

Deven Dwarkadas & Partners[®]

advocates & solicitors

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

Re: Property being piece and parcel of land bearing C.T.S.No.226/10 at Matunga Division, Dadar – Matunga, Ward No.F/N, 7372 (1) of Mumbai Municipal Corporation at Mumbai and Registration Sub-District of Dadar Ward in the Registration District and Sub – District of Greater Mumbai, admeasuring about 591.33 sq. mtrs or thereabouts together with a structure/building standing thereon known as “Shree Krishna Niwas” consisting of Ground plus Three upper floors structure without lift constructed in the year 1928, surrounded on or towards East by building known as “Park View”, on or towards West by Telang Road, on or towards North by B.A. Khimji Road and on or towards South by building known as “Jadhavji kanji House” (hereinafter collectively referred as “the said property”).

1) **Scope:** We have been retained to examine and certify title of the said Property, as more particularly described in schedule herein.

2) **Photocopies of following documents has been made available and perused:**

- i) An Indenture of Lease dated the 11th day of March, 1924. (hereinafter referred to as “the Lease”) and made between the Trustees for the Improvement of the City of Bombay a Corporation constituted by the City of Bombay Improvement Act, 1898 (therein referred to as “the Board”) of the One Part and Dhanjee Rugnath (therein referred to as “the Lessee”) of the Other Part (the counterpart of which is registered with the Sub-registrar of Assurance at Bombay on the 5th day of May 1924 under No.2524 of Block No.I).
- ii) Probate of the last Will and Testament of the said deceased Mahalaxmibai was granted by the Hon'ble High Court of Judicature at Bombay in its testamentary and Intestate Jurisdiction on 13th July 1963 in Testamentary Petition No.680 of 1962, who died at Bombay on or about the 19th September 1961 bequeathing the said property in favour of her two sons (1) Sharadchandra Bhogilal Muljibhai (hereinafter referred to as the “said Sharadchandra”) and (2) Jagdeep Bhogilal Muljibhai (hereinafter referred to as the “said Jagdeep”), as the tenants-in-common in equal shares, who became entitled to the said property.

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- iii) A Deed of Partition and Release dated 19th May, 1973, executed by and between the aforesaid Sharachandra and the aforesaid Jagdeep, the aforesaid Sharachandra assigned, transferred and released his 1/2 undivided equal share in the said property unto and in favour of his younger brother the aforesaid Jagdeep.
 - iv) A Deed of Assignment dated 6th October 1986 and registered with Sub-Registrar of Assurances at Bombay under Serial Number BBE/25651986 and made and executed between the aforesaid Jagdeep as the Assignor therein and aforesaid Sharadchandra as the Assignee therein, the aforesaid Jagdeep assigned the said property unto and exclusively in favour of the aforesaid Sharadchandra.
 - v) A Deed of Gift dated 31st December, 2010 and registered with Sub-Registrar of Assurances at Mumbai on 18th April, 2011 under Serial No. BBE-2/02899/2011, the aforesaid Sharadchandra (being the Donor therein), out of natural love and affection gifted the said property to his younger son Mr. Janak alias Jaykar Sharadchandra Doshi, (being the Donee therein and the Owner herein).
 - vi) Property Register Card obtained on 3rd September, 2015, which shows the name of the aforesaid Mr. Jagdeep Bhogilal Muljibhai as the owner of the said property pursuant to execution of the above referred Partition and Release dated 19th May, 1973.
- 3) **History:** It appears from the papers forwarded to us that:
- i) By an indenture dated 11th March, 1924 the said property was leased by the Trustees for the Improvement of the City of Bombay to Mr. Dhanjee Rugnath under the registered document.
 - ii) By an Indenture of Settlement dated 5th November, 1927 as recited in the above documents the said lease was transferred to Mahalaxmibai wife of Bhogilal Muljibhai and Bhogilal Muljibhai.
 - iii) By Probate dated 13th July, 1963 the said property was bequeath to the two sons of Mahalaxmibai named Sharadchandra Bhogilal Muljibhai and Jagdeep Bhogilal Muljibhai.
 - iv) By a Deed of Partition and Release dated 19th May, 1973 Sharadchandra transferred his half share to his younger brother named Jagdeep.
 - v) By a Deed of Assignment dated 6th October, 1986 Jagdeep assigned the said property to Sharadchandra.

vi) By a Gift deed dated 31st December, 2010 the said property was gifted by Sharadchandra to his younger son named Mr. Janak alias Jaykar Sharadchandra Doshi.

- 4) **Conclusion:** Considering the information provided and documents before us and pursuant to the search initiated through Mr. Khan Mohammed Saeed we hereby certify that Mr. Janak alias Jaykar Sharadchandra Doshi has good, clear and marketable title and to the best of our knowledge and judgment the said Property is free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing C.T.S. No. 226/10 at Matunga Division, Dadar-Matunga, Ward No. F/N, 7372 (1) of Mumbai Municipal Corporation at Mumbai and Registration Sub-District of Dadar Ward in the Registration District and Sub-District of Greater Mumbai, admeasuring about 591.33 sq. mtrs. or thereabouts together with a structure/building standing thereon known as "Shree Krishna Niwas" consisting of Ground plus Three upper floors structure without lift constructed in the year 1928, surrounded on or towards East by building known as "Park View", on or towards West by Telang Road, on or towards North by B. A. Khimji Road and on or towards South by building known as "Jadhavji Kanji House". (hereinafter collectively referred to as "the said property"). The said property is bounded as :

At about East:	Building known as "Park View"
At about West:	Telang Road
At about North:	B.A. Khimji Road
At about South:	Building known as "Jadhavji Kanji House"

DATED THIS 30TH DAY OF DECEMBER, 2015


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