

DRAFT FOR APPROVAL 18052018

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

.... May, 2018

Re:- ALL THAT piece or parcel of land or ground, ALL THAT piece or parcel of quit and ground rent land or ground admeasuring 223 sq.yard or thereabouts equivalent to 186.46 sq.mtrs or thereabout with buildings and tenements standing thereon called “Dev Bhuwan” situate at 1st Carpenter Street without the Fort of Bombay and in the registration District and Sub-District of Mumbai and bearing **Cadastral Survey No. 3084** of Bhuleshwar Division, Collector new Survey No. 8818 & 8819 Laughton Survey No. 5216, and Municipal ‘C’ Ward No. C-6577, Street No. 29-31, 1st Carpenter Street, Mumbai.

Under instructions from our client, Citymaker Builders Private Limited (herein after referred to as “the said Property), we have examined the title and have perused copies of the papers and documents mentioned herein with regard to the piece or parcel of quit and ground rent land or ground admeasuring 223 sq.yard or thereabouts equivalent to 186.46 sq.mtrs or thereabout with buildings and tenements standing thereon called “Dev Bhuwan” situate at 1st Carpenter Street without the Fort of Bombay and in the registration District and Sub-District of Mumbai and bearing Cadastral Survey No. 3084 of Bhuleshwar Division, Collector new Survey No. 8818 & 8819 Laughton Survey No. 5216, and Municipal ‘C’ Ward No. C-6577, Street No. 29-31, 1st Carpenter Street, Mumbai and more particularly described in the schedule hereunder, for the brevity, the same is hereinafter called “the said property ”.

1. By virtue of a Sale Deed dated 25th day of May, 2005 registered with the Sub-Registrar of Assurance at Mumbai under Sr. No. BBE1-5142 of 2005 on 25th day of May, 2005 executed by and between Jitendra Kanji Solanki of the one Part as Vendor therein and Mr. Najilal Kanakraj Doshi the other Part as the Purchaser therein became owner and/or seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land or ground bearing C.S. No. 3084 containing by admeasurements 223 Square Yard i.e. equivalent to 186.46 sq. mtrs. Of Bhuleshawar Division with a Building standing thereon Known as 'Dev Bhuvan' comprising of ground + 4 upper floors (hereinafter referred to as "the said Building") and situate, lying and being at 29-31, 1st Carpenter Street, Mumbai-400 004 in the city and island of Mumbai and in the Registration District and Sub-District of Bombay City and Mumbai Suburban more particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as "the said Property".
2. The said property being all that piece and parcel of the pension or tax land or ground with messuage, tenement, or dwelling house standing thereon Known as 'Dev Bhuvan' situate, lying and being at 1st Carpenter Street, C.P. Tank Road, Mumbai 400 004, in the Registration District and Sub-District of Mumbai Containing by admeasurements 223 Square Yard i.e. equivalent to 186.46 square meters or thereabouts and registered in the books of the Collector of the Land Revenue Under New No. 8818 & 8819, Laughton Survey No. 5216, bearing Cadastral Survey No. 3084 of Bhuleshawar Division and in the Books of Collector of Municipal Rates and Taxes Under 'C' Ward No. C-6557 which is more particularly described in the Second Schedule thereunder written.
3. The said Building standing on the said property was occupied by various Tenants/ Occupants. The Tenants/ Occupants were occupying their respective Rooms/ Shops/ Offices in the said Building prior to 13th June,

1996 and they were and are monthly lawful Tenants/Occupants thereof. The List of the Tenants /Occupants along with the details of rooms/ shops/ offices viz the number, area, floor and rent is more particularly set out in the Schedule thereunder written, and the same are thereafter collectively referred to as "the said Premises" for the sake of brevity.

4. The said property is constructed prior to 1940 and the said property is fully built up and is fully occupied by tenants for residential and commercial purposes and a list containing the names of the tenant's premises occupied by them and monthly rent payable by them are more particularly described in the Schedule" thereunder written.
5. In the circumstance, the Vendor therein are absolutely entitled to and /or otherwise seized and possessed of the said property more particularly described in the Schedule hereunder written.
6. The Purchase i.e. Citymaker Builders Pvt Ltd has approached the Vendor therein for purchase of the said property and the vendor therein has agreed to sell the said property to the Purchaser more particularly described in the Schedule hereunder written and the Vendor therein having agreed to sell the Property to the said Purchaser therein on 'As Is Where Is Basis' and Subject to the tenants occupying the premises in the said building , a detailed list of the tenants containing their names, premises occupied by them, area of the premises and rent payable by each of them is set out in the schedule written therein but with the clear and marketable title and free from other encumbrances at or for a lump sum consideration mentioned therein and Extra area of admeasuring 816/- square feet carpet against their existing premises in building free of cost without any consideration same is mentioned in Schedule thereunder.
7. Accordingly, Citymaker Builders Pvt Ltd has paid to the Vendor therein agreed consideration on or before the execution of the Deed of

