

Kapil. N. G.
B.Com. LL.M.
Advocate & Solicitor

Tel. (R) 2837 6750
(O) 2287 4637

Residence :
Yashwantrao Bhanu Co-op
Society, Road No. 4, Hindu
Friends Society, Jogeshwari
(East) Mumbai - 400 060

Office : C.A. Shah & Co.,
C.A. Shah, Solicitor, Notary,
45 West Maristan Road, Opp
Akbariys, 1st Floor, Mumbai -
400 023

Ref. No. : Ket 11/2012

Date : 30/12/2012

To,

1. The Secretary,
Vijay C.O.S. Ltd.,
2. M/S Sai Life Realtors,
Chhatkopar,
Mumbai - 400 077.

TITLE CERTIFICATE

I have perused the document in respect of the property of the Society viz. Vijay Co-Operative Housing Society Ltd., viz. Deed of Conveyance, 7/12 Extract, and other relevant documents, and after perusing the same, I hereby submitting my Certificate as under:-

- A. One Mr. Gangaram alias Mangalys Ramji Bhair was the Original Owner and absolutely seized possessed of a piece or parcel of land measuring 2445 square Yards equivalent to 2277.1 square meters bearing Survey No.6, Tansa No. 7 A[Part] Mumbai 400 042, bearing C.T.S. No. 530 in the registration Sub-District of Kurla in Greater Mumbai within limits of "B" Ward of Municipal Corporation of Greater Mumbai, as more particularly described in the Schedule hereunder written (hereinafter referred to as the said property). The said Gangaram expired on 27/8/1957 leaving behind his two wives viz. Ramabai and Matibai and two daughters One Ralini and Shobha as his only Legal heirs. Said Ramabai expired on 23/1/1962 without leaving any issues.



Hopd N. G.
B.Com, LL.M.
Advocate & Solicitor

Tel. (R) 3837 6750
(O) 3287 4637

Residence :
Parshuram Bhawan Co-op
Society, Aard No. 4, Hare
Prasada Society, Jagdishwar
(West) Mumbai - 400 001.

Office : C.A. Shah & Co.,
C.A. Shah, Solicitor, Factory,
48 Veer Narayan Road, Opp
Rikhabpally, 1st Floor, Mumbai -
400 023.

Ref. No. : _____

Date : _____

B. After death of the said Gangaram, the said Motibai, Lalini and Shoba become absolutely entitled to the said property of late Gangaram as his legal heirs.

C. Thereafter, the said Motibai and Lalini, (Shobha was minor at that time) have sold the above property to one Mr. A.G. Mhatre and Mr. V.M. Kesarkar as a promoter of Vijay Co-Operative Housing Society Ltd. Thereafter the said Motibai has also expired leaving behind her the said Lalini and Shobha as her only legal heirs. All these recitals are narrated in the following indenture dated 21st December, 1963.

1. Indenture dated 21st December 1963 entered into between Mrs. NALINI wife of Mr. PARSHURAM R. PATIL, AND SUCHHA Daughters of GANGARAM alias Manglya Ramu Bhai therein referred to as the VENDORS of the First Part and A.G. MAHTE and V.M. KESARKAR there is referred to as the CONFIRMING PARTIES and THE VIJAY CO-OPERATIVE HOUSING SOCIETY LIMITED there in referred to as the PURCHASERS the Society i.e. M/a THE VIJAY CO-OPERATIVE HOUSING SOCIETY purchased and/or got conveyed Plot bearing Plot No. 530 situated at Bhandup as more particularly mentioned in the said Indenture on the terms and conditions mentioned therein. Said indenture was duly registered with Sub-Registrar of Sub-Assurances Bhandup vide Registration No. EDN 3022 of 1963.

Shi

Kapil N. G.
B.Com. LL.M.
Advocate & Solicitor

Tel. (R) 2837 6750
(O) 2287 4637

Residence :
Nirvashan Bhawan Co-op
Society, Road No. 4, Hindu
Friends Society, Jyeshthan
(East) Mumbai - 400 081.

