

R. S. VASAVADA
ADVOCATE

101, Ganesh Chambers,
P. O. Hinduja Marg, Khar (W),
Mumbai - 400 052.
Tele.: 2646 0730 / 2648 1164

Ref. No. _____

To,

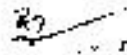
M/S. KEYSHINE ENTERPRISES,

7 Rajkailash, Plot No. 5-B, V.P. Road,
Andheri (W), Mumbai 400 058

TITLE CERTIFICATE

Re: ALL THAT piece and parcel of land bearing Final Plot No. 565 of TPS II Bandra corresponding CTS No. F/340 with Tenure 'C', 'F' Ward of City Survey Bandra Taluka Andheri MSD admeasuring 505 sq. yards equivalent to 422.24 sq.mts. (admeasuring 628 sq. yards equivalent to 525.1 sq.mts. as per the Property Register Card) ("said plot") along with the building known as "Ashish" comprising of ground and three upper floors and 2 car Garages standing thereon ("said building") situate, lying and being at Final Plot No. 565, 32nd Road, National College Road, Bandra (West), Mumbai 400 050 within the Registration District and Sub District of Mumbai Suburban and Andheri (Bandra) ("the said Plot" and "the said Building" are hereinafter collectively referred to as "the said Property").

1. I am issuing this Title Certificate under your instructions.
2. You have engaged the services of Ashish S. Zaveri to take the search of the captioned property and the said Ashish S. Zaveri by his report dated 23rd March, 2017 submitted his report in respect of the captioned property. The said search clerk Ashish S. Zaveri has taken the search at Mumbai, Bandra and Andheri 1 to 8, Sub Registrar Offices from 1957 to 2017 i.e. 61 years. The said search clerk has also


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collected the Property Register Card of CTS No. F/340 admeasuring 525.1 sq. mtrs. I have relied on the search report furnished by him.

3. The Property Register Card in respect of the said property originally stood in the name of Durning Monica Gonsalves as per record of rights in the year 1948. Durning Monica Gonsalves died and pursuant to the application dated 4th January, 1957, the City Survey Officer mutated the name of Mrs. Pauline Catherine D'silva as the heir and legal representative vide entry dated 11th January, 1957. Mrs. Pauline Catherine D'silva died and pursuant to the application dated 4th January, 1957, the City Survey Officer mutated the names of (i) Mrs. Felisesa Aguias D'Souza and (ii) Mrs. Ketty D'Souza as joint holders as the heirs and legal representatives vide entry dated 17th January, 1957. Pursuant to the execution and registration of the Conveyance Deed by Mrs. Felisesa Aguias and (ii) Mrs. Ketty D'Souza, the City Survey Officer mutated the name of Shevaram Ghanshamdas Tuliani as the holder vide entry dated 16th May, 1957. Pursuant to the execution and registration of the Conveyance by Shewaram Ghanshamdas Tuliani, the City Survey Officer mutated the name of Shamsundar Ghanshamdas Tuliani as the holder of 1/4th share vide entry dated 23rd December, 1961. Pursuant to the purchase of one half share from Shevaram Ghanshamdas Tuliani, the City Survey Officer mutated the name of Motilbai Ghanshamdas Tuliani as the holder of one half share vide entry dated 24th March, 1965. Pursuant to the execution and registration of the Gift Deed by Motilbai Ghanshamdas Tuliani, the City Survey Officer mutated the names of (i) Shewaram Ghanshamdas Tuliani and (ii) Ishwar Ghanshamdas Tuliani as the holders vide entry dated 7th September, 1973. Pursuant to the execution and registration of the Indenture of Transfer by Shyamsunder Ghanshamdas Tuliani, the City Survey Officer

[Signature]

mutated the name of Asha Ghanshamdas Tuliani as the holder of 1/4th share vide entry dated 11th January, 1984. The Property Register Card is yet to be mutated and the names of the present owners are to be brought on record in the P. R. Card and the names of the presents owners will be required to be mutated in the records of the City Survey.

4. I have caused the public notices dated 10th April, 2015 inserted in the news papers inviting claims, if any, in respect of the said property in (1) The Free Press Journal and (2) Navshakti, both Mumbai editions. In response to Public Notice given by me, I have not received any claims.

