

VIJAYKUMAR & CO.

ADVOCATES, HIGH COURT
& NOTARY (GOVT. OF INDIA)

Mr. H. G. VIJAYKUMAR
B.Sc LL.B. (SPL), D.I. E.M.

849

TITLE CERTIFICATE

To Whomsoever It May Concern

Re : All that piece or parcel of Land situate, lying and being at Village Malad South, Taluka Borivali, Bearing CTS Nos.568, 568/1 to 15 area admeasuring 1133. 20 Sq. Mtrs (after road cutting an area admeasuring 832.90 Sq Mtrs) with four buildings A, B, C, and D known as Jalan Niwas standing thereon in the Registration District and Sub District of Mumbai City and Mumbai Suburban (hereinafter referred to as the said Property).

1. I carefully studied following documents with a view to investigate title of all that piece or parcel of Land situate, lying and being at Village Malad South, Taluka Borivali, Bearing CTS Nos.568, 568/1 to 15 area admeasuring 1133. 20 sq.Mtrs Registration District and Sub District of Mumbai City and Mumbai Suburban with four buildings A, B, C, and D known as Jalan Niwas standing thereon (hereinafter referred to as the said Property) at the instance of M/s. Karmvir Intelligent Housing Private Limited.

- a. Property Card of the said property
- b. Indenture of Conveyance dated 31st December 1983 executed between Murlidhar Kishanlal Jalan & Others on one hand and Bhuralal Pannalal Jain (HUF) & Shankerlal Pannalal Jain (HUF) partners of M/s.Soni & Sons on the other hand registered at the sub registrar's office under registration No.S-13/84 dated 2nd January 1984.
- c. Development Agreement dated 27th day of October 2010 between M/s.Soni & sons on one hand and M/s. Karmvir

CERTIFIED TRUE COPY

Kandivli Office : Krishna Palace, Gr. Floor, Near Sai Dham, Western Express Highway, Kandivli (E), Mumbai - 400 101.
Phone : 6699 9000 (100 Lines) • E-mail : admin@vijaykumarassociates.com

Fort Office : 7/10, Bolawala Bldg., Gr. Flr., Room No. 11, Hornimon Circle, Fort, Mumbai - 400 023.
Phone : 6635 6381, 6635 6382, 6524 9071

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Registers of firms. It also appears that in settlement of accounts of the said Soni & Soni firm, Mr. Shankar P. Jain (HUF) have received their share of profit against the said HUF releasing all their rights, title and interest in respect of the said bigger property in favour of Bhural P. Jain (HUF). A declaration dated 17th May 1995 also appears to have been made by other members of Shankar P. Jain (HUF). Pursuant to the said dissolution and settlement of accounts, the said bigger property came to be transferred in the name of Bhural P. Jain (HUF) in the property card. Even after dissolution of the firm as aforesaid Bhuralal Pannalal Jain (HUF) appears to have been permitted to retain the name as Soni & Sons as a proprietary concern.

- e. A small portion of land admeasuring about 66 Sq. Mtrs. from and out of CTS No. 568 was sold by the said Bhural P. Jain (HUF) to Shanti Associates, a partnership firm comprising of Girish M. Jain and Shankarlal V. Jain with the result the said Bhural P. Jain (HUF) remained owners of said property.
- f. Vide Development Agreement dated 27th day of October 2010 made and executed between Soni & Sons a proprietary concern of the said Bhuralal Pannalal Jain (HUF) on one hand and Karmvir Intelligent Housing Private Limited on the other hand, which is duly registered at the Sub Registers office Baramulla under registration no.BDR/5/01154/2011 on 08.02.2011, the said Soni & Sons a proprietary concern of the said Bhuralal Pannalal Jain (HUF) granted and conferred upon Karmvir Intelligent Housing Private Limited all right to develop the said property under the terms and conditions set out therein.
- g. The Property Card in respect of the said property also stands in the name of the said M/s.Soni & Sons and the name of Bhural Pannalal Jain (HUF) also appears on the property card. The Assessment Bills in respect of the said property are also issued in the name of the said M/s.Soni & Sons and the said Firm is paying the same.

