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Advocates & Solicitors

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CERTIFICATE OF TITLE

Our clients **PANCH KAMAL CO-OPERATIVE HOUSING SOCIETY LIMITED**, having its registered office at Hira Nagar, Mulund Link Road, Mulund (West), Mumbai - 400 080 (hereinafter referred to as the "**Society**") who are the owners of immovable property being land bearing C.T.S. No.643/4 having corresponding S. No.39 H. No. 2 (pt) of village Nahur admeasuring 4338.10 sq. mtr or thereabout situated at Goregaon Mulund Link Road, Mulund (West) in the revenue Village of Nahur, Taluka: Kurla, Registration District and Sub District of Mumbai Suburban and Mumbai City within the limits of Municipal Corporation of Greater Mumbai and more particularly described in the Second Schedule hereunder written and hereinafter referred to as the "**said Property**".

The Society has requested us to issue this Certificate of Title in respect of the **said Property**. In view thereof, the Society has handed over to us relevant documents of title to the said property, upon perusal of which is the basis of this Title Certificate.

I. DOCUMENTS REFERRED

1. Copy of Letter bearing No.CE/102/BSIII/LO/T dated 17th April, 1975 issued by M.C.G.M (BPES) for approval of amalgamation and sub-division of the said Bigger Property as prepared by the said Original Owners for development of the said Bigger Property.
2. Copy of Undertaking dated 17th January 1973 and 14th March 1975 to Building Proposal Department of M.C.G.M registered with Sub-Registrar of Assurances at Mumbai under Serial No.6671/72 and Serial No.1103, respectively.
3. Copy of Urban Land Ceiling Order No. CIB-1077/1062-II/XXXY dated 19th September 1977 passed by Additional Collector & Competent Authority (UL & CR) Act, 1976.

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4. Copy of Agreement for Sale dated 26th May 1978 between Smt. Urmilaben Purshottamdas Sadh (2) Shri Naresh Purshottamdas Sadh (3) Shri Shailesh Purshottamdas Sadh (4) Shri Devesh Purshottamdas Sadh (5) Shri Girishchandra Purshottamdas Sadh (6) Shri Rameshchandra Purshottamdas Sadh and (7) Smt. Shyamadevi Sureshchandra Sadh (therein referred to as the "Vendors") and (1) Shri Pandurang Keshav Shinde and (2) Shri Sambhaji Abaji Kadam, the Chief Promoter of Audyogik Shramik Kamgar Co-operative Housing Society Limited (Proposed) (I) (therein referred to as the "Purchasers").
5. Copy of Agreement dated 25th October, 1979 executed between (1) Shri Pandurang Keshav Shinde and (2) Shri Sambhaji Abaji Kadam, the Chief Promoters of Audyogik Shramik Kamgar CHS Ltd (Proposed) (I) (therein referred to as the "Transferors") of the One Part and Shri. L. H. Bhatia, the Promoter of Audyogik Shramik Kamgar CHS Ltd (Proposed) (II) (therein referred to as the "Transferee").
6. Copy of Declaration dated 26th October 1979 executed by Smt. Urmilaben Purshottamdas Sadh (2) Shri Naresh Purshottamdas Sadh (3) Shri Shailesh Purshottamdas Sadh (4) Shri Devesh Purshottamdas Sadh (5) Shri Girishchandra Purshottamdas Sadh (6) Shri Rameshchandra Purshottamdas Sadh and (7) Smt. Shyamadevi Sureshchandra Sadh
7. Copy of Power of Attorney dated 24th November 1979 executed by Shri Pandurang Keshav Shinde and Shri Sambhaji Abaji Kadam in favour of 1) Shri L. H. Bhatia, and 2) Shri S. L. Hiranandani
8. Copy of Title Report of Mahimtura & Co. advocates and Solicitors 1st September 1980.
9. Copy of IOD No.E.B/CE/2187A/BS/III/AT dated 02nd September 1978 issued by Executive Engineer, BPES to M/s. Hira Nagar Constructions for building proposed on Plot E of the said Bigger Property, subject to terms and conditions.

