

SATISH MISHRA & CO.

Advocates, High Court

Resi.: Room No.3, S. P. Mishra House, New Mogra Hotel,
Old Nagardas Road, Opp. Apollo Estate,
Mogra Pada, Andheri (E), Mumbai - 400 069.

(All correspondence at Resi. Address only)

Office : 4-A Vijay Kunj, Gr. Floor, Near Sarvodaya Hotel,
Jn. of Subway & Old Nagardas Road,
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Email : adv_su_mishra@yahoo.com

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TITLE CERTIFICATE

This is to certify that I have investigated the title of **M/s. UNIQUE REAL ESTATE DEVELOPERS**, a partnership firm registered under Indian Partnership Act, 1932 having its registered office address at A-501, Gladdiola, Old Hanuman Road, Vile Parle (East), Mumbai – 400 057 of the property more particularly described in the schedule hereunder and have verified the sanction accorded by the Charity Commissioner on 6th September, 2011 and original deed of conveyance dated 5th May, 2012 duly registered under no. BDR2-03855-2012 on 8th May, 2012 with sub-registrar of assurance Borivali-1, Mumbai executed between **SHRI 1008 JAGADGURU SRIMAD P. B. SRINIVASACHARYA SWAMIJI** and 12 others the only trustees of **SHRI VENKATESH DEVASTHAN TRUST** and **M/s. UNIQUE REAL ESTATE DEVELOPERS** and also verified the relevant documents in respect of the said property.

I have noted that vide entry no. 341 dated 21st August, 2012 the name of **M/s. UNIQUE REAL ESTATE DEVELOPERS** is entered on CTS card No. 554, 554/1 to 22 and vide entry no. 450 dated 5th February, 2014 the name of **M/s. UNIQUE REAL ESTATE DEVELOPERS** is entered on CTS card No. 560 of village Pahadi to the extent of 14544.50 (Fourteen Thousand Five Hundred Forty Four Point Fifty Only) sq.mtrs.

I have also verified (a) the search dated 2nd August, 2010 taken by Shrinivas A. Chipkar (property investigator) in the offices of the Sub-Registrar of assurances at Mumbai and Bandra for the year 1971 to 2010 (b) the search dated 13th September, 2011 taken by Shrinivas A. Chipkar (Property Investigator) in the offices of Sub-registrar of assurance at Mumbai & Bandra, Borivali & Goregaon for the year 2010 to 2011 and (c) the search dated 17th December, 2014 taken by Shrinivas A. Chipkar (Property Investigator) in the offices of Sub-Registrar at Mumbai & Bandra, Borivali & Goregaon for the year 2011 to 2014 with respect to the property more particularly described in the schedule hereunder.

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I have also verified the area correction order issued by Collector, MSD dated 26th August, 2014 by which area of CTS No. 560 is revised to 3652.60 sq.mtrs. from 3444.60 sq.mtrs.

I have also verified amalgamation and sub division order issued by Collector, MSD dated 20th October, 2014 by which CTS Nos. 554, 554/1 to 22 and 560 has been amalgamated and separate CTS cards has been issued, details of which are as follows:

Sr.No.	CTS No.	Holder Name	Area (in sq.mtrs.)
1.	554 A	Unique Real Estate Developers	3960.60
2.	554 B	Unique Real Estate Developers – D.P.Road	2316.10
3.	554 C	Unique Real Estate Developers	2919.60
4.	554 D	Unique Real Estate Developers – R.G.	5556.20

In my opinion, the title of **M/s. UNIQUE REAL ESTATE DEVELOPERS**, a partnership firm registered under Indian Partnership Act, 1932 having its address at A-501, Gladdiola, Old Hanuman Road, Vile Parle (East), Mumbai – 400 057 with respect to the property more particularly described in the schedule hereunder is clear and marketable.

The Schedule of the Property

All that plots of land bearing CTS Nos. 554A, 554B, 554C and 554D in all admeasuring 14752.50 square meters or thereabouts (as per P. R. Cards) situate, lying and being at Village Pahadi, Goregaon (East), City Survey Office Goregaon, Mumbai Suburban District.

Date : 19-12-2014

Place : Mumbai

Satish Mishra
(ADVOCATE)