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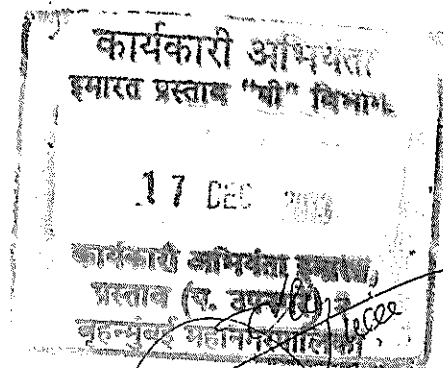
3. I caused the search of the said property in the offices of i) Registrar Mumbai from 1972 to 2001 ii) Sub-Registrar Bandra from 1972 to 2001 iii) Sub-Registrar Borivali from 2005 to 2011 and iv) Sub-Registrar Goregaon from 2002 to 2011 from my search clerk Amit More a report whereof is enclosed herewith. On perusal of the report I did not find any infirmity and/or encumbrance in/on/over the said property.
4. In the circumstances, in my view Karmvir Intelligent Housing Private Limited has clear and marketable title in/on/over the said property i.e. the property more particularly described in Schedule herein under written and Karmvir Intelligent Housing Private Limited is entitled to develop the said property as per the terms and conditions prescribed in the aforesaid Development
27/10/2010.

THE SCHEDULE HEREINABOVE REFERRED TO:

All that piece or parcel of Land situate, lying and being at Village Malad South, Taluka, Borivali, bearing CTS Nos. 568, 568/1 to 15 area admeasuring 1133.20 Sq.Mtrs in the Registration District and Sub District of Mumbai City and Mumbai Suburban with four buildings A, B, C, and D known as Jalan Niwas standing thereon.

Mumbai

Dated 28/12/11



H. G. VIJAYKUMAR

Advocate High Court

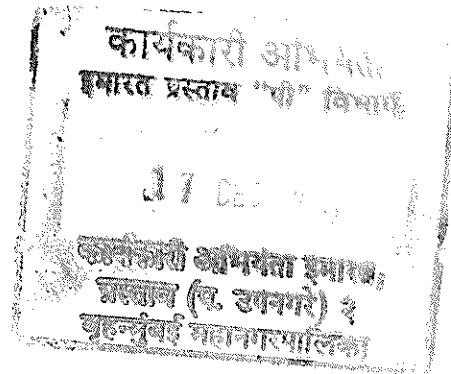
Encl. a.a.

DATED THIS 20TH DAY OF DECEMBER, 2011

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SEARCH REPORT

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Date : 20-12-2011

To,
M/s. Karmvir Intelligent Housing Pvt. Ltd.,
1097, Regus, Level 1, Trade Centre,
Bandra-Kurla Complex,
Mumbai - 400 051.

Subject:- Investigation/Search Report

Re:- All that pieces and parcels of land admeasuring 1431 sq. yards (i.e. 1200 sq. mtrs.), bearing C.T.S. Nos. 568 and 568/1 to 568/15, Survey No. 375 Hissa No. 1, of Village Malad, Taluka Borivali in the registration District and Sub-District of Mumbai City and Mumbai Suburban. (hereinafter referred to as the said Property).

Dear Sir,

As per your instructions, we have taken the search of the above-mentioned property at Bandra, Goregaon, Borivali and Mumbai for 40 years (from the year 1972 to 2011), Sub-Registrar's offices.

Following is the details of Search taken at Bandra, Goregaon, Borivali and Mumbai Sub-Registrar's offices from the year 1972 to 2011 (40 years).

I. AT BANDRA SUB-REGISTRAR OFFICE:

<u>Year</u>	<u>Remark/Doc. Entries</u>
1972 to 1973	Pages torn
1974	Nil, some pages torn
1975	Nil
1976	Nil, some pages torn
1977 to 1981	Pages torn
1982	Nil, Some pages torn
1983 to 1984	Pages torn
1985 to 1990	Nil, some pages torn
1991 to 1994	Nil
1995 to 2002	Nil, Some pages torn

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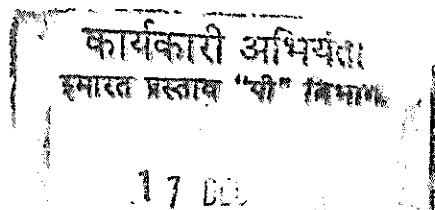
2003	Nil
2004	Nil
2005	Nil
2006 to 2010	Nil
2011	Not ready

Note:- The Manual records for the year 2006 to 2008 (BDR Series records) and 2009 are not yet tied up, not available for search, and some records are found in torn conditions, hence this search report is based upon the Index -II available.