Office : CA. Shah & Co.,
CA. Shah, Solicitor, 90/91,
45 year Nariman Road, Opp.
Natarajya, 1st Floor, Mumbai -
400 022.

Ref. No. : _____

Date : _____

2. Pursuant to the Said Deed of Conveyance, the said Society Viz. Vijay Co-Operative Housing Society Ltd., are seized and possessed of the said property as the absolute Owners thereof, namely plot of land bearing No. 530, Situated at Bhandup Greater Mumbai measuring 2+45 square Yards equivalent to 2277.1 square meters bearing Survey No.6, Hissa No. 7 A(Part) Mumbai 400 042, bearing C.T.S. No. 530 in the registration Sub-District of Kurla, in Greater Mumbai within limits of "B" Ward of Municipal Corporation of Greater Mumbai, as more particularly described in the Schedule hereunder written. The 7/12 extract bears the name of the Society as the holder of the property.
- (A) It was also published the Public Notice in the Newspapers viz. Free Press Journal (Eng) Mumbai, Asian age (Eng.) - Mumbai, Mumbai Lakshabudheep (Mar. Mumbai) and Jansambhawan (Gu). Mumbai thereby invited claim from public at large in respect of the said property. That after publication of the Public Notice no claim is received from anybody in respect of the said property.
- (B) The Search of the aforesaid Property was taken through Title Investigator Mr. Pradeep Waghmare (Title Investigator) with the Sub-Registrar's Office at Mumbai (Old Custom House), Dandara and Chembur as per the Search Report dated 23rd October, 2012.



Hopish N. Gera
B.Com. LL.M.
Advocate & Solicitor

Tel. (R) 2837 6750
(O) 2387 4637

Residence :
Kashidhan Bhandari Co-op
Society, Road No. 4, Hindu
Prestige Society, Jagdishwar
(East) Mumbai - 400 003.

Office : C.A. Shah & Co.,
C.A. Shah, Solicitor, Bhandari,
40 Year Nariman Road, Opp
Aditya, 1st Floor, Mumbai -
400 003.

Ref. No. : _____

Date : _____

- (C) On perusal of the aforesaid documents and information given on enquiries and also the Search Report it is confirmed that the title of the said property is the name of Vijay Co-Operative Housing society Ltd. is clear and marketable.
- (D) Development agreement dated 31st October, 2012, executed by and between the Society and M/s. SAI LIFE REALTORS, the developer referred therein, the Society has granted development right to the said Developer. The same is duly registered with the sub-registrar of Assurances at Kurla bearing reg. no. KH/1/10566 of 2012. Under the said Development Agreement the said Developer has absolute right to develop the said property on the terms and conditions as more specifically mentioned therein.
- (E) I have also perused the title certificate issued by the learned Advocate Shri Manoj Shastri dated 29th December, 2012.
- (F) In my opinion, the title of the above referred property is clear and marketable and developer has absolute right to develop and sell the said property.

THE SCHEDULE ABOVE REFERRED TO:

ALL that piece and parcel of land alongwith building standing thereon bearing CTS No.530 of village Bhandup, Taluka Kurla admeasuring approximately 2445 square yards equivalent to 2277.1 square Meters lying, being and situate at Bhandup Village, Bhandup (East), Mumbai-400 042 CTS No.530 Bhandup,

Manoj Shastri

Kapil N. Gore

B.Com, LL.M.

Advocate & Solicitor

Tel. (R) 2837 6750

(O) 2387 4627

Residence :

Yashodhar Mahan Co-op
Society, Road No. 4, Hindu
French Society, Jugheswar
(Cell) Mumbai - 400 060.

Office: C.A. Shah & Co.,

C.A. Shah, Sector, Midway,
40' veer Narayan Road, Opp
Akbarids, 1st Floor, Mumbai -
400 023.

Ref. No. : _____

Date : _____

Mumbai, in the Registration District and Sub District of Mumbai City and
Suburban and delineated in Red colour boundary line on the Plan.

Dated this 30th day of December, 2012.



Kapil N.

Advocate & Solicitor