

JHANGIANI, NARULA & ASSOCIATES

Advocates

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5TH FLOOR, ABAN HOUSE, SAI BABA MARG, FORT, MUMBAI 400 023.

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Ref. No. RNN/50/2015

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re: ALL THAT piece or parcel of land situate, lying and being at Village Ghatkopar Kiroli, Taluka: Kurla, Mumbai Suburban District bearing Survey No. 245 A (P) corresponding to CTS No. 5859 D, Final Plot No. 141 D, TPS-III, Ghatkopar admeasuring 451.50 Sq. Mtrs. or thereabout in the Registration District, Mumbai City and Mumbai Suburban District together with Building known as "Surya Niwas" standing thereon.

In pursuance of instructions given by our clients, Mr. Nainish Nilesh Shah & 2 Others, Constituted Attorneys of Mr. Jagdish Jivanbhai Sanura, Mr. Jayant Jivanbhai Sanura and Mr. Pravin Jivanbhai Sanura, we have investigated the title of the abovementioned property. We have caused search to be taken in the office of the Sub-Registrar of Assurance at Chembur and Nahur, Mumbai from the years 1985 to 2015 and published public notices in daily newspapers "The Free Press Journal" English Edition and "Nav Shakti" Marathi Edition both on 13th May 2015. We have verified original documents namely, Indenture (of Gift) dated 12th August, 1955 and Release Deed dated 2nd June, 2011. We have also obtained copies of documents and revenue records and our findings are as under:

- (1) At material time, one Lalji Dayabhai Sanura, was owner seized, possessed of and well and sufficiently entitled to all that piece or parcel of land or ground situate at Ghatkopar in Greater Bombay admeasuring 1084 Sq. Yds. or thereabouts and bearing Survey No. 245 A (Part) Hissa No. 4 (Part) forming part of larger property bearing Survey No. 245 A (Part) Hissa No. 1 (Part).
- (2) By and under registered Indenture dated 12th August 1955 (registered with sub-Registrar of Bombay bearing No. 5362/55 dated 14th August 1956)

entered between the said Laljibhai Dayabhai Sanura, therein referred to as the Donor of the one part and Jeevanbhai Lalji (Sanura) and his brother Purshottam Lalji (Sanura) therein referred to as Donees of the other part, the said Lalji Dayabhai Sanura in consideration of natural love and affection with the said Donor borne to the said Donees, the said Lalji Dayabhai Sanura granted, conveyed and assured unto the said Donees, being Jeevanbhai Lalji and Purshottam Lalji all that said plot of land known as Plot B., admeasuring 1084 sq. yds bearing Survey No.245 A (Part) Hissa No.4 (Part) of village Ghatkopar Kirol, Taluka Ghatkopar, M S. D. (hereinafter referred to as "the said property") on the covenants recorded therein.

- (3) One of the Donees, the said Purshottam L. Sanura expired intestate on 09.02.1976 leaving behind his wife Smt. Jamunaben Purshottam Sanura. The Revenue Records in respect of the said property stood mutated accordingly. The said Jamunaben Purshottam Sanura also expired intestate on 17.10.2001 leaving behind no issues, and accordingly her name came to be deleted from the revenue records of the said property.
- (4) The other Donee and the sole owner of the said property being the said Jeevanbhai Lalji Sanura expired intestate at Mumbai on 26th January 2008 leaving his widow namely Raliyatben, three sons- Jayant, Jagdish and Pravin (being our clients), two married daughters – Smt. Kusumben Chayanbhai Maradia and Smt. Urvashi Kishorebhai Rakhashia as his only heirs and legal representative as per Hindu Succession Act, by which he was governed at the time of his death.
- (5) By and under registered Release Deed dated 2nd June 2011 (registered with the Sub-Registrar, Kurla No. 3, Bandra, Mumbai, under registration No. BDR 13/4519/2011) entered between Smt. Raliyat Jivanbhai Sanura, Smt. Kusumben Chayanbhai Maradia and Smt. Urvashi Kishorebhai Rakhashia, therein referred to as Releasors of the one part and Mr. Jayant Jivanbhai Sanura, Mr. Jagdish Jivanbhai Sanura and Mr. Pravin Jivanbhai Sanura

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therein referred to as the Releasees, the said Releasors jointly in consideration of the natural love and affection with the Releasors borne towards Releasees released renounced and relinquished all their respective undivided share in the said property unto and in favour of the Releasees in equal shares to have and to hold the said undivided shares of the Releasors in the said property as the exclusive and absolute joint owners thereof.

- (6) Accordingly, the Revenue Records were mutated and the said property inherited by Mr. Jayant Jivanbhai Sanura, Mr. Jagdish Jivanbhai Sanura and Mr. Pravin Jivanbhai Sanura stood in their name. The building known as "Surya Niwas" standing on the said property is fully tenanted and there are 13 tenants occupying the premises in the said building.
- (7) As per Sanctioned Revised Development Plan remarks dated 30th March, 2015 obtained from the Municipal Corporation of Greater Mumbai, the said property falls under Residential Zone (R).
- (8) It is informed to us that certain portion of the property has been disposed off by the predecessors in title of the said property and also the said property stood reduced due to road widening. In pursuance of the public notices published by us as stated above, we have not received any objection.

In the circumstances aforesaid and subject to what is stated hereinabove, we are of the opinion that title of Mr. Jayant Jivanbhai Sanura, Mr. Jagdish Jivanbhai Sanura and Mr. Pravin Jivanbhai Sanura to the abovementioned property is clear and marketable and free from any encumbrances and beyond reasonable doubts.

Dated this 13th day of June, 2015.

For Jhangiani, Narula & Associates,


(Rajiv Narula)
Partner

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