5. You have not instructed me to carry out fresh search or give fresh Public Notices.

6. For the purpose of this certificate, I have perused the following documents (originals and/or copies as stated below, and have relied upon the contents being true and correct):-

- (i) Probate of the Will dated 30th October, 1941 made and executed by Mrs. Pauline Catherine D'Silva, from the Court of District Delegate and Sub-Judge Andheri on 9th March, 1945.
- (ii) Purchasers requisitions on Vendors title dated December, raised by Advocate Tikamadas Basarmal
- (iii) Indenture made at Bombay on 23rd March, 1957 duly registered under Serial No. BND-481 of 1957 with the Sub-Registrar, Bandra on 23rd March, 1957 between the said (i) Mrs. Katty D'Souza and (ii) Mrs. Felicia Augiar, therein referred to as "the Vendors" of

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the First Part and Shewaram Ghanshamdas Tuliani, therein referred to as 'the Purchaser' of the Third Part joining one Mr. Pascoal Gigoot, therein referred to as 'the Confirming Party' of the Second Part.

- (iv) Indenture made at Bombay on 26th July, 1961 duly registered under Serial No.1637/1961 with the Sub-Registrar of Assurances at Bandra on 29th July, 1961 between the said Shewaram Ghanshamdas Tuliani, therein referred to as 'the Owner' of the One Part and Shyamsunder Ghanshamdas Tuliani, therein referred to as 'the Purchaser' of the Other Part.
- (v) Indenture made at Bombay on 2nd March, 1962 duly registered under Serial No. BND/695 of 1962 with the Sub-Registrar, Bandra on 13th March, 1962 between the said Shewaram Ghanshamdas Tuliani, therein referred to as "the Vendor" of the One Part and his mother, Mrs. Motilbai Ghanshyamdas Tuliani, therein referred to as "the Purchaser" of the Other Part.
- (vi) Indenture made at Bombay on 26th April, 1973 presented at the Office of the Joint Sub Registrar IV, Bombay (Bandra) on 26th April, 1973 and the duplicate of the document registered under Serial No. 199 of 1973 with the Joint Sub Registrar IV, Bombay (Bandra) on 26th April, 1973 between the said Mrs. Motilbai Ghanshyamdas Tuliani, therein referred to as "the Donor" of the One Part and her sons viz. Shewaram Ghanshyamdas Tuliani and Ishwar Ghanshyamdas Tuliani, therein referred to as 'the Donees' of the Other Part.



- (vii) Completion Certificate bearing no. GB/6715/A dated 26/09/1963.
- (viii) Indenture made at Bombay on 15th December, 1973 duly registered under Serial No.1576/1973 with the Joint Sub Registrar IV, Bombay (Bandra) on 7th February, 1979 between Shyamsunder Ghanshyamdas Tuliani, therein referred to as "the Transferor" of the First Part and Ms. Asha Ghanshyamdas Tuliani, therein referred to as "the Transferee" of the Second Part, joining Mrs. Motilbai Ghanshyamdas Tuliani therein called "the Confirming Party" of the Third Part.
- (ix) Will dated 8th January, 1994 made and executed by Ishwardas Ghanshamdas Tuliani.
- (x) Declaration dated 10th July, 1999 duly notarized executed by Mrs. Kamala B. Panjabi (nee Tuliani)
- (xi) Declaration dated 10th July, 1999 duly notarized executed by Murli G. Tuliani
- (xii) Declaration dated 10th July, 1999 duly notarized executed by Jamnadas (alias Gul) G. Tuliani
- (xiii) Declaration dated 10th July, 1999 duly notarized executed by (i) Shewaram G. Tuliani and (ii) Ms. Asha G. Tuliani
- (xiv) CTS Plan of captioned property
- (xv) Plaint and written statement in respect of suit being R.A.E. Suit (Stamp) No. 1090 of 2007 filed by Shewaram Ghanshyamdas Tuliani and three others as the Plaintiffs against Aruna P.

