

DRAFT FOR APPROVAL 18052018

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

....May, 2018

Re:- ALL THAT piece or parcel of land or ground, hereditaments and premises admeasuring 160 sq.yards i.e. 133.78 sq.mtrs and bearing **cadastral Survey No. 3083** of Bhuleshwar Division together with the building known as Ramesh Bhuvan (Devdaman Bhavan) consisting of ground and three upper floors having built up area of 5170.59 sq.ft i.e. 480.36 sq.mtrs situate lying and being at 1st Carpenter Street, Nanubhai Desai Road, Mumbai- 400 004 within Registration district and Sub-District of Mumbai City and Mumbai Suburban.

Under instructions from our client, Citymaker Builders Private Limited, we have examined the title and have perused copies of the papers and documents mentioned herein with regard to the land or ground, hereditaments and premises admeasuring 160 sq.yards i.e. 133.78 sq.mtrs and bearing cadastral Survey No. 3083 of Bhuleshwar Division together with the building known as Ramesh Bhuvan (Devdaman Bhavan) consisting of ground and three upper floors having built up area of 5170.59 sq.ft i.e. 480.36 sq.mtrs situate lying and being at 1st Carpenter Street, Nanubhai Desai Road, Mumbai- 400 004 within Registration district and Sub-District of Mumbai City and Mumbai Suburban and more particularly described in the schedule hereunder, for the brevity, the same is hereinafter called "the said property".

- 1) By virtue of Deed of Conveyance dated 12-9-1961 (registered at Bombay SRO under Sr. No. 6168/1961 on 15-2-1963) executed by and made between Vrajbala Venimal Nagarsheth of the one part and Narandas Vassanji Raja of the other part was the owner of and was seized and

possessed of or otherwise well and sufficiently and absolutely entitled to all that piece of parcel of land or ground, hereditaments and premises admeasuring 160 square yards i.e. 133.78 square meters and bearing Cadastral Survey No. 3083 of Bhuleshwar Division together with the building known as Ramesh Bhuvan (Devdaman Bhavan) consisting of ground and three upper floors having built up area of 5170.59 square feet i.e. 480.36 square meters situate lying and being at 1st Carpenter Street Nanubhai Desai Road, Mumbai 400 004 within the Registration District and Sub-District of Mumbai City and Mumbai Suburban and more particularly described in the Schedule hereunder written, (hereinafter referred to as "The Said Property")

- 2) The said Narandas Vasanji Raja died at Mumbai on or about 25th January 1998 intestate leaving surviving his widow Smt. Kantaben Narandas Raja, and his three sons Navin Raja, Naresh Narandas Raja and SureshKumar Narandas Raja, as his only heirs and legal representatives according to the Hindu Law by which he was governed at the time of his death. He had no other sons or daughters and they are the only legal heirs of the deceased Narandas Vasanji Raja.
- 3) Accordingly, Smt. Kantaben Narandas Raja, filed Petition No. 447 of 1998 in the Bombay High Court in its Testamentary and Intestate Jurisdiction for Letters of Administration to the property and credits of the said Narandas Vasanji Raja and the Bombay High Court was pleased to grant Letters of Administration to Smt. Kantaben Narandas Raja on 11th August 1998.
- 4) In the premises aforesaid, wife Smt. Kantaben Narandas Raja, and his three sons Navin Raja, Naresh Narandas Raja and SureshKumar Narandas Raja, as his only heirs and legal representatives are seized and possessed

of or otherwise well and sufficiently and absolutely entitled to the said property more particularly described in Schedule hereunder written free from all encumbrances but subject to the occupation of the premises in the said building known as Ramesh Bhuvan standing on the said property by the tenants thereof. The said Property stands in the name of the first Vendor abovenamed Smt. Kantaben Narandas Raja in the Municipal, Revenue, Government and Property Records;