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10. Copy of letter for sanction of building plans by M.C.G.M bearing No. CE/2187A/BS/II/III dated 11th September, 1980 for construction of building on Layout Plot E of the said Bigger Property in favour of Hira Nagar Constructions.
11. Copy of Occupation Certificate bearing No.CE/2187/BPES/AT dated 28th December 1983.
12. Copy of Declaration dated 21st May 1984 by Shri. S. Hiranandani.
13. Society Registration Certificate bearing No. BOM/W.T/HSG/TC/1224 dated 22nd May 1984.
14. Copy of Property Register Card in respect of said property bearing C.T.S. No.643/4 of village Nahur issued by City Survey Officer, Mulund on 6th December 2012.
15. Copy of Deemed Conveyance Application bearing No.56 of 2012 before the District Deputy Registrar Co-operative Societies (Eastern Suburb) dated 22nd March 2012.
16. Copy of Public Notice dated 18th May 2012 issued by Shri Vilas Gawade, Competent Authority & District Deputy Registrar Co-op Societies (2) East Suburban in Marathi Daily "Navshakti" & English Daily "Free Press Journal".
17. Copy of Order bearing No. Mumbai/ Dy.Reg-2/ B-1/ Housing/ Deemed Conveyance/ 961/2012 dated 02nd June 2012 of Competent Authority for Deemed Conveyance of the said Property in favour of the Society.
18. Adjudication Order bearing No.Abhi/order/3136 dated 27th September, 2012 of Collector of Stamps, Kurla for payment of stamp duty on Deemed Conveyance.
19. Letter dated 10th October 2012 of Competent Authority to the Sub-Registrar of Assurances, Kurla 1/2/3/4 to get the Deed of Conveyance registered in accordance with Registration Act.



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20. Copy of Deed of Deemed Conveyance dated 25th October 2012 of Society registered with the Sub-Registrar of Assurance at Kurla - 3 under Serial No. KRL-3-7672-2012 on 02nd November 2012.
21. Receipt dated 26th December 2012 for payment of Stamp Duty issued by Collector of Stamps, Kurla.
22. Agreement for Development dated 22.07.2013 between the Society and Integrated Spaces Limited.
23. Copy of Public Notice published on 22nd January 2013 in Marathi Daily "Navshakti" & English Daily "Free Press Journal".
24. Copy of search report taken by Mr. D. K. Patil, Title Investigator in respect of the said Property in the Sub Registrar of Bandra & Mumbai (from 1970 to 2011), Chembur (from 1995 to 2011), Chembur (from 2002 to 2011) and Mulund (from 2004 to 2011).
25. Copy of search report taken by Mr. D. K. Patil, Title Investigator in respect of the said Property in the Sub Registrar of Bandra & Mumbai (from 2011 to 2013), Chembur (from 2011 to 2013), Chembur (from 2011 to 2013) and Mulund (from 2011 to 2013).

II. ON PERUSAL OF THE ABOVE MENTIONED DOCUMENTS THE FOLLOWING POSITION WAS REVEALED:-

- a) **SMT. URMILABEN PURSHOTTAMDAS SADH, (2) SHRI NARESH PURSHOTTAMDAS SADH, (3) SHRI SHAILESH PURSHOTTAMDAS SADH, (4) SHRI DEVESH PURSHOTTAMDAS SADH, (5) SHRI GIRISHCHANDRA PURSHOTTAMDAS SADH, (6) SHRI RAMESHCHANDRA PURSHOTTAMDAS SADH AND (7) SMT. SHYAMADEVI SURESHCHANDRA SADH** (hereinafter referred to as the 'said Original Owners') were the owners of, seized and possessed of or otherwise well and sufficiently entitled to the plot of land bearing **C.T.S. No. 643 and 661 (pt)** forming part of **S. No. 39 H. No. 2, S.No.40 H. No. 1, S. No. 44 H. No. 5, S. No. 44 H. No. 7(pt)** and **S.No. 108 H. No. 3** in all admeasuring **15, 936.96 sq. mtr** or thereabout situate, laying and being at Goregaon Mulund Link Road, Mulund (West) in the revenue village of Nahur, Taluka: Kurla, in the Registration District and Sub District of Mumbai City and Mumbai