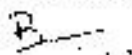
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Ganatra and two others as the Defendants in the Court of Small Causes at Mumbai (Bandra Branch).

- (xvii) Affidavit dated 9th August, 2007 duly notarized made and executed by (i) Shewaram Ghanshyamdas Tuliani, (ii) Shyamsunder Ghanshyamdas Tuliani, (iii) Ms. Asha Ghanshyamdas Tuliani, (iv) Mrs. Kamla Bhagwan Das Tuliani, (v) Jamnadas alias Gul Ghanshyamdas Tuliani and (vi) Murli Ghanshyamdas Tuliani.
- (xviii) Deed of Gift made at Mumbai on 14th August, 2007 duly registered under Serial No.BDR-1/7488 of 2007 with Sub Registrar Andheri No.1 MSD (Bandra) on 16th August, 2007 between the said Rewachand Ghanshyamdas Tuliani therein referred to as "the Donor" of the One Part and Murli Ghanshyamdas Tuliani therein referred to as "the Donee" of the Other Part.
- (xix) Deed of Gift dated 6th August, 2009 registered with the Sub-Registrar Andheri No.1 under Serial No.BDR-1/7808/2009 on 6th August, 2009 between the said Shewaram Ghanshyamdas Tuliani, therein referred to as "the Donor" of the One Part and Rajesh Shewaram Tuliani therein referred to as "the Donee" of the Other Part.
- (xix) Public Notices dated 10th April, 2015 inserted in the news papers inviting claims, if any, in respect of the said property in (1) The Free Press Journal and (2) Navshakti, both Mumbai editions
- (xx) Power of Attorney dated 8th September, 2015 duly authenticated before Chandan Singh Rawat Attache (Consular) Embassy of India

Washington DC on 8th September, 2015 executed by Rajesh Kumar Tuliani nee Rajesh Shewa Tuliani appointing Murli G. Tuliani as the constituted attorney.

- (xxi) Form 'B' under Indian Partnership Act, 1932, being statement specifying alterations in the firm name or in the nature of business of a firm or in the location of the principal place of business of the firm dated 25th August, 2016
- (xxii) Form 'E' under Indian Partnership Act, 1932, being Notice of Change of Constitution or Dissolution of Firm dated 25th August, 2016.
- (xxiii) Property Register Card dated 18/01/2017
- (xxiv) Form 'E' under Indian Partnership Act, 1932, being Notice of Change of Constitution or Dissolution of Firm dated 28th February, 2017.
- (xxv) Search report dated 23rd March, 2017 from search clerk Ashish S. Zaveri.
- (xxvi) Agreement For Development made at Mumbai on 28th March, 2017 duly registered under Serial No. BDR-1/5010 of 2017 with Sub Registrar Andheri No. 1 MSD (Bandra) on 9th May, 2017 between (i) Rajesh Kumar Tuliani also known as Rajesh Shewa Tuliani, (ii) Shyamsunder G. Tuliani, (iii) Ms. Asha G. Tuliani and (iv) Murli G. Tuliani therein called "the Owners" of the First Part and M/s. Keyshine Enterprises, a partnership firm therein called "the Developers of the Third Part joining ii) Mrs. Kamla Bhagwandas Panjabi and (ii) Jamnadas Atras Gul Ghanshyamdas



Tuliani therein called "the Confirming Parties" of the Second Part.

- (xxvii) Irrevocable General Power of Attorney dated 9th May, 2017 duly registered under Serial No. BDR-1/5011 of 2017 with Sub Registrar Andheri No. 1 MSD (Bandra) on 9th May, 2017 executed by (i) Rajesh Kumar Tuliani also known as Rajesh Shewa Tuliani, (ii) Shyamsunder G. Tuliani, (iii) Ms. Asha G. Tuliani and (iv) Murti G. Tuliani appointing, nominating and constituting (i) Samir Wadhvani, (ii) Kailash Wadhvani, (iii) Mrs. Bindu Wadhvani, (iv) Ms. Sandhya Parekh, (v) Virendra Patel and (vi) Mrs. Archana Soni as the constituted attorneys.
- (xxviii) Declaration Cum Indemnity Bond dated 8th August, 2017 duly notarized by Nalini V. Shah, Advocate and Notary vide Notary Registration No. 2077 dated 8/8/2017 executed by (i) Rajesh Shewaram Tuliani, (ii) Shyamsunder Ghanshyamdas Tuliani, (iii) Ms. Asha Ghanshyamdas Tuliani, (iv) Murti Ghanshyamdas Tuliani, (v) Mrs. Kamla Bhagwandas Panjabi and (vi) Jarnadas Alias Gul Ghanshyamdas Tuliani.
- (xxix) Declaration Cum Indemnity Bond dated 8th August, 2017 duly notarized by Kirti K. Nagda, Advocates and Notary Public, Government of India vide Notary Registration No. 325 of 2017 dated 8/8/2017 executed by M/s. Keyshine Enterprises.

