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TITLE CERTIFICATE

In the matter of property situate at Chembur Taluka South Salsette Bombay Suburban District being Plot No. 557 of Suburban Scheme No. III of Chembur in the registration sub-district of Bandra, District Bombay Suburban bearing City Survey Nos. 1470, 1470/1 to 1470/4 containing by admeasurement 726.2 sq. meters or thereabout equivalent to 853 sq. yards or thereabout together with a building known as "Krishna Niwas" standing thereon bearing Municipal Assessment No. MW 878 ("said property")

THIS IS TO CERTIFY THAT we have investigated the title in respect of the property above referred to and we have to state as follows:-

- a. By an Agreement for Sale dated 15th December, 1962 made between Mr. Jayantilal Chimantil Shah (therein referred to as "the Vendor") and Mr. S. Bhattacharya and Mr. Omeprakash Malick (therein referred to as "the Purchasers") the Vendor therein agreed to sell to the Purchasers therein all that piece or parcel of land situate at Chembur Taluka, South Salsette Bombay Suburban District being Plot No. 557 of Suburban Scheme No. III of



Chembur in the registration sub-district of Bandra, District Bombay Suburban bearing City Survey Nos. 1470, 1470/1 to 1470/4 containing by admeasurement 726.2 sq. meters or thereabout equivalent to 853 sq. yards or thereabout together with the building known as "Krishna Niwas" constructed in the year 1962, consisting of ground and two upper floors having therein 12 residential flats standing thereon, for a consideration of Rs.1,72,000/- (Rupees One Lakh Seventy Two Thousand only) and on terms and conditions as recorded therein. The said consideration of Rs.1,72,000/- (Rupees One Lakh Seventy Two Thousand only) was contributed by 12 members of the Society, then proposed to be formed and registered under the name of "Union Cooperative Housing Society Ltd.", who were allotted the said 12 flats on ownership basis.

- b. The said 12 flat owners formed themselves into a cooperative housing society and registered the same as PERPETUAL CO-OPERATIVE HOUSING SOCIETY LIMITED under the Maharashtra Co-operative Societies Act, 1960 under Serial No. BOM/HSG/495 of 1963 with its registered office at Krishna Niwas, Plot No. 557, 11th



Road, Christian Colony, Chembur, Mumbai - 400 071
("the Society").

- c. At the request of the said Mr. S. Bhattacharya and Mr. Omeprakash Malick, the Purchasers in the said Agreement for Sale dated 15th December, 1962 (therein referred to as "the Confirming Parties") and who had since received the consideration mentioned in the said Agreement for Sale dated 15th December, 1962 from the Society, by a Deed of Conveyance dated 16th January, 1964 executed by and between Mr. Jayantilal Chimantilal Shah (therein referred to as "the Vendor") and the Society (therein referred to as "the Purchasers"), the Vendor therein with the confirmation of the Confirming Parties granted, conveyed, sold and assured unto and in favour of the Purchasers therein the said property being all that piece or parcel of land situate at Chembur Taluka South Salsette Bombay Suburban District being Plot No. 557 of Suburban Scheme No. III of Chembur in the registration sub-district of Bandra, District Bombay Suburban bearing City Survey Nos. 1470, 1470/1 to 1470/4 containing by admeasurement 726.2 sq. meters or thereabout equivalent to 853 sq. yards



or thereabout together with the building known as "Krishna Niwas" consisting of ground and two upper floors having therein 12 residential flats standing thereon, more particularly described in the **Schedule** hereunderwritten, for consideration and on terms and conditions as recorded therein.

- d. In the circumstances aforesaid, the Society became seized and possessed of or otherwise well and sufficiently entitled to the said property being all that piece or parcel of land situate at Chembur Taluka South Salsette Bombay Suburban District being Plot No. 557 of Suburban Scheme No. III of Chembur in the registration sub-district of Bandra, District Bombay Suburban bearing City Survey Nos. 1470, 1470/1 to 1470/4 containing by admeasurement 726.2 sq. meters or thereabout equivalent to 853 sq. yards or thereabout together with the building known as "Krishna Niwas" consisting of ground and two upper floors having therein 12 residential flats standing thereon.
- e. By a Development Agreement dated 14th December, 2011, hereinafter referred to as the "**Development Agreement**",



registered with the Sub-Registrar of Assurances, Kurla under serial No. BDR 13-10023-2011 dated 19th December, 2011, the Society has, with the confirmation and approval of the Members, granted unto and in favour of Shree Krishna Homes Pvt. Ltd., ("the Developers") the development rights in respect of the said property by demolishing the existing building and utilising, consuming and constructing the maximum area of FSI/fungible FSI and TDR FSI available in respect of the said property and to construct the said intended building thereon as per plans to be sanctioned for construction by concerned MCGM authorities and also constructing additional area in lieu of the area comprised in lieu of staircase, liftwell, and other common areas of the said intended building on payment of premium to MCGM and the permissible areas for the consideration and on the terms and conditions therein contained.

- f. By a Power of Attorney dated 19th December, 2011, registered with the Sub-Registrar of Assurances, Kurla under serial No. BDR 13-10024-2011 dated 19th December, 2011, the Society has empowered the Developers with the



authorities and powers to do all such acts, deeds and things as are required to carry out the redevelopment of the said property in terms of the Development Agreement.

We have also caused the search to be taken for last 30 years in the offices of Sub-Registrar of Assurances at Mumbai, Bandra, Chembur & Nahur from 1983 to 2012. We have not come across any encumbrance or adverse claim in respect of the said property as apparent from search report dated 10.05.2012.

In the circumstances, we certify that title of the Society, Perpetual Cooperative Housing Society Ltd., to the said property is unencumbered, clear and marketable and on the basis of the said registered Development Agreement, the said SHREE KRISHNA HOMES PVT. LTD. are entitled to sell, lease or otherwise transfer the flats, stilt and open car parking spaces in the new building to be constructed by them on the said property, save and except the Members' Premises mentioned therein reserved for the existing members of the Society, in accordance with the sanctioned plans and



amendments thereto and enter into agreements or transfer and appropriate the consideration in respect thereof.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land situate at Chembur Taluka South Salsette Bombay Suburban District being Plot No. 557 of Suburban Scheme No. III of Chembur in the registration sub-district of Bandra, District Bombay Suburban bearing City Survey Nos. 1470, 1470/1 to 1470/4 containing by admeasurement 726.2 sq. meters or thereabout equivalent to 853 sq. yards or thereabout together with a building known as "Krishna Niwas" standing thereon bearing Municipal Assessment No. MW 878

Dated this 30th day of August, 2012.

Yours truly,
For **T.N. TRIPATHI & CO.**


Advocates, High Court, Bombay