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II. COMPUTERISED RECORDS AT GOREGAON: (Borivali 1, 4 & 6 offices)

<u>Year</u>	<u>Doc. Entries/Other Remark</u>
2002	Nil
2003	Nil
2004 to 2005	Doc. Entries
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil



Note: The Computerised Index No. II Records of Borivali 1, 4 & 6 offices is available for search only till the September/2011 and the further records are not yet binding, not available for search. Some records are found in torn conditions.

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2004:

1) Nature Of Document : Lease Deed, for 999 yrs.

Schedule : Land, admeasuring area 66 sq. mtrs., bearing C.T.S. No. 568 of Village Malad. (S.D. Rs. 66,000/-)

1) Shri Ghanshyam Kishanlal Jalan, 2) Murlidhar Kishanlal Jalan,
3) Nandkishore Kishanlal Jalan and Tejpal Juggilal Poddar
To
1) Shri Girish Multanmalji Jain and 2) Shankarlal Vadhichand Jain

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Execution Date : 12/07/2004
 Indexed on Date : 12/07/2004
 Document Sr. No. : BDR-2/6102/2004
 Stamp Duty : Rs. 33,000/-
 Registration Fees : Rs. 6,600/-

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2005:

1) Nature Of Document : Conveyance Deed,
 M. V. Rs.- 1,50,000/-; A. V. Rs. 6,07,500/-

Schedule : Land, admeasuring area 66 sq. mtrs., (alongwith 10 fts. Well), bearing C.T.S. No. 568 of Village Malad.

M/s. Soni & sons through its Proprietor Bhuralal Pannalal Jain,
 as a Karta And HUF

To

1) Shri Shanti Associates through its partner Shri Girish
 Multanmalji Jain through C.A. Dinesh Girish, 2) Shankarlal
 Vadhichand Jain

Execution Date : 02/03/2005
 Indexed on Date : 02/03/2005
 Document Sr. No. : BDR-2/1111/2005
 Stamp Duty : Rs. 30,380/-
 Registration Fees : Rs. 6,100/-

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कार्यकारी अभियंता
 इमारत प्रस्ताव "पी" विभाग

17 Dec

2) Nature Of Document : Declaration,

Schedule : Land, admeasuring area 66 sq. mtrs., (alongwith 10 fts. Well), bearing C.T.S. No. 568 of Village Malad.

Shri Girish Multanmalji Jain through C.A. Dinesh Girish, 2)
 Shankarlal Vardhichand Jain

Execution Date : 03/03/2005
 Indexed on Date : 03/03/2005
 Document Sr. No. : BDR-2/1146/2005

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III. COMPUTERISED RECORDS AT BORIVALI:
(Borivali - 2, 3, 5 & 7 Offies)

<u>Year</u>	<u>Doc. Entries/Other Remark</u>
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Doc. Entries

Note: The Computerized Index No. II Records of Borivali - 2, 3 & 5 offices is available only till the month September/2011 for search. and some records are found in loose pages and torn conditions. Further records are not yet tied up, not available for search.

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2011:

1) Nature Of Document : Development Agreement,
M. V. Rs.- 3,97,77,000/-; A. V. Rs. 0/-

Schedule : Land, total admeasuring area 1133.20 sq. mtrs. and the area after road cutting is admeasuring 832.90 sq. mtrs., Jalan Niwas, A, B, C & D, Jakariad Road, Malad (West), Mumbai 400 064, bearing C.T.S. No. 568, 568/1 to 15 of Village Malad. (ADJ No. ADJ/B/358/2011 dtd. 04/02/2011)

Shri Bhuralal Jain, as the Proprietor of M/s. Soni & sons and as a Karta of Bhuralal Pannalal Jain (HUF)!

To

M/s. Karmvir Intelligent Housing Pvt. Ltd., through its Director Shri Sudeep Kumar Saha

Execution Date : 27/10/2010

Indexed on Date : 08/02/2011

Document Sr. No. : BDR-5/1154/2011

Stamp Duty : Rs. 19,88,850/-

Registration Fees : Rs. 30,000/-

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2) Nature Of Document : Power of Attorney,

Schedule : Land, total admeasuring area 1133.20 sq. mtrs., and the area after road cutting is admeasuring 832.90 sq. mtrs., Jalan Niwas, A, B, C & D, Jakariad Road, Malad (West), Mumbai 400 064, bearing C.T.S. No. 568, 568/1 to 15 of Village Malad. (ADJ No. ADJ/B/358/2011 dtd. 04/02/2011)

Shri Bhuralal Jain, as the Proprietor of M/s. Soni & sons and as a Karta of Bhuralal Pannalal Jain (HUF).

