

SAYYED ABBAS RIZVI

B.A., LL.M.

ADVOCATE HIGH COURT
202 2nd Floor, Mariyam Apartmet, Sharifa Road,
Amrut Nagar, Mumbra, Thane-400612.
Mob-9167902017, E-mail-vcsabbas@gmail.com

TITLE CERTIFICATE

To,

M/s. Unirock Developers
Dudhwala House,
292, Bellasis Road,
Mumbai Central,
Mumbai – 400 008.

Sub : Property bearing Survey No.84, Hissa No.7 and CTS Nos.1648,,
1648/1 to 1648/4 admeasuring about 1070.80 sq. meter as
per property card situate, lying and being at Village Versova,
Andheri (MSD).

Dear Sir,

I have investigated the title of the above property and have to report as under:

1. One Mr. Jacinto alias Jessi Gracias, was an owner of the property Survey No. 84, Hissa No.7, C.T.S. No. 1648, 1648/1 to 1648/4 admeasuring about 1070.80 sq.mtrs. at Village Marol, Taluka Andheri, Mumbai Suburban District, hereinafter referred to as “the said property”.
2. The said Jacinto alias Jessi Gracias died intestate as Bachelor on or about 10th July 1939, leaving him surviving his sister Smt. Doomu Gracias (since deceased) and his Nephews Mr. Anthony Fernandes (since deceased) being the children of his pre deceased sister Catherine Fernandes who died on or about 23rd February 1935 as his only legal heirs and legal representative according to Indian Succession Act, by which the said deceased was governed at the time of his death.



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3. The said Francis Fernandes died intestate as a Bachelor on or about 16th March 1938, leaving behind him surviving his brother, the said Anthoney Fernandes (since deceased) as his only legal heirs and representative, according to the Indian Succession Act, by which the said deceased was governed at the time of his death.
4. The said Anthony Fernandes died intestate on or about 16th October 1952, leaving him surviving his widow Mrs. Concencio Fernandes and his children MR. Thomas Fernandes , Mr. Frances Fernandes , Mrs. Monica Fernandes (since deceased) Mrs. Marry Fernandes , Mrs. Agnes Dmello nee Miss Agnes Fernandes Mrs. Jane Miranda nee Miss Jane Fernandes, Mrs. Flory Rodrigues nee Miss Flory Fernandes as his only legal heirs representative according to the Indian Succession Act,by which the said deceased was governed at the time of his death.
5. The said Mrs. Doomu Gracias D mello died intestate on or about 2nd December 1939 leaving her surviving daughter Mrs. Rosibai Cypriam Fernandes (since deceased) as her only legal heirs and representative according to the Indian Succession Act,by which the said deceased was governed at the time of his death.
6. By a Registered Deed of Release dated 2nd May 1962 executed by (1) Mrs. Concencio Fernandes (2) Mr. Thomas Fernandes, (3) Mr. Francis Fernandes , (4) Mrs. Monica Fernandes (since deceased) (5) Mrs. Marry Fernandes , (6) Mrs. Agnes Dmello nee Miss Agnes Fernandes (7) Mrs. Jane Miranda nee Miss Jane Fernandes, (8) Mrs. Flory Rodrigues nee Miss Flory Fernandes as Releasors for the consideration as mentioned in the said Deed of Release retained half the share in the said property viz. Survey No. 84, Hissa No. 7, and release unto and in favour of the said Miss Rosibai Cypriam Fernandes the other half share in the said property viz Survey No. 84, Hissa No.7 and

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by mutation Entry No. 1512 the said share as determined by the Deed of Release were recorded in the Record of Right.

7. The Names of the said Mrs. Rosibai Cypriam Fernandes (since deceased) the said Mrs. Concencio Anthony Fernandes (since deceased) Mr. Thomas Fernanes, Mr. Fancis Fernandes, Mrs. Monica Fernandes, Mrs. Marry Fernandes, Mrs. Agnes Dmello nee Mrs. Agnes Fernandes, Mrs. Jane Miranda nee Mrs. Jane Fernandes, Mrs. Flory Rodrigues nee Miss Flory Fernandes are recorded in 7/12 extract.
8. The said Mrs. Rosibai Cypriam Fernandes died intestate on or about 26th February 1971, leaving her surviving Son, German Fernandes and her daughter Mrs. Sylvia Borthwick as her only legal heirs and representative according to Indian Succession Act by which the said deceased was governed.
9. The said Monica Fernandes died on or about 16th January 1984 leaving her surviving husband Mr. Joseph Fernandes her Son Christopher Fernandes, Mr. Peter Fernandes and her daughter Mrs. Antionetee Gracias and Miss. Joanna Fernandes as her only legal heirs and representative according to Indian Succession Act by which the said deceased was governed.
10. All the aforesaid owners having undivided ownership share, title and interest in the said property, are hereinafter collectively referred, to as the said previous owners.
11. Under a Deed of Conveyance dated 19th November 1992, Registered in an office of Sub Registration of Assurances at Bandra under its Serial No.1118/92, the said owners have sold, transferred and conveyed the property to (1) Mr. Vinod Shantilal Adani, (2) Mr. Vasant Shantilal Adani, (3) Mr. Rajesh Shantilal Adani.

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12. Under a Deed of Conveyance dated 10th August 2005, (1) Mr. Vinod Shantilal Adani, (2) Mr. Vasant Shantilal Adani, (3) Mr. Rajesh Shantilal Adani have sold, transferred and Conveyed the said property to M/s. Unirock Developers. The said Conveyance is duly registered under No. 8614/2005 on 23rd August 2005.
13. The extract of the Property Registered Card/Ruled Card reflects the names of M/s. Unirock Developers as the owners and/or holders of the said property.
14. The above property is declared as SLUM within the provisions of Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act. 1971.
15. Subject to the rights of the parties, under the aforesaid documents, title of the above property seems to be clear and marketable.

Dated this 14th day of July, 2017



Advocate