

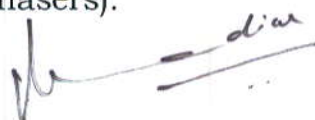
TO WHOMSOEVER IT MAY CONCERN

CERTIFICATE OF TITLE

Re: All that piece or parcel of land being property bearing Survey No. 378, Hissa No. 1(part), CTS No. 3834 admeasuring 50.7 sq. mtrs and CTS No. 3835 admeasuring 140.3 sq. mtrs. of Village Kolekalyan, Taluka Andheri, Mumbai Suburban District together with building and structures standing thereon.

We have examined the title of M/s. GPRS Realty, a partnership firm represented by its partners Shri Girish R. Vazirani, Shri Peter F. Rodrigues, Shri Rajiv B. Gupta and Shri Sanjaykumar Wasan to the property bearing Survey No. 378, Hissa No. 1(part), CTS No. 3834 admeasuring 50.7 sq. mtrs and CTS No. 3835 admeasuring 140.3 sq. mtrs. of Village Kolekalyan, Taluka Andheri, Mumbai Suburban District more particularly the following:-

- i. Copy of Agreement for Sale dated 7/4/1947 executed by and between Pramodrai Manekbhai Dixit (Vendor) and Jamnaben Mohandas Master & Jayantilal Mohandas Master (Purchasers).
- ii. Copy of Indenture of Conveyance dated 19/5/1947 executed by and between Pramodrai Manekbhai Dixit (Vendor), Chittaranjan Pramodrai Dixit (Confirming Party) and Jamnaben Mohandas Master & Jayantilal Mohandas Master (Purchasers).
- iii. Tenancy Agreement dated 1/1/1972 executed by and between Jayantilal Mohandas Master (Landlord) and Chinnaya K. Shetty (Tenant).
- iv. Copy of Indenture of Conveyance dated 18/7/1986 executed by and between Dinesh Jayantilal Master & Manaben Jayantilal Master through their Constituted Attorney Vinod C. Modi and Sarla Vinod Modi (Vendors) and Lilivatiben Hiralal Khakhar and Bharat Hiralal Khakhar (Purchasers).



- v. Copy of Indenture of Conveyance dated 25/11/2005 executed by and between Lilitatiben Hiralal Khakhar and Bharat Hiralal Khakhar (Vendors) and Kishor B. Vaidya, Smita Kishor Vaidya and Pratik Kishor Vaidya (Purchasers).
- vi. Copy of Deed of Rectification dated 31/1/2008 executed by and between Lilitatiben Hiralal Khakhar and Bharat Hiralal Khakhar (Vendors) and Kishor B. Vaidya, Smita Kishor Vaidya and Pratik Kishor Vaidya (Purchasers).
- vii. Copy of Deed of Conveyance dated 01/10/2014 between Kishor B. Vaidya, Smita Kishor Vaidya and Pratik Kishor Vaidya (Vendors) and GPRS Realty, a partnership firm represented by its partners, Girish R. Vazirani, Peter F. Rodrigues, Rajiv B. Gupta and Sanjaykumar Wasan.
- viii. Copy of the Property Card (C.T.S Extract) for C.T.S No. 3834 and 3835 both dated 02/12/2015.

Having considered the chain of title, revenue documents and search reports in respect of the property bearing CTS Nos. 3834 and CTS No. 3835 of Kolkalyan Village, Andheri Taluka, Mumbai Suburban District, together with the building and structures standing thereon hereinafter referred to as "**the said Property**" and more particularly described in the SCHEDULE hereinunder written, we have to observe as follows:-

1. It appears that the plot of land bearing Survey No. 378, Hissa No. 1 (part) and admeasuring 309 sq. yards or thereabouts (hereinafter referred to as "**the said land**") was originally owned by one Jamnadas Kherajbhai
2. By an Indenture of Conveyance dated 23/3/1943, the said Jamnadas Kherajbhai appears to have sold the said land to one Chittaranjan Pramodrai Dixit (Minor) acting through his father and natural Guardian Pramodrai Manekbhai Dixit the said

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Deed was registered with Sub-Registrar of Assurances, Bombay under No. 1519 of Book No. 1 on 2nd April, 1943.