To

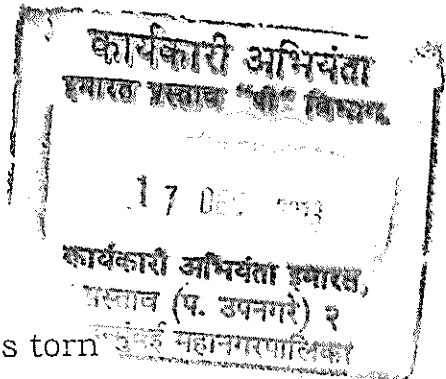
M/s. Karmvir Intelligent Housing Pvt. Ltd., through its Director Shri Sudeep Kumar Saha

Execution Date : 27/10/2010
Indexed on Date : 08/02/2011
Document Sr. No. : BDR-5/1155/2011

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IV. AT MUMBAI SUB-REGISTRAR OFFICE:

<u>Year</u>	<u>Entries/Document</u>
1972 to 1975	Nil, some pages torn
1973 to 1981	Pages torn
1982	Nil
1983 to 1985	Pages torn
1986 to 1991	Nil
1992	Doc. Entry
1993 to 1995	Nil
1996 to 1998	Nil, some pages torn
1999 to 2000	Nil
2001	Pages torn
2002 to 2003	Nil
2004 to 2005	Nil, some pages torn
2006 to 2010	Nil
2011	Not ready



Note :- The Manual records for the year 2008 to 2010 are not available for search, and some records are found in torn conditions, hence this search report is based upon the Index -II available.

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1992:

1) Nature Of Document : Sale Deed,
M. V. Rs.- 4,11,000/-

Schedule : Land and Construction, admeasuring area 1200 sq. mtrs., bearing C.T.S. No. 568 of Village Malad.

1) Shri Ghanshyam Kishanlal Jalan, 2) Murlidhar Kishanlal Jalan,
3) Nandkishore Kishanlal Jalan and Tejpal J. Poddar

To

1) M/s. Soni & sons through its Proprietor Bhuralal Pannalal Jain, as a Karta And HUF, 2) Shankarlal Vadhichand Jain

Execution Date : 31/12/1983

Indexed on Date : 25/06/1992

Document Sr. No. : S/13/1984

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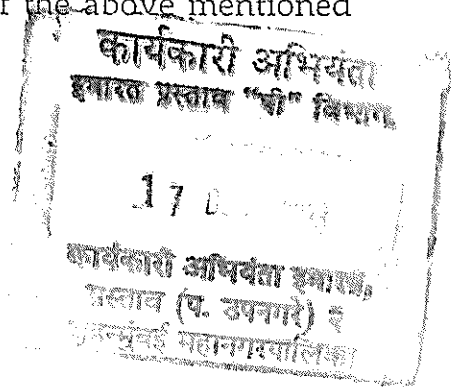
(Note:- * * * The computerized records of Sub-Registrar of Assurances not maintained properly also some Index-II (Manually and Computerized) are missing from the records and hence this search report is based upon the Index -II available in the SRO's office subject to torn records/missing records.)

While conducting Search, We have found only the above mentioned documents registered/indexed therein in respect of the above mentioned Property.

Thanking You,
Yours truly,

Smil

For VIJAYKUMAR & CO.



DATED 20TH DAY OF DECEMBER, 2011

Re:- All that pieces and parcels of land admeasuring 1431 sq. yards (i.e. 1200 sq. mtrs.), bearing C.T.S. Nos. 568 and 568/1 to 568/15, Survey No. 375 Hissa No. 1, of Village Malad, Taluka Borivali in the registration District and Sub-District of Mumbai City and Mumbai Suburban.

SEARCH REPORT

SEARCH NOTE :

Taken at Bandra, Goregaon, Borivali & Mumbai from 1972 to 2011 (40 yrs.)

VIJAYKUMAR & CO.
ADVOCATES HIGH COURT
B/102 KRISHNA PALACE
WESTERN EXPRESS HIGHWAY
NEAR SAI DHAM, KANDIVLI (EAST),
MUMBAI-400 101.