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Suburban within the limits of Municipal Corporation of Greater Mumbai and more particularly described in the **First Schedule** hereunder written and hereinafter referred to as the '**said Bigger Property**'.

- b) Thereafter the said Original Owners have filed land holding return of the said Bigger Property u/s. 6(i) of the said Urban Land (Ceiling and Regulations) Act, 1976 (hereinafter referred to as the "**ULC Act**") and the Government of Maharashtra declared the said Bigger Property as surplus vacant land and granted permission to hold the said Bigger Property u/s. 20 (i) of the said ULC Act vide Order No. **CIB-1077/1062-II/XXXY** dated **19th September 1977** for the construction of tenements having size of 35.00 sq. mtrs, for the Industrial Workers subject to terms and conditions mentioned therein.
- c) Thereafter an Agreement for Sale dated **26th May, 1978** was executed between the said Original Owners (therein referred to as the Vendors) of the One Part and the said (1) Shri Pandurang Keshav Shinde and (2) Shri Sambhaji Abaji Kadam, the Chief Promoters of Audyogik Shramik Kamgar Co-operative Housing Society Limited (Proposed) (I) (therein referred to as the Purchasers) of the Other Part. It appears from perusing the Agreement for Sale dated **26th May, 1978** that earlier under a Package Deal Agreement dated **4th December 1975** executed with said (1) Shri Pandurang Keshav Shinde and (2) Shri Sambhaji Abaji Kadam, the Chief Promoters of Audyogik Shramik Kamgar Co-operative Housing Society Limited (Proposed) (I), the Original Owners had agreed to sell said Bigger Property with buildings constructed thereon for the members of the said proposed Society. Thereafter as mentioned above the Original Owners were required to file the land holding return of the said Bigger Property as required under the ULC Act and an by Order dated **19th September 1977** the Government of Maharashtra granted permission to hold the said Bigger Property u/s. 20 (i) of the said ULC Act. In view of the said Order the Original Owners and Chief Promoters of Audyogik Shramik Kamgar Co-operative Housing Society Limited (Proposed) (I) rescinded the Package Deal Agreement dated **4th December 1975** between them and in lieu thereof the Original Owners executed this Agreement dated **26th May, 1978** agreed to sell the said Bigger Property to the Chief Promoters of Audyogik Shramik Kamgar Co-operative Housing Society
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Limited (Proposed) (I) for the consideration and upon the terms and conditions mentioned therein, on as is where is basis. The said Agreement for Sale dated **26th May, 1978** is not properly stamped and is unregistered.

