



TITLE CERTIFICATE

Sub : All that piece or parcel of plot of land or ground bearing Plot No. 184 of Suburban Scheme No. III, Chembur, CTS No. 1098 admeasuring 810 sq.mtrs. as per the property register card of Village Chembur, Taluka Kurla, Mumbai Suburban District, M-West Ward.

1. This is to certify that under instructions of my client, M/s. Kukreja Construction Co., a partnership firm duly registered under the Partnership Act, 1932, and having its office at 'Laalasis', Plot No. 219, 11th Road, Chembur, Mumbai 400 071, we have perused the copies of the documents of title relating to the captioned property and have to state as under:
2. That the property bearing CTS No. 1098 of Suburban Scheme No. III, Village Chembur belonged to Murlidhar Yashwant Bhandarkar who conveyed the said property to Mrs. Laxmi Ramkrishna by way of Deed of Conveyance dated September 8, 1972 which is duly registered with the Office of Sub Registrar of Assurance at Bandra under Sr. no. BOM/R/4914/1/8/1972 on September 8, 1972.
3. By and under a Development Agreement dated 27th December 2007 and registered with the Sub-Registrar of Assurances, Kurla dated 09/09/2008 under Sr. No. BDR-3/07394/2008 (herein referred to as the 'Development Agreement') made between Mrs. Lakshmi Ramkrishna, as the "Owner" and (a) Dr. M.R. Girinath, (b) Mr. M.R. Surendra (c) Mr. M.R. Ajit (d) Mrs. Jayashree Jayanand (e) Mrs. Gita Lawrence (f) Ms. Lavita M. Ramkrishna and (g) Mrs. Anita N. Suresh as the "Confirming Party" inter alia authorized Mr. Mohan T. Kukreja and Mr. Sunil T. Kukreja, the partners of M/s. Kukreja Construction Co. jointly and severally to do, execute and perform or cause to be done, executed and performed all the acts, deeds, matter and things inter alia, to develop the said property by exploiting the development rights, including FSI/TDR that may be available in respect of the said property

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9. In pursuance of the agreement granted by the M.C.G.M. referred above, all the occupants have vacated and handed over peaceful possession of the building for facilitating re-development and the existing building is already demolished.

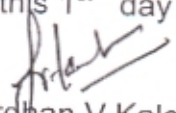
In view of the aforesaid facts, I am of the opinion that M/s.Kukreja Construction Co. is entitled for development of the proposed building and the said property is clear marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of plot of land or ground bearing Plot No.184 of Suburban Scheme No.III, Chembur,CTS No.1098 admeasuring 810 sq.,mtrs. as per the property register card of Village Chembur and a construction comprising ground + 1 storey known as "Geetanjali" standing thereon, situate at plot No..184, 15th Road, Chembur, M/West Ward Mumbai 400071 and bounded as follows: that is to say

On the East	: By Plot No.183 of the said Scheme
On the West	: By plot No.185
On the North	: By the 15 th Road and
On the South	: By the property belonging to Shri Purav and Others

Dated this 1st day of October, 2015


Jaywardhan V.Kale
Advocate