Conveyance Dated 4/4/2014 and by virtue of a deed of Conveyance dated 4th day of April, 2014 registered with the Sub-Registrar of Assurance at Mumbai under Sr. No. BBE1-2980 of 2014 on 9th day of April, 2014 as purchaser therein became seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land or ground bearing C.S. No. 3084 containing by admeasurements 223 Square Yard i.e. equivalent to 186.46 sq. mtrs. Of Bhuleshawar Division with a Building standing thereon Known as 'Dev Bhuvan' comprising of ground + 4 upper floors (hereinafter referred to as "the said Building") and situate, lying and being at 29-31, 1st Carpenter Street, Mumbai-400 004 in the city and island of Mumbai and in the Registration District and Sub-District of Bombay City and Mumbai Suburban more particularly described in the Schedule thereunder written and hereinafter for the sake of brevity referred to as "the said Property" subject to the Vendor therein and his family are in possession of several premises in existing building (i.e. Shop No. 1 on ground Floor Rooms No. 14 on the Third Floor, Rooms Nos. 17 & 19 on the Fourth Floor) and that is not included from the sale of Dev Bhuvan i.e. the Vendor therein to sell the said property as described in the Second Schedule therein except the 4 premises (viz. shop No. 1, Rooms No. 14, 17 and 19) in the possession of the Vendor therein. In clause (f) of the Deed of Conveyance to specially add that the Purchaser therein shall be providing the Vendor therein (i) One Shop on the ground Floor of the proposed new building facing 1st Carpenter Street i.e. 1st Sutar Lane admeasuring 300/- square feet (carpet area) in lieu of Shop No. 1 already in Possession of the Vendor therein, (ii) 3 flats each admeasuring 680/- square feet carpet including Fungible FSI i.e. 1,050 square feet salable (built-up) on the floor as chosen by the Vendor therein of the proposed new building constructed on the plot of land in lieu of Rooms No. 14, 17 & 19 already in possession of the Vendor therein and (iii) 4

earmarked car-parking spaces (for 4-wheeler) in the proposed new building towards the consideration for selling the said property on the terms and for the consideration mentioned therein herein after referred to as “the Said Third 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 Release dated 1-10-2002 between Chimanlal Raojibhai Solanki, Executors of the one part and Devkumar Kanji Solanki and ors. of the other part and registered at Bombay SRO under Sr. No. BBE/5551/2002, Deed of Release dated 1-10-2002 and made between Kantaben Hiralal Pandit of the one part and Jitendra Kanji Solanki and Shardaben w/o. Devkumar Solanki of the other part and registered at Bombay SRO under Sr. No. BBE/5552/2002, Deed of Indemnity cum Declaration dated 1-10-2002 and made between Jitendra Kanji Solanki and ors. of the one part and Collector of Bombay of the other part and registered at Bombay SRO under Sr. No. BBE/5553/2002, Deed of Sale dated 25-5-2005 and made between Jitendra Kanji Solanki and Shardaben w/o. Devkumar Solanki of the one part and Nanjilal Kanakraj Doshi of the other part and registered at Bombay SRO under Sr. No. BBE/5142/2005, Deed of Affidavit dated 6-10-2017 and made by City Maker Builder Pvt. Ltd. and registered at Bombay SRO under Sr. No. BBE-

4757/2017 on 6-10-2017, Deed of Undertaking dated 19-5-2017 and made between City Maker Builder Pvt. Ltd. of the one part and Bombay Municipal Corporation of the other part and registered at Bombay SRO under Sr. No. BBE-2457/2017 on 22-5-2017, Deed of Undertaking dated 28-2-2018 and between City Maker Builder Pvt. Ltd of the one part and Bombay Municipal Corporation of the other part and registered at Bombay SRO under Sr. No. BBE-11007/2018 on 28-2-2018. [**client to furnish the copies of the these deeds for perusal**], Deed of Conveyance dated 4-4-2014 and made between Nanjilal Kanakraj Doshi of the one part and M/s. City Makers Builders Pvt. Ltd. of the other part and registered at Bombay SRO under Sr. No. BBE/1-2980/2014 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 quit and ground rent land or ground admeasuring 223 sq.yard or thereabouts equivalent to 186.46 sq.mtrs or thereabout with buildings and tenements standing thereon called "Dev Bhuwan" situate at 1st Carpenter Street without the Fort of Bombay and in the registration District and Sub-District of Mumbai and bearing Cadastral Survey No. 3084 of Bhuleshwar Division, Collector new Survey No. 8818 & 8819

Laughton Survey No. 5216, and Municipal 'C' Ward No. C-6577, Street No. 29-31, 1st Carpenter Street, Mumbai and 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 quit and ground rent land or ground admeasuring 223 sq.yard or thereabouts equivalent to 186.46 sq.mtrs or thereabout with buildings and tenements standing thereon called "Dev Bhuwan" situate at 1st Carpenter Street without the Fort of Bombay and in the registration District and Sub-District of Mumbai and bearing Cadastral Survey No. 3084 of Bhuleshwar Division, Collector new Survey No. 8818 & 8819 Laughton Survey No. 5216, and Municipal 'C' Ward No. C-6577, Street No. 29-31, 1st Carpenter Street and bounded on the East by the property of Citymaker Builders Pvt. Ltd., on the North by public road known 1st Carpenter Street, on South by sweeper passage, and on the West by the House Gally.

MGS Legal

(Mohan G. Salian)