- d) Meanwhile it appears that the layout plan for amalgamation and sub-division of the said Bigger Property as prepared by the said Original Owners for development was approved by the Executive Engineer (Building Proposal Eastern Suburb) of Municipal Corporation of Greater Mumbai (**M.C.G.M**) vide letter No. CE/102/BSIII/LO/T dated 06th May, 1971 subject to terms and conditions mentioned therein, which was further amended vide letter No. CE/102/BSIII/LO/T **dated 17th April, 1975** subject to additional terms and conditions mentioned therein. It appears that the said Original Owners have executed two separate Undertakings to abide by the terms and conditions of aforesaid letters, which are registered with Sub-Registrar of Assurances at Mumbai under Serial No. **6671/72** on **17th January 1973** and Serial No. **1103** on **14th March 1975**, respectively.
- e) Thereafter by an Agreement dated **25th October, 1979** the said (1) **Shri Pandurang Keshav Shinde** and (2) **Shri Sambhaji Abaji Kadam**, the Chief Promoters of Audyogik Shramik Kamgar CHS Ltd (Proposed) (I) (therein referred to as the Transferors) of the One Part had agreed to transfer the rights, benefits and obligations under the said Agreement for Sale dated **26th May, 1978** in respect of the said Bigger Property together with 30 feet wide internal road and the benefit of 60 feet wide Proposed DP Road to **Shri. L. H. Bhatia**, the Promoter of Audyogik Shramik Kamgar CHS Ltd (Proposed) (II) (therein referred to as the Transferee) of the Other Part, in consideration of **Shri. L. H. Bhatia**, the Promoter of Audyogik Shramik Kamgar CHS Ltd (Proposed) (II) financing and/or paying the outstanding amounts payable to the said Original Owners under Agreement for Sale dated **26th May, 1978**. The said Agreement dated **25th October, 1979** is not properly stamped and is unregistered.
- f) The said Original Owners have executed Declaration on **26th October 1979** narrating therein flow of title of the property passed in their hands. As stated in the Declaration one (1) **Shri. Purushottamdas Kannulal Sadh** (2) **Sureshchandra Purushottamdas Sadh** (3) **Girish**

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Purushottamdas Sadh and (4) Ramesh Purshottamdas Sadh the predecessors of the said Original Owners by a Conveyance Deed dated **18th August 1961** registered with Sub-Registrar of Assurances, Bandra under No. 1778 of 1961 purchased the said Bigger Property from one Mr. Mahomedbhoy Ibrahim Hingwala. Upon death of Shri. Purshottamdas Khunnulala Sadh on 7th April 1974 Letters of Administration was granted by Hon'ble Bombay High Court under Petition No. 306 of 1975 to (1) Smt. Urmilaben Purshottamdas Sadh (2) Naresh Purshottamdas Sadh (3) Shailesh Purshottamdas Sadh and (4) Devesh Purshottamdas Sadh as Legal heirs of Late Purshottamdas Khunnulal Sadh. Whereas Shri. Sureshchandra Purshottamdas Sadh died on 19th June 1975 after which his legal heirs as per his Will and testament dated 31.05.1975 alongwith the other legal heirs of Purshottamdas Khunnulal Sadh renounced, released and relinquished their rights in the said Bigger Property vide a Declaration of release executed to that effect on 22nd May 1976. The Copies of Letters of administration and will are not available but we have verified the copy of Original Deed of Conveyance dated **18th August 1961** executed in favour of (1) Shri. Purshottamdas Kannulal Sadh (2) Sureshchandra Purshottamdas Sadh (3) Girish Purushottamdas Sadh and (4) Ramesh Purshottamdas Sadh in respect of said Bigger Property under whom the Original Owners have derived their title to the said Bigger Property. The said Declaration dated **26th October 1979** of the Original Owners is duly stamped and notarised before Notary Public as per the provisions of Bombay Stamp Act, 1958.

- g) It appears that an Agreement on **5th November, 1979** was executed between **Shri L. H. Bhatia**, Promoter of Audyogik Shramik Kamgar CHS Ltd (Proposed) (II) and one **M/s. Hira Nagar Constructions** for development of the said Bigger Property. Also the Original Owners in pursuance to the said Agreement dated **26th May, 1978** had executed a Power of Attorney on **26th October 1979** for appointing (1) **Shri Pandurang Keshav Shinde** and (2) **Shri Sambhaji Abaji Kadam** being the Chief Promoters of Audyogik Shramik Kamgar CHS Ltd (Proposed) (I) as their lawful attorneys to do, execute and perform all or any of the acts, deeds, matters and things either by themselves or through any substitute for the development of the said Bigger Property. Copies of both the Agreement dated **5th November, 1979** and Power of Attorney dated **26th October 1979** are not available/

