. D'Silva	SBE 140307	352	3722	2840 to 2842, 1942 & 1758	Serial No. 43
4	14.08.2015	Mr. Peter D'Cruz	Mrs. Chrystie Bracken	SBE 140546	65			Serial 6
5	6.08.2015		Mrs. Isabel Delfina Coutinho and Justin B. Coutinho	28751		3158	334 to 338	
6	08.08.2015		Mrs. Marien D'Cunha & Mr. Albert D'Cunha	50294050005820/4	625	3087	2721 to 2724 & 3636	Sr. No. 76
7	09.08.2015		Joseph N. Vaz	50294050003511/2	372	372	2117 to 2115	In bracket 10 shares and list Nos 2386 to 2390 (transferred 372 A) shown.
8	10.08.2015		Jennifer M. Vaz & Mrs. Ida Vaz		372-A	372-A	2386 to 2390	

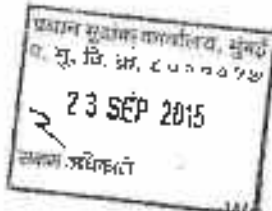
		CLAIMANT	CLAIMS FROM TENANTS PREMISES NO.	
53	04.09.2015	Lucy P'Silva (on behalf of Theressa Pereira)	25/F, Willingdon Colony, Santa Cruz, Mumbai	
54	06.08.2015	Nell Soares		
55	06.08.2015	Terence Pires	25/B (Shop), Willingdon Colony, Santa Cruz, Mumbai	
56	06.08.2015	Ms. Louise Girao		
57	06.08.2015	Ms. Piroza Pinter		
58	06.08.2015	The Bombay Catholic CHS	Occupying an office premises adn. 300 sq. ft.	
59	06.08.2015	Ashok H. Kapoor	Premises 7/A Willingdon Colony, Santa Cruz, Mumbai	
60	05.08.2015	Adv. Rajan Malkond on behalf of Azam Khan and Advocate Arvind Manghurekar also on behalf of Azam Khan		
61	07.08.2015	Verma D'Cruz	Seeking additional compensation for surrender of premises.	
62	02.08.2015	Murtel Derek Marshall	ALLOTTEES OF CATHOLIC COOPERATIVE HOUSING SOCIETY CLAIMING ENTITLEMENT TO ALLOTMENT OF PREMISES	
63	03.09.2015 & 04.09.2015	Adv. Ashok Dhaaduk on behalf of Nandket D'Souza		

Sr. No.	Date of Letter	Advocate Name	Client's Name	Syndicate Bank hearing Mo.	folio No.	Share Cert. No.	Distinctive Nos.	Remark
9	5.08.2015		(1) OLGA Nobre + Winston Nobre (2) Michael - Beatrice Saldanha (3) Jennifer Pinto Confort (4) Maria Leite Saquillo (5) Charlotte & Bernard Remedios					
10	04.08.2015		Rosemary Tremode & O/s.			745	277 to 279	Rs. 10, 80, 000/- paid for surrendered & balance pending.
11	04.08.2015		Mrs. Josephine D'Sa, Mrs. Genevieve Ribeiro (Second named holder & P. O. A. Holder)			563	3528	Rs. 03, 60, 000/- paid for surrendered & balance pending.
12	06.08.2015		Mr. Nobel Vaz and Mrs. Maria Vaz	50294050013724/3	438	2004	2045 to 2649	
13	05.08.2015		Mr. Agostinho De Perpetuo Socorro De Souza and Mrs. Marie Celline D'Souza	50294030060210/2	224	8234	3562, 1181, 1182, 1434, 1435	share certificate prior to nuclear



महाराष्ट्र MAHARASHTRA

2015



DECLARATION ON TITLE

We, **SUMER BUILDCORP PVT. LTD.** formerly **M/S. SUMER ASSOCIATES**, a partnership firm and since incorporated under the Part IX of Companies Act, 1956 having its registered office at 220, Commerce House, Nagindas Master Road, Fort, Mumbai-400023 do hereby solemnly state and declare as follows:-