- 5) By an Agreement for sale dated 2nd July 2004 the Vendors therein agreed to sell to the Purchaser therein i.e. Citymaker Builders Pvt Ltd and Citymaker Builders Pvt Ltd agreed to purchase from the Vendors therein the said property more particularly described in the Schedule hereunder written at or for the consideration or purchase price mentioned therein and on the terms and conditions therein contained. Further, Smt. Kantaben Narandas Raja has applied for and the Hn'ble Bombay High Court by its order dated 5th May, 2005 in the Petition No. 447 of 1998 granted permission under the provisions of section 307 of the Indian Sucession Act, 1925 for the sale of the said property. In pursuance thereof, Citymaker Builders Pvt Ltd has requested Smt. Kantaben Narandas Raja (2) Mr.Navin Narandas Raja (3) Mr.Naresh Narandas Raja and (4) Suresh Narandas Raja to complete the sale.
- 6) Further, Smt. Kantaben Narandas Raja (2) Mr.Navin Narandas Raja (3) Mr.Naresh Narandas Raja and (4) Suresh Narandas Raja have executed a Deed of conformation dated 2nd August, 2005 in favour of Citymaker Builders Pvt Ltd and the same is registered at Bombay SRO under serial No.BBE/1/7402 on 2.8.2005 **(Client to furnish the copy of the ded of confirmation)**
- 7) Accordingly, by a Deed of Conveyance dated 4th December, 2005 executed by and between Smt. Kantaben Narandas Raja (2) Mr.Navin

Narandas Raja (3) Mr.Naresh Narandas Raja and (4) Suresh Narandas Raja, the owners of the one part and Citymaker Builders Pvt Ltd of the Other Part and registered with Sub-Registrar of Assurances of Mumbai and in the Registration District and Sub-District of Bombay City and Mumbai Suburban under the serial No.BBE/1/2367/2005, sold, transferred, conveyed, assigned and assured the said second Property unto and in favour of Citymaker Builders Pvt Ltd on the terms and for the consideration mentioned therein herein after referred to as **“the Said Second Property”**;

- 8) We have been informed by M/S. Citymaker Builders Pvt Limited., vide their letter dated the ... day of May, 2018, that they have not mortgaged or created third party rights to bank or any other Institution.

We have perused, Deed of Conveyance dated 12-9-1961 made between Vrajbala Venimal Nagarsheth of the one part and Narandas Vassanji Raja of the other part and registered at Bombay SRO under Sr. No. 6168/1961 on 15-2-1963, Deed of Confirmation dated 2-8-2005 made between Kantiben N. Raja and ors. of the one part and M/s. City Maker Builders of the other part and registered at Bombay SRO under Sr. No. BBE/1/7402/2005 on 2-8-2005. [**client to furnish the copies of the these deeds for perusal**] and Deed of Transfer dated 4-12-2005 and made between Kantiben N. Raja and ors. of the one part and M/s. City Maker Builders of the other part and registered at Bombay SRO under Sr. No. BBE/1/2367/2006 on 7-3-2006 and property card etc.

OUR OPINION ON TITLE

Based on the documents mentioned hereinabove and information made available as mentioned hereinabove, the search Report dated 10th May, 2017, carried out by Mr. N. D. Rane, the title of the owner i.e. Citymaker Builders Private Limited, to the said property being ALL THAT piece or parcel of land or ground, hereditaments and premises admeasuring 160 sq.yards i.e. 133.78 sq.mtrs and bearing cadastral Survey No. 3083 of Bhuleshwar Division together with the building known as Ramesh Bhuvan (Devdaman Bhavan) consisting of ground and three upper floors having built up area of 5170.59 sq.ft i.e. 480.36 sq.mtrs situate lying and being at 1st Carpenter Street, Nanubhai Desai Road, Mumbai- 400 004 within Registration district and Sub-District of Mumbai City and Mumbai Suburban more particularly described in the Schedule hereunder written is clear and marketable and free of encumbrances save and except Mortgage if any **(client to furnish information)**

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land or ground, hereditaments and premises admeasuring 160 sq.yards i.e. 133.78 sq.mtrs and bearing cadastral Survey No. 3083 of Bhuleshwar Division together with the building known as Ramesh Bhuvan (Devdaman Bhavan) consisting of ground and three upper floors having built up area of 5170.59 sq.ft i.e. 480.36 sq.mtrs situate lying and being at 1st Carpenter Street, Nanubhai Desai Road, Mumbai- 400 004 within Registration district and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows that is to say that :-

On or towards the North by 1st Carpenter Street

On or towards the East by property bearing C.S.No. 3083

On or towards the West by property bearing C.S.No.3082

On or towards the South by Sweeper passages.

MGS Legal

(Mohan G. Salian)