

R. B. Khanolkar

B. Com., L.L., B.
ADVOCATE HIGH COURT

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(Correspondence at Residential address only).

Date: 16/07/2014

TITLE CERTIFICATE

Ref:- Sub Plot No. 21 of final plot No. 625 TPS III, bearing

Survey Nos. 120 (part) 149 (part) 123 (part) and 122 (part) CTS

No. 511/1, 770 to 772 of village Eksar Taluka Borivali Mumbai

Suburban District admeasuring 800 sq.mt.

To whomsoever it may concern.

1. The above land was sold and transferred by original owners Shri. Ajay Nandlal Doshi and 10 others carrying on business as L. K. Builders to M/s. Paras builders a partnership firm, by deed of conveyance dated 15/07/1974. The said deed of conveyance was duly registered at serial No. 249/75 on 15/07/1974. By agreement for sale dated 23/12/1976, the said M/s Paras Builders agreed to sale & transfer the said land to Jaywant Mahadev Raut chief promoter of M/s. Ankur palace co-op. Housing Society Ltd., (then proposed)
2. Thereafter (a) Pitamabardas Doshi (b) Vasantlal P. Vora (c) Tilokchand D. Shah (d) Jagdish V. shah all partners of M/s. Paras Builders by deed of conveyance dated 08/05/1977 conveyed and transferred the said plot in favour of M/s Ankur palace CHS Ltd., a Co-operative Housing Society duly registered under the provision of M.C. S Act 1960 under Reg. No. BOM /HSG / 5161 of 1977 having its building & registered office at 21/625 Kastur park Shimpoli Road Borivali (W) Mumbai 400092. (Hereinafter called society) to the said deed of conveyance the said Jaywant Mahadev Raut chief promoter of proposed society is confirming party. The said deed of conveyance has been duly registered the duly registered with sub-registrar of Assurance at Mumbai under No. BOM /5/ 891/01/15 1978 on 10/05/1978 and index II of the said land was issued in favour society on 08/05/1978.

3. The said society took loan from municipal Corporation of Greater Mumbai and the said plot was mortgage with said Municipal corporation of greater Mumbai by deed of Mortgage dated 10/05/1978 which was duly registered on 10/05/1978 under No. 907/2/29 of 1978
4. Thereafter the said society repaid the entire loan together with interest and by deed of reconveyance, dated 31/07/2013 registered on 05/09/2013 under No. B-4983 2013 said plot was redeemed from mortgage
5. Now the said society M/s ANKUR PALACE CHS LTD is full and absolute owner of the said sub Plot, more particularly described in schedule written hereunder free of encumbrance and the title of the society to the said sub plot is legal & marketable

SCHEDULE

On or towards North - recreation ground

On or towards South - Shimpoli Road

On or towards East - Plot No. 14 of the said Plot No. 625

On or towards West - Plot No. 20 of the said Plot No. 625

Yours Truly,

R B Khanolkar
(R. B. Khanolkar)

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ADVOCATE
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Reg No 1212 of
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