- 1(a) By virtue of a registered Deed of Conveyance dated 7th December, 2009 duly registered with the Sub-Registrar of Assurances at Bandra under Sr. No. BDR-1/12307 of 2009 and made between the Bombay Catholic Co-operative Housing Society Ltd., therein referred to as 'the Vendors', Robin Home Developers Pvt. Ltd., therein referred to as 'the Confirming Party' and ourselves i.e. M/s. Sumer Associates, then a Partnership Firm, therein referred to as 'the Purchasers', the said Vendors therein with the confirmation of the Confirming Party did thereby sell,

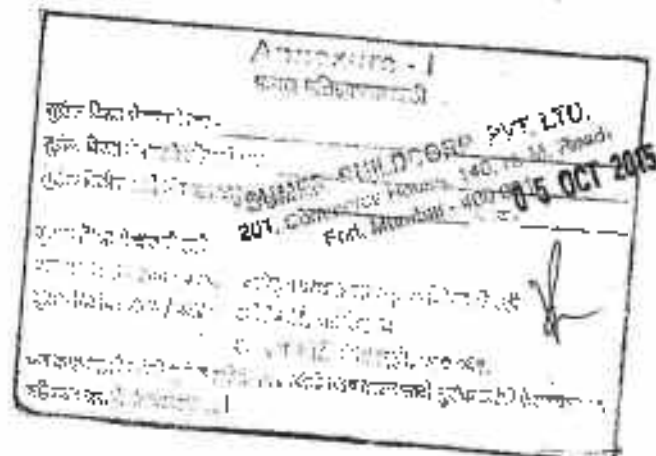
[Signature]

[Signature]

000848



05 OCT 2015



transfer and convey unto the Purchasers i.e. ourselves M/s. Sumer Associates all that piece or parcel of land lying, being and situate at S.V. Road, Santa Cruz (West), Mumbai, known as Willingdon Catholic Colony, containing by admeasurements 21774.10 sq. meters or thereabouts and bearing Cadastral Survey No. H/401, H/402, H/415 to H/438 of Village Bandra, Mumbai Suburban District for the consideration therein stipulated and which property is more particularly described in the Schedule thereunder written and corresponds to the **SCHEDULE** hereunder written and hereinafter referred to as 'the said property';



- (b) The said M/s. Sumer Associates being a partnership firm has been converted to a Company under Part IX of the Companies Act, 1956 on 18th December, 2012 and stood duly Incorporated as M/S. SUMER BUILDCON PVT. LTD. Subsequent thereto pursuant to a General Body Resolution the name of the Company has been changed to M/S. SUMER BUILDCORP PVT. LTD. being the Owners and the Fresh Certificate of Incorporation consequent upon Change of Name has been issued by the Registrar of Companies, Maharashtra on 01st January, 2014. The records of the Registrar of Companies has been duly updated to reflect the change in name.
- (c) In the premises, We, **M/S. SUMER BUILDCORP PVT. LTD.**, being the Deponents herein are seized and possessed of and/or well and sufficiently entitled to the said Property more particularly described in the Schedule hereunder written.
- 2(a) We say and declare that the said property described in the Schedule hereunder written was in use and occupation of 69 Tenant/occupants as listed in Annexure-A, as also subject to the claims of 161 Allottee-members as listed in Annexure-B and five encroachers as listed in Annexure-C to the said above referred Deed of Conveyance dated 7th December, 2009.
- (b) We further say and submit that the said property was also subject to legal proceedings pertaining to bifurcation of the Vendor-Society which was pending before the Deputy Registrar of Cooperative Societies and before the Ministry for Co-operation at Mantralaya besides various proceedings initiated by the Vendor-Society against the Tenant/occupants, unauthorized occupants of premises in various Cottages situated in the said property.