3. By a Deed of Conveyance executed on 19/5/1947 by and between Pramodrai Manekbhai Dixit (Vendor), Chittaranjan Pramodrai Dixit (Confirming Party) and Jamnaben Mohandas Master & Jayantilal Mohandas Master (Purchasers) and registered with the Sub-Registrar of Assurances, Bombay vide registration No. 2496 on 22/5/1947, the said land was sold to Jamnaben Mohandas Master and Jayantilal Mohandas Master.
4. By an Agreement for Tenancy dated 1/1/1972 executed by Jayantilal Mohandas Master (Landlord) a portion of said Plot of Land admeasuring 638 sq. ft. and an additional open plot of land admeasuring 52 sq.ft. aggregating to 690 sq.ft. was let out to one Chinnaya K. Shetty (Tenant) on a monthly rent of Rs.150/-.
5. Chinnaya K. Shetty is conducting his hotel business from a structure on the tenanted portion of the said portion of land.
6. By virtue of RTS proceedings arising on the death of Jayantilal Mohandas Master, it appears that the names of Manaben Jayantilal Master, Dinesh Jayantilal Master and Sarla Vinod Modi were entered into Revenue Records as the heirs and legal representatives of the said Jayantilal Mohandas Master.
7. By Deed of Conveyance dated 18/7/1986 and duly registered with the Sub-Registrar of Assurances, Bombay vide Registration No. 4108 on 18/9/1986 Dinesh Jayantilal Master & Manaben Jayantilal Master through their Constituted Attorney Vinod C. Modi and Sarla Vinod Modi (Vendors) sold the said plot of land to Lilitiben Hiralal Khakhar and Bharat Hiralal Khakhar (Purchasers).
8. As per the order of the City Survey Officer and the Letter of MCGM bearing No. E/1409/ADSC dated 10/5/1998 an area

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- admeasuring 40.5 sq. mtrs., out of the total area of 180.8sq. mtrs. from CTS No. 3835 was set aside for road widening thereby leaving the balance area of 140.3 sq. mtrs. as being the area of land bearing CTS No. 3835.
9. By Deed of Conveyance dated 25/11/2005 executed by Lilivatiben Hiralal Khakhar and Bharat Hiralal Khakhar (Vendors) and registered with the Sub-Registrar of Assurances, Andheri -1 vide Registration No. 11503 on 25/11/2005 the said land was sold to Kishor B. Vaidya, Smita Kishor Vaidya and Pratik Kishor Vaidya (Purchasers).
 10. By a Deed of Rectification dated 31/1/2008 executed by and between Lilivatiben Hiralal Khakhar and Bharat Hiralal Khakhar (Vendors) and Kishor B. Vaidya, Smita Kishor Vaidya and Pratik Kishor Vaidya (Purchasers) and registered under No. 11503/2005 the description of the Plot was rectified as CTS No. 3834 & 3835 together with the area of the said land which was also rectified as land admeasuring 191.0 sq. mtrs.
 11. By a Deed of Conveyance dated 01/10/2014, Kishor B. Vaidya, Smita Kishor Vaidya and Pratik Kishor Vaidya (Vendors) and registered with the Sub Registrar of Assurances, Andheri-1, vide Registration No. 7768/2014 the said land was sold to M/s. GPRS Realty through its partners, Girish R. Vazirani, Peter F. Rodrigues, Rajiv B. Gupta and Sanjaykumar Wasan, subject to the tenancy created in favour of the sitting tenant occupying an area of 690 sq.ft.
 12. There does not appear to be any other document or any registered encumbrance, charge or mortgage or other registered document in the records of the Sub Registrar of Assurances, Mumbai city, Bandra or Andheri.

Having considered the title deeds and other documents related to the said property, the search reports and extracts from the revenue records, we hereby certify that M/s. GPRS Realty through its partners

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Shri Girish Vazirani, Shri Peter F. Rodrigues, Shri Rajiv B. Gupta and Shri Sanjaykumar Wasan, the persons whose names appear in the Property Card as the holders of the said property, have a clear and marketable title to the said property free from all reasonable doubts and encumbrances, subject to the tenancy in favour of Chinnaya K. Shetty.

SCHEDULE OF PROPERTY

ALL THAT piece and parcel of land bearing CTS No. 3834 admeasuring 50.7 sq. mtrs. and 3835 admeasuring 180.8 sq.mtrs. (Out of which area admeasuring 40.50 sq.mtrs. has been set aside for road widening) balance aggregating to 191 sq. mtrs. together with structure which is ground plus One Storey having a built up area of 1560 sq. ft. with a closed garage having an area of 500 sq. ft. built up area and one tenant occupying a structure having an area of 690 sq.ft. carpet area being, lying, situate at Village Kolekalyan Taluka – Andheri, District Mumbai Suburban District, which is bounded as under:-

On or towards the East : By road called Bulsroy Colony Road
On or towards the West : By CTS No. 7626 (Duggal
Compound / Tirthki Chawl)
On or towards the South : By CTS No. 3866 (Choksi Building)
On or towards the North : By CTS No. 3831

Mumbai dated this 21st day of December 2015



M/s. Mannadiar & Company
Advocates & Solicitors