

Regd.AD/COURIER/ UPC/ Speed Post/ Hand Delivery

Ref: VNR/PJ/01/2020

REPORT ON TITLE

Re: All that Piece or Parcel of Land or ground bearing survey No. 08, Hissa No.4 & Survey No. 41, Hissa No. 2 of Village – Bandivali, Taluka – Andheri, and exclusively for CTS No. 166, 166/1 to 17 admeasuring 1235.8 square meters, together with the building thereon known as "Bhagwandas Building" located at Jogeshwari West, Mumbai – 400 102, duly assessed by Municipal Corporation of Greater Mumbai under K (West), ward vide No. 4891 (1), 269 (2), 4891 (2), 269A (3), 4891 (3) (1A), 269B within Mumbai Suburban District.

This is to certify that we have investigated the title of **(1) Mr. Santosh Ramnarayan Jaiswal**, Age 59 years residing at 269 Bhagwandas Building, Opposite Railway Station, Jogeshwari West, **(2) Mrs. Usha Satish Jaiswal**, Age 66 years, **(3) Mr. Paresh Satish Jaiswal**, Age 42 years, **(4) Mr. Pratik Satish Jaiswal**, Age 40 years and **(5) Ms. Sarika Satish Agarwal** Age 38 years all i.e. from 2 – 5 herein residing at 401 Sushil Apartment, Hardevi Society, Caves Road, Jogeshwari (East), Mumbai – 400 060, in respect of the property more particularly described in the schedule hereunder written and I have to state as follows:



We are issuing this Report on Title on the basis of the documents and papers that have been furnished to us. Our observation is limited only to the extent of the said documents, papers and information. We take no responsibility of the authenticity of the documents furnished to us. Further, we take no responsibility of any information, declaration or undertakings that may, be contained in such documents and papers that have not been provided to us for the purpose of issuing this Report in Title or such information or particulars or details that may not have been disclosed to us.

1. As per the records, as on 8th January 1925 by an Agreement for sale being registered in the Sub Registrar office at Bandra under Serial NO. BND/40/1925 one Mr. Febia Victoria Gomes and Mr. Joseph William Gomes being the seller therein sold the land to Mr. Bhagwandas Sitaram Deo who being the purchaser of the said land being more particularly described in the Schedule hereunder written died intestate leaving behind Late Mr. Ramnaryan B Jaiswal the owner of and/or otherwise well and sufficiently entitled to all that piece and parcel of land containing area admeasuring 1235.8 sq. mtrs. Or thereabouts bearing C.T.S. No. 166, 166/1 to 17 of Village Bandivali, Taluka Andheri, in the Registration District and Sub-District of the Mumbai City and Mumbai more particularly being described in the Schedule hereunder written.



2. Mr. Ramnaryan B Jaiswal died intestate on 1st July 1986 at Mumbai, leaving behind him, his wife Shanti Ramnarayan Jaiswal his 7 daughters Viz. Suman, Rajani, Shakuntala, Vasanti, Damyanti, Kiran and Kusum and 2 sons viz Satish and Santosh, as his only legal heir and legal representative under the provision of the Hindu Succession Act 1956, by which he was governed at the time of his death, entitled to his estate including the property.
3. On 23rd August 1994 Mrs. Shanti R. Jaiswal died intestate at Mumbai, leaving behind her 7 daughters Viz. Suman, Rajani, Shakuntala, Vasanti, Damyanti, Kiran and Kusum and 2 sons viz Satish and Santosh, as her only legal heir and legal representative under the provision of the Hindu Succession Act 1956, by which she was governed at the time of her death.
4. On 11th September 2002 Mr. Satish R. Jaiswal died intestate at Mumbai, leaving behind him his wife Usha Satish Jaiswal and his daughter Sarika Manoj Chouksy nee Sarika Satish Jaiswal and 2 sons viz Pratik and Paresh as his only heirs and legal representative under the provision of Hindu Succession Act 1956 by which he was governed at the time of his death.
5. By a Deed of Release dated 20th March 2012 duly registered with the Sub-Registrar of Assurances at Andheri

- 4 under serial no. BDR15/3048/2012, made and executed by and between daughters of late Mr. Ramnarayan B. Jaiswal viz (1) Smt. Kusum R Jaiswal, (2) Suman C. Jaiswal (3) Rajani R Choksi, (4) Shakuntala A Rai, (5) Vasanti R Jaiswal (6) Damyanti S. Jaiswal (7) Kiran S. Jaiswal therein referred to as the Releasors of the One - Part and owners therein referred to as the Releasees of the Other Part, the Releasors therein released and relinquished all their respective share, right, title and interest in the property unto and in favour of the Releasees therein, as per the Schedule of Property being written hereunder, along with the Schedule of Property being written hereunder there was another schedule of property being mentioned in the said Release deed, property bearing Survey No. 11, Hissa NO. 5 of Village- Bandivali, Taluka Andheri, and C.T.S. No. 259/61 to 66 admeasuring about 135.2 Square meters and shop constructed thereon situated at 3/B Jaiswal Chawl, Navalkarwadi, Caves Road, Jogeshwari (East), Mumbai - 400 060 and assessed by Municipal Corporation of Greater Mumbai under K/East ward vide No. 4299 (1)b with Mumbai Suburban District, For which the search report is not being conducted by us.