✓



- (c) We state that subsequent to our acquiring the said property we have settled claims of the various Tenant/occupants in the property and have received vacant possession from the Tenant/occupants save and except those setout in Annexure-A hereto who are the only occupants yet in possession of premises in the property and also occupy the same either as our Tenants or as trespassers.
- (d) We say that subsequent to our having acquired the said property the bifurcation proceedings, in respect of the Vendor-Society pending before various Authorities, have also been heard and dismissed and disposed off and all issues pertaining to the bifurcation of the Vendor-Society or any claim/s arising on account of the said bifurcation application in respect of the Vendor-Society stand resolved with the proceedings having culminated with a dismissal of the Bifurcation Application as well as of the appeals and/or revisions therefrom.
- (e) We say since our purchasing/acquiring the said property some of the Tenant/occupants had filed two suits in Bombay High Court bearing Suit No.144 of 2010 and No.145 of 2010 wherein a Resolution of the Vendor-Society i.e. Bombay Catholic Cooperative Housing Society Ltd. resolving to sell the property as also the Conveyance in our favour was also challenged. We further say and declare that one B.Y. Chahan and Sagar Shopping Developers had also filed Suit No.1 of 2010 challenging the Conveyance in our favour and had made a claim of entitlement to the development rights in respect of the property in the event of bifurcation of the Society taking place. We say that in the said suit interim reliefs granted have been vacated. The suits have effectively become infructuous on account of the issue of bifurcation of the Society having been closed as well as most of the Tenant-

Plaintiff in the Suits No.144 and 145 have settled with us and surrendered their premises.



- (f) We say that the Bombay Catholic Colony Co-operative Housing Society Ltd. being our predecessors had also initiated eviction suits against various tenants in the property which were decreed in favour of the said Society and appeals therefrom by the Tenants dismissed. However some of the Tenants have filed Civil Revision Application against the Order of dismissal of Appeals. Save and except the said litigation by High Court Suits No.1 of 2010, 144 of 2010 and 145 of 2010 as well as certain Civil Revision Applications preferred by about 7 Tenants no other litigation to our knowledge subsists or in any manner affects our title to the said property described in the Schedule hereunder written. By an Order dated 9th August, 2012 a conditional stay to the execution of the Decrees against the said Tenants was granted, however the Petitioners-Tenants in the said C.R.A's have not deposited the moneys which was a condition for stay of the execution of the Decrees and as such presently no stay of execution of the Decrees is operative.
- (g) We say and submit that subsequent to our acquiring the said property we have caused the Property Register Card in respect of the property to be mutated in our favour i.e. in the name of M/s. Sumer Associates as previously known and we are now in the process of having the said Property Register Card again mutated to reflect the holders as M/s. Sumer Bulldcorp Pvt. Ltd. In view of conversion of the Firm of M/s. Sumer Associates into M/s. Sumer Bulldcorp Pvt. Ltd.
- (h) We say that by virtue of an Indentures of Mortgage dated 22nd April, 2013 read with Supplemental Deed of Mortgage dated 21st May, 2014 we have created a mortgage of the undermentioned property in favour of Yes Bank in respect

✓

of a Term Loan of Rupees Four Hundred and Fifty Crores sanctioned in our favour.



- (1) We further say and declare that since our acquiring the said property we have also put in a proposal for re-development of the said property under the provisions of DCR - 33(14)(D) of Development Control Regulations, 1991 and in terms of our proposal we have received Letter of Intent (LOI) dated 13th December, 2012 bearing No. SRA/DDTP/220/HW/PL/LOI, by the Slum Rehabilitation Authority which is the Planning authority. We have since been granted IGDs dated 28th January, 2013 bearing Nos. SRA/DDTP/665/HW/PL/AP and SRA/DDTP/666/HW /PL/AP, sanctioning the building Plans as also have been issued Commencement Certificate on 31st May, 2013 enabling us to commence construction in the said property in terms of the sanctions granted. We have since demolished 20 cottages in the property and commenced construction activities in the said property.

3. We say and declare that there exists no arrangement with the Municipal Authority or any other body or person whereby full beneficial enjoyment of the said Property is restricted terminated extinguished or curtailed or whereby any sum of money had become charged or payable out of the said Property.
4. We say and declare that save as otherwise set out there is no judgment, Government debt, annuity lispens mortgage writ of execution or any charge encumbrance bequest trust or any deed or document affecting my title to the said Property.
5. We say and declare that to our knowledge we have not been served with any notice under Maharashtra Regional Town Planning Act, the Urban Land (Ceiling and Regulation) Act, the Epidemic Diseases Act or under any other statutory enactment or from any public body for requisition or for any work to be done with reference to the above property.

