



April 18, 2019

**TITLE CERTIFICATE**

Re: **Title Certificate in respect of plot of land bearing Survey No.109, Hissa No.1, corresponding to old CTS No.465 and CTS No.465 (1 to 30), New CTS No.465A, 465A/1 to 20 and 465B admeasuring 2632.40 sq. mts at Village Bhandup, Taluka Kurla, in Registration District of Bombay Suburban and Sub-District of Bombay City at LBS Road, and Khot Road, Bhandup, Mumbai 400 078.**

**THIS IS TO CERTIFY** that I have investigated the title of M/s. Tolaram & Co., in respect of the property described herein above for past 30 years, and perused the copies of the title deeds such as Agreement dated 29<sup>th</sup> September, 1986, Power of Attorney executed on 8<sup>th</sup> of November 1994 and the property Card in respect of the said property issued as on 2014 and have considered the title certificate issued earlier by Mr. Yunus H. Menon, Advocate on 8<sup>th</sup> of November, 1986 and I have to state as follows:

1. The piece and parcel of land referred hereinabove is held by one Mr. Prithviraj Khurana for self and as karta of Prithviraj Khurana (HUF) on behalf of his wife Mrs. Kailash Khurana, two sons Mr. Sachin Khurana and Ashim Khurana as Owners thereof in equal ownership rights.
2. The said Prithviraj Khurana for self and as Karta of Prithviraj Khurana (HUF) agreed to sell the said piece of land referred hereinabove by way of Articles of Agreement dated 29<sup>th</sup> September 1986 to M/s Tolaram & Co.



**SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece and parcel of land bearing Survey No.109, Hissa No.1, Corresponding to old CTS No.465 and CTS No.465 (1 to 30) and New CTS No. 465A, 465/1 to 20 and 465B admeasuring 2632.40 sq. mts. Together with the structures standing thereon which was assessed under Municipal Ward No.S-3196 (58D), S-3197 (58G), S-3199 (1), (58F), S-3198 (58G), S-3200 (58F) and S-3199 (3) (58F-B) and bearing the boundaries as follows:

On or towards NORTH: Khot Road.

On or towards SOUTH: CTS No.466.

On or towards WEST: CTS No.464.

On or towards EAST: LBS Road.

Dated this 18<sup>th</sup> April 2019.

Advocate, High Court, Bombay.

**Jaywardhan V. Kale**

B.A., L.L.B. (Hons.)

Advocate High Court Mumbai

D/414, Ramchandra Apt; Tisgaon,  
Kalyan (E) 421 306.