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traceable with our clients. However, in pursuance of the above referred Agreement executed on **5th November, 1979** and Power of Attorney dated **26th October 1979** the said **Shri Pandurang Keshav Shinde and Shri Sambhaji Abaji Kadam** have executed a Power of Attorney on **24th November 1979** for appointing **1) Shri L. H. Bhatia, and 2) Shri S. L. Hiranandani** as their lawful attorneys to execute and perform all or any of the acts, deeds, matter and things either jointly or severally or through any substitute for the development of the said Bigger Property and delegated all the power conferred upon them by the said Original Owners under the said Power of Attorney dated **26th October, 1979** including powers to execute conveyance on behalf of the said Original Owners in respect of the said Bigger Property or any part thereof. In the aforesaid Power of Attorney reference is made of the said Agreement dated **5th November, 1979**. This Power of Attorney is duly stamped and Notarised before Notary Public.

- h) The report dated **1st September 1980** of Mahimtura & Co. advocates and Solicitors having their office at 66, Tamarind Lane, Fort Mumbai - 400 023 is available wherein they have investigated title of said Original Owners to the said Bigger property and have certified on that subject to the correctness of the statements and declaration dated **26th October, 1979** as mentioned aforesaid the title of Original Owners is clear and marketable and free from all encumbrances.
- i) Thereafter M/s. Hira Nagar Constructions obtained Intimation of Disapproval IOD No. E. B/ CE /2187A/ BS/ III/ AT dated **02nd September 1978** from the Executive Engineer, BPES of M.C.G.M for building proposed on layout Plot E of the said Bigger Property, subject to terms and conditions mentioned therein.
- j) Thereafter said M/s. Hira Nagar Constructions got the building plans approved under No. **CE/2187A/BS/II/III** dated **11th September, 1980** by the Building Proposal Dept of M.C.G.M, for construction of Ground plus four upper floors building consisting of Wing B, C, D, E & F having 100 Residential premises on **Layout Plot E** of the said Bigger Property. The said M/s. Hira Nagar Constructions completed the construction of the proposed building and obtained **Occupation**



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Certificate bearing No. **CE/2187/BPES/AT** dated **28th December, 1983** to occupy building from the Building Proposal Dept. of M.C.G.M.

- k) Shri. S. Hiranandani thereafter vide a Declaration dated **21st May 1984** declared that the **Audyogik Shramik Co-op Housing Society Ltd (proposed)** name has been changed to **Panch-Kamal Co-operative Housing Society Ltd.** w. e. f 01.01.1984, which the Flat Purchasers having residential premises in the building constructed by M/s. Hira Nagar Constructions on the said **Layout Plot E** of the said Bigger Property registered the said Audyogik Shramik Co-op Housing Society Ltd (proposed) society in the name and style of **Panch Kamal Co-operative Housing Society Ltd.** under the provisions of the Maharashtra Co-operative Societies Act, 1960, as it appears from the Society registration Certificate No. **BOM/W.T/ HSG/T.C/1224** of **1984** dated **22nd May, 1984**.
- l) On **6th December 2012** the City Survey Officer, Mulund has sub-divided the said Bigger Property as per sanctioned Layout Plan upon conducting physical survey of each sub divided plot and had allocated **C.T.S. No. 643/4** to **Layout Plot E** i.e the said Property admeasuring 4338.10 Sq. mtr, described in the Second Schedule and issued Property card in respect of said Property bearing **C.T.S. No. 643/4** for area.
- m) M/s. Hira Nagar Construction could not convey the said property alongwith the building constructed thereon in favour of the Society. Therefore the Society on **22nd March 2012** filled an application being Application for Deemed Conveyance bearing **No. 56 of 2012** before the District Deputy Registrar Co-operative Societies (Eastern Suburb) At Konkan Bhavan, Belapur Navi Mumbai through its Advocate Shri Vinayak Waidande for Deemed Conveyance of the said Property in favour of Society.
- n) While the application was pending Shri Vilas Gawade, Competent Authority & District Deputy Registrar Co-op Societies East Suburban published Public Notice in Marathi Daily "**Navshakti**" & English Daily "**Free Press Journal**" on **18th May 2012** to inform all public at large for the Deemed Conveyance application filed by the Society in respect of property bearing S.No.39, H. No. 2 (pt) and it's corresponding

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C.T.S.No.643/4 of village Nahur in all admeasuring **4338.10 sq. mtr** i.e. the said Property and invited Mrs. Urmilaben Purushottam Sadh and all concerned persons to submit their say within 15 days from the date of publication or remain present for the hearing.