A handwritten signature in dark ink, appearing to be a stylized 'S' or 'Sh'.



6. We say and declare that there is no right of way or other easement or restrictive repugnant or burdensome covenant of any kind whatsoever or rights or servitudes affecting the said Property.
7. We say and declare that there is no restraining Order or injunction passed by any Civil Court or any other judicial proceedings whereby we are restrained from dealing with or disposing off the said Property.
8. We say and declare that there is no debt and or liability in respect of the said Property and in respect of the income and profits thereof due to and in favour of the Government or the Municipal Authorities and all the charges of public nature income tax, super tax and other revenue imposts in respect of the said Property have been duly discharged upto date. There is no proceedings pending for the recovery of income tax, super tax, capital gains tax due from us. There is no attachment under the income tax or any other act levied upon the said Property have not been prohibited under any Law or Statute from transferring the said Property. The said Property or any part thereof is not otherwise attached by or in possession or custody of any receiver sheriff judicial or Revenue Court or any other Courts or any officer thereof.
9. We say and declare that no portion of the said Property is occupied for religious or charitable purpose save and except a Cross in a portion of the property.
10. We say and declare that there is no material defect in our title to the said Property. To our knowledge there is no covenant or condition adversely affecting our right, privilege and interest so far as the quiet and peaceful possession of the said Property is concerned.

[Signature]

[Signature]



We say and declare that save as otherwise set out herein we have not created any mortgage, charge, lien or any other encumbrance whatsoever and howsoever in respect of the said Property described in the Schedule hereunder written and the same is not subject to any attachment or any restrictive order issued by any Court or Authority.

12. We say and declare that save as declared we have not entered into any Agreement or arrangement orally or written in respect of the Conveyance and/or transfer of the said Property described in the Schedule hereunder written. We say that we have however tentatively reserved some flats in the proposed construction in the property and have also executed Allotment/Reservation Letters in respect of some persons, however the said Allotment/Reservation Letters have not culminated into Agreements for sale as all the terms to be arrived at for sale have not been agreed upon. The List of persons claiming entitlement to premises under Allotment / Reservation Letters is as set out in Annexure-"B" hereto.
13. We say and declare that we have not created any adverse right interest in respect of the said Property described in the Schedule hereunder written, whereby we would be prevented from granting development rights and/or selling or alienating the said Property.
14. We say and declare that there are no proceedings instituted or pending against us in respect of the said Property before any Court or any Authority and the said Property is not lispensens. We say and declare that no notice from any Court, Municipal Corporation or any other Public body or Authority or any notice under any law including the Land Acquisition Act, Town Planning Act, the Municipal Corporation Act, the Urban Land (Ceiling and Regulation) Act, or any other statute has been received or served upon us in respect of the said Property or any part thereof, which would prevent us from selling, transferring

granting development rights and conveying the said Property described in the Schedule hereunder written.

15. We say and declare that there is no Injunction or any other Order from any Court, Collector, Revenue Authority, Municipal Corporation for any taxes, or dues in respect of the said Property described in the Schedule hereunder written on account whereof, we would be disentitled to or restrained from granting development rights and/or transferring conveying and assigning the said Property described in the Schedule hereunder written.

16. We are making this Declaration with a view to enable our Advocates and Solicitors to prepare and issue their Report on Title to the undermentioned property.



THE SCHEDULE HEREINABOVE WRITTEN
(Description of Property)

ALL THAT piece or parcel of freehold land admeasuring in the aggregate 21,774.10 sq. mtrs. or thereabouts bearing City Survey Nos. H/401, H/402, H/415 to H/438 alongwith structures standing thereon known as Willingdon Catholic Colony (Willingdon East) in Village Bandra, Mumbai Suburban District and in the Registration Sub-District of Bandra and is bounded as under:

On or towards West	: By S.V. Road;
On or towards South	: By CTS No. H/439 of Saint Teresa's Convent;
On or towards East	: By 2 nd Hasanabad;
On or towards North	: By CTS Nos. H/375, H/394, H/412.