7. On perusal of the search report and documents furnished to me it is observed that: -

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- (i) Durning Monica Gonsalves was absolutely seized and possessed of the said plot in the year 1948.
- (ii) The said Durning Monica Gonsalves Intestate died on or about 20th November, 1932 left surviving her married daughter Pauline Catherine D'Silva as her surviving only heir her married daughter Pauline Catherine D'Silva as her only heir and next of kin according to Indian Succession Act, 1925 as evidenced by answer to the Purchasers requisitions on Vendors title dated December, 1956 raised by Advocate Tikamadas Basarmal and the City Survey Officer transferred the Property Register Card in respect of the said plot in the name of Mrs. Pauline Catherine D'Silva as the heir and daughter of Durning Monica Gonsalves on 11th January, 1957.
- (iii) The Municipal Corporation of Greater Mumbai prepared town planning schemes under the Bombay Town Planning Act, 1915 and the town planning scheme in respect of Bandra -III was finalized on 15th December, 1940 which came into force with effect from 7th November, 1941. The Assistance Eng. (Town Planning) of Brihanmumbai Mahanagarpalika has issued Form 'B', being Town Planning Scheme Bandra No. III (Final) Redistribution and Valuation Statement wherein the area of the said plot bearing F.P. No. 565 is mentioned as 505 sq. yards.
- (iv) Mrs. Pauline Catherine D'Silva wife of Joseph Ignatious Martine D'silva during her lifetime made her last Will and Testament dated 30th October, 1941 thereby devising and bequeathing the said Plot to Mr. Pascoal Gligool and appointed (i) Mrs. Katty

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D'Souza and (ii) Mrs. Felicia Augiar as the executrices of her said Will. On the death of the said Mrs. Pauline Catherine D'Silva, the said (i) Mrs. Katty D'Souza and (ii) Mrs. Felicia Augiar obtained a Probate of the said Will dated 30th October, 1941 from the Court of District Delegate and Sub-Judge Andheri on 9th March, 1945.

- (v) By an Indenture made at Bombay on 23rd March, 1957 duly registered under Serial No. BND-481 of 1957 with the Sub-Registrar, Bandra on 23rd March, 1957 between the said (i) Mrs. Katty D'Souza and (ii) Mrs. Felicia Augiar, therein referred to as "the Vendors" of the First Part and Shewaram Ghanshamdas Tuliani, therein referred to as 'the Purchaser' of the Third Part joining one Mr. Pascoal Gigool, therein referred to as 'the Confirming Party' of the Second Part, the said (i) Mrs. Katty D'Souza and (ii) Mrs. Felicia Augiar granted, sold, assigned, released, conveyed and assured and the said Mr. Pascoal Gigool confirmed, conveyed, assigned and assured unto the said Shewaram Ghanshamdas Tuliani the said plot at or for the price and upon the terms, conditions and covenants therein mentioned.
- (vi) By an Indenture made at Bombay on 26th July, 1961 duly registered under Serial No. 1637/1961 with the Sub-Registrar of Assurances at Bandra on 29th July, 1961 between the said Shewaram Ghanshamdas Tuliani, therein referred to as 'the Owner' of the One Part and Shyamsunder Ghanshamdas Tuliani, therein referred to as 'the Purchaser' of the Other Part, the former sold, transferred and conveyed his one half (1/2)
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