6. By virtue of the aforesaid, the owners (1) Mrs. Usha Satish Jaiswal (2) Mr. Paresh Satish Jaiswal, (3) Mr. Pratik Satish Jaiswal, (4) Mrs. Sarika Manoj Chouksey nee Sarika Satish Jaiswal and (5) Mr. Santosh Ramnarayan Jaiswal are absolute owners of and or otherwise well and sufficiently

entitled to the said property more particularly described in the schedule hereunder written.

7. There are 27 rooms in the Building and the owners are occupying 4 residential structures and 23 rooms are occupied by the tenants/ occupants. The Owners are collecting rent from the Tenants/Occupants.
8. The Mumbai Municipal Corporation of Greater Mumbai (MCGM) issued a Notice under Section 354 of the Mumbai Municipal Corporation Act to the owners that the building is in ruinous condition likely to fall and dangerous to any person occupying, resorting to or passing by the same.
9. The owners have obtained various permission/ Sanctions/ approvals from MCGM for redevelopment of the Property.
10. On 22nd November 2018 vide agreement for Permanent Alternative Accommodation registered with the Sub - Registrar of Assurances, Andheri - 7, bearing registration No. BDR18/11842/2018, made and entered into between the Owners and the Tenant. Owners have agreed to allot permanent alternate accommodation admeasuring 225 sq. feet carpet, in the building to be constructed on the said Property at free of cost in lieu of the Tenant surrendering his/her said old premises mentioned therein on terms and conditions mentioned therein.

11. On the said property more particularly being described in the schedule hereunder, the Tenant have already handed over the possession of the said Old premises to the Owners and the owners have demolished the Building including the said Old Premises.

12. Vide Development Agreement dated 03/01/2019, registered with the Sub- Registrar of Assurances Andheri - 7, bearing registration no. BDR18/64/2019 made and entered into between Owners and Developers who have transfer the development rights to the Developer i.e M/s. YSS Realty a partnership firm , registered under the provision of Indian Partnership Act, 1932, having its registered office at 506, B-2 Wing, Shubham Center, Cardinal Gracious Road, Chakala, Andheri East, Mumbai 400 099 through its partner namely (1) Mr. Kiran Poonamchand Mali and (2) Mr. Vikash Mohanlal Jhanwar. The owners have granted, assign and transfer the development rights unto and in favour of the developer with respect of the said property more particularly being described in the schedule hereunder.

13. Pursuant to the aforesaid Development agreement dated 3rd January 2019 an irrevocable power of attorney has been registered with the sub-registrar of Assurances at Andheri - 7, bearing registration no. BDR-18-65-2019 between (1) Mrs. Usha Satish Jaiswal (2) Mr. Paresh Satish Jaiswal, (3) Mr. Pratik Satish Jaiswal, (4) Mrs. Sarika

Manoj Chouksey nee Sarika Satish Jaiswal and (5) Mr. Santosh Ramnarayan Jaiswal who nominates, constitute and appoints (1) Mr. Kiran Poonamchand Mali and (2) Mr. Vikash Mohanlal Jhanwar the partners of the said M/s. YSS Realty.

14. We have caused searched to be taken at the at the Sub- Registrar of Assurances at Bombay and Bandra through our search clerk Sandeep A Shedge, for the period of 30 years commencing from 1990 till 2019. Sandeep A Shedge has submitted his search report on 13th January 2020 and on perusal whereof we observe no other registered documents have been found which affects the title of the owners herein of the said property more particularly described in the Schedule of Property hereunder.

15. We have also issued 2 public notice on 13th December 2019, which was been published on "Asian Age" newspaper having English content and in "Appla Mahanagar" newspaper having Marathi content, with respect to the said public notice of the said property, we have not received any Objection, Right, Title, Claim, Demand or Estate Interest in the said Property within 14 days of publishing the said Notice.

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This certificate is solely based upon the documents perused to us and if at all any documents over and above is found, the same will not be our responsibility which may please be noted.

THE SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land or ground bearing Survey No.08, Hissa No.04 & Survey No. 41, Hissa No.2 of Village Bandivali, Taluka - Andheri, and Exclusively for C.T.S. No. 166,166/1 to 17 admeasuring 1235.8 square meters, together with building thereon known as 'Bhagwandas Building' Jogeshwari West, Mumbai - 400 102, duly assessed by Municipal Corporation of Greater Mumbai Under K (West) ward vide no. 4891 (1), 269 (2), 4891 (2), 269A (3), 4891 (3) (1A), 269B within Mumbai Suburban District and bounded as follows:

On or towards the North : Property owned by Subash Miswal

On or towards the South : Patel Building

On or towards the East : Jogeshwari Railway Station

On or towards the West : S.V. Road

Dated this 5th day of January 2020

VANKAWALA & RAMASWAMY
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