SOLEMNLY DECLARED at Mumbai
aforesaid this 21st day of Oct, 2015
by the withinnamed -

M/S. SUMER BUILDCORP PVT. LTD.

By the hands of its Directors

Kunal Shri. KUNAL GOSWAMI

2. Shri. _____

3. Shri. _____

Pursuant to Board of Directors Resolution

dated 21st October 2015

In the presence of

1. _____

2. _____

Before me,
BEFORE ME

21 OCT 2015

Identified by me,

Shaila V. Pathak

SHAILA V. PATHAK

Advocate & Notary

8/9, Gundecha Chambers,

N. M. Rd., Fort, Mumbai - 400 023.

Notary Reg. No. 25309

Notary Reg. No. 111/15



Annexure 'A'

18

Sr. No.	Name	Bungalow	Area (in Sq. Ft)
1	Mrs. Yvonne Bickers	1/A	982.50
2	Mrs. Joan Rodricks	1/D	982.50
3	Ms. Margaret Almeida	2/A	538.00
4	Louis Crasto	15/B	1038.75
5	Mr. Rudolf Soares	30/A-2	436.00
6	A. M. E. Dias	25/B	596.50
7	Mr. Celyto D'penha	25/E	596.00
8	Ms. Maria A. Chalde	25/G	596.50
9	Firoza Printer	25/H	596.50

12



Answer 'B'

100

SN	NAME	BOOK	DATE	FLAT NO	Building	Config	AREA
1	KISHAN B CHAVLA & PARS MEETA CHAWLA	U4-List 1	04/04/2013	901 Bldg A	3 BHK		2128
2	CHANDRAKANT MEHTA	U4-List 1	09/04/2013	702 Bldg A	3 BHK		2128
3	GIRIDHARI B ROHRA & ACHUT SAMRAJ ROHRA	U4-List 1	11/04/2013	1101 Bldg A	5 BHK		3745
4	RAJIV PURSWANI MUF	U4-List 2	16/05/2013	801 Bldg A	3 BHK		2122
5	SHOBH KAJUR BAJAJ & INDER MOCHAN SINGH BAJAJ	U4-List 1	16/05/2013	802 Bldg A	3 BHK		2128
6	DEVANAND BULANI/KOMAL DEVI ANI	U4-List 1	11/04/2013	602 Bldg D	3 BHK		2128
7	PUJA SHIVAR & AARTY KHWARA KESURBAN	U4-List 1	03/03/2014	702 Bldg B	3 BHK		2128
8	STAR LITE ENTERPRISES	U4-List 1	11/04/2013	902 Bldg B	3 BHK		2128
9	ASHOK LALWANI & GHANSHAM LALWANI	U4-List 1	11/04/2013	701 Bldg B	3 BHK		2128
10	PRAVINCHANDRA M MEHTA & KUM UD MEHTA	U4-List 1	09/04/2013	801 Bldg C	4 BHK		2751
11	STABLE EVERSHINE BUILDERS P LTD	U4-List 1	04/04/2013	801 Bldg D	3 BHK		2128
12	STABLE EVERSHINE BUILDERS P LTD	U4-List 1	04/04/2013	802 Bldg D	3 BHK		2128
13	MANOHAR ROCHIRAM SAWLANI & RAJMI SAWLANI	U4-List 1	11/04/2013	702 Bldg D	3 BHK		2128
14	SHYAMMAL B ROHRA & MIR NARAYAN D BOHRA	U4-List 1	11/04/2013	901 Bldg D	3 BHK		2128
15	PINAKIN R ENGINEER	U4-List 1	04/04/2013	601 Bldg D	3 BHK		2128

36288



1	SAMITA HAROMMAL ASIRANI	U4-List 2	09/04/2013	902 Bldg A	3 BHK		2128
2	MANMATA HARSUDHAR MAHAWANA	U4-List 2	11/04/2013	701 Bldg A	3 BHK		2128
3	DALCHAND GUPTA AMIT GUPTA VIBHA GUPTA	U4-List 2	05/04/2013	1001 Bldg B	5 BHK		3745
4	JEETENDRA KISHAN CHAWLA	U4-List 2	04/04/2013	901 Bldg B	3 BHK		2128
5	MOHINI R PURSWANI & RITA RAJIV PURSWANI	U4-List 2	04/04/2013	1002 Bldg C	4 BHK		2751
6	INDERMOHAN SINGH P BAJAJ	U4-List 2	09/04/2013	901 Bldg C	4 BHK		2751
7	ASHA DASVANI & KANCHAN LAL DASVANI	U4-List 2	04/04/2013	701 Bldg D	3 BHK		2128
8	BHAVESH B DHAROD & MRS KALPANA DHAROD	U4-List 2	04/04/2013	1001 Bldg D	5 BHK		3745
9	MEHAR G LALWANI & GHANSHAM LALWANI	U4-List 2	04/04/2013	902 Bldg D	3 BHK		2128
10	MEHAR G LALWANI & GHANSHAM LALWANI	U4-List 2	04/04/2013	902 Bldg D	3 BHK		2128
11	SHANTICHAND SHAVERI	U4-List 2	04/04/2013	902 Bldg D	3 BHK		2128

28517

SN	NAME	BROK	DATE	FLAT NO	Building	Confgt	AREA		
1	FARIDA SABUWALA	TK	11/04/2013	1001 B	5BHK	5BHK	3745		
2	RAJY MALHOTRA HUF	TK		1001 D	5BHK	5BHK	3745		
3	GURUPRATAP SINGH GANDHI & SURAT RAODKING	TK	11/04/2013	901 D	5BHK	5BHK	3745		
4	SHYAMAL RAJ MALHOTRA	TK		801 E	5BHK	5BHK	3745		
5	DEMOND ORESTO	TK	11/04/2013	1101 F	5BHK	5BHK	3745		
6	SARANG EXPORTS	TK			5BHK	5BHK	3745		
7	POONAM JAIN	TK	2013	1101 D	5BHK	5BHK	3745		
8	ANANT & RASHMI JAIN	TK	2013	1001 E	5BHK	5BHK	3745		
9	JASMEET SINGH CHHABRA - RAVINDRA CHHABRA	TK	2013	1004 C	4BHK	4BHK	2745		
10	SANJEET JAIN	TK	2013	601 E	4BHK	4BHK	2745		
11	SOHAN SANEET JAIN	TK	2013	701 C	4BHK	4BHK	2745		
12	PARINDOO MEHTA & BANSI	TK	2013	702 C	4BHK	4BHK	2745		
13	HARISH HAMDEV (Indus Vedco)	TK	2013	802 C	4BHK	4BHK	2745		
14	HARISH KAKAD	TK	2013	1301 E	4BHK	4BHK	2745		
15	SATISH KAKAD	TK	2013	1201 E	4BHK	4BHK	2745		
16	TRANS TYRES (INDIA) PVT LTD	TK	2013	1101 E	4BHK	4BHK	2745		
17	HATISH BAO, PEINDEK S NBN PROMILA SHUKLA	TK			4BHK	4BHK	2745		
18	OMR PROPERTIES-TOGESH VILAYILMAN GANERIWALA	TK	11/04/2013	701 C	3BHK	3BHK	2128		
19	PRADEEP KOJIL-REERA	TK	11/04/2013	702 E	3BHK	3BHK	2128		
20	ROHIT MEHTA	TK	11/04/2013	501 B	3BHK	3BHK	2128		
21	POOJA KOTHARI	TK	2013	801 B	3BHK	3BHK	2128		
22	ALAY & GURUPRATAP	TK	2013	802 B	3BHK	3BHK	2128		
23	SAMRIDDHI INVEST ADVISORY SER P	TK			3BHK	3BHK	2128		
24	MR AMIN LAKHANI	TK			3BHK	3BHK	2128		
	TOTAL						14896		
							69561		



[illegible]

=====

DATED THIS 21 DAY OF OCTOBER, 2015

=====

Re: Willingdon Catholic Colony,
 containing by admeasurements
 21774.10 sq. meters or
 thereabouts and bearing Cadastral
 Survey No. H/401, H/402, H/415
 to H/438 of Village Bandra,
 Mumbai Suburban District.



DECLARATION ON TITLE
OF
M/S. SUMER BUILD CORP. PVT. LTD.