- o) Thereafter the District Deputy Registrar and Competent Authority under the Maharashtra Ownership of Flats Act, 1963 after due notice and procedure passed an Order bearing No. Mumbai/ Dy.Reg-2/ B-1/ Housing/ Deemed Conveyance/961/2012 on **2nd June 2012** in the said Application **No. 56 of 2012** for Deemed Conveyance of the said Property in favour of the Society and certified that the Society is eligible to lodge deemed Deed of Conveyance executed by the Society for Registration with Sub-Registrar of Assurances, Kurla 1/2/3/4 and vide its letter dated **10th October 2012** also informed the Sub-Registrar of Assurances, Kurla 1/2/3/4 to get the Deed of Conveyance registered in accordance with Registration Act.
- p) Meanwhile the Society submitted the copy of Deemed Deed of Conveyance to the Collector of Stamps, Kurla for adjudication of its market value for payment of stamp duty upon the same, which was adjudicated at Rs. 81, 08, 500/- (Rupees Eighty One Lacs Eight Thousand And Five Hundred Only) being the market value of the said Property and the Collector of Stamp by an Order bearing No. **Abhi/order/3136** dated **27th September, 2012** directed to pay (i) Rs.4,05,425/- (Rupees Four Lacs Five Thousand Four Hundred And Twenty Five Only) towards stamp duty on Deemed Deed of Conveyance and (ii) Rs.5,62,230/- (Rupees Five Lacs Sixty Two Thousand Two Hundred and Thirty Only) towards unpaid stamp duty on Agreement for Sale executed between the present Members of the Society and the seller for acquisition of premises along with penalty amount of Rs.76,260/- (Rupees Seventy Six Thousand Two Hundred and Sixty Only) being leviable on Members agreement and entire stamp duty amount as directed by the Collector of Stamps was paid.
- q) Thereafter the Society lodged the **Deed of Deemed Conveyance** executed by the Society and the Competent Authority dated **25th October 2012** for registration with the Sub-Registrar of Assurance at Kurla - 3 which was registered under Serial No. **KRL-3-7672-2012** on **02nd November, 2012**.

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- r) Subsequently the Collector of Stamps requested to pay additional stamp duty amount of Rs. 1, 62, 175/- (Rupees One Lac Sixty Two Thousand One Hundred And Seventy Five Only) which was also paid on 26th December, 2012, which is duly acknowledged vide receipt dated **26th December 2012** issued by Collector of Stamps, Kurla.
- s) Thereafter the Society has vide an Agreement for Development dated 22.07.2013 has granted developments rights of the said Property to Integrated Spaces Limited rights to develop the said Property for the terms and conditions mentioned therein, which is registered with Sub-Registrar of Assurances at Kurla-1 under Serial No. **KRL1-6569-2013** on **22.07.2013**.
- t) As a matter of caution said Integrated Spaces Limited for itself and on behalf of the Society have published Public Notice published on **22nd January 2013** in Marathi Daily "**Navshakti**" & English Daily "**Free Press Journal**" to invite objections from public at large in respect of the said Property and it appears that there are no objection/claim received by the said Integrated Spaces Limited and/or the said Society as informed to me, on the said Public Notice till date.
- u) We have gone through the search taken by Mr. D. K. Patil, Title Investigator in respect of the Bigger Property in the Sub Registrar of Bandra & Mumbai (from 1970 to 2011), Chembur (from 1995 to 2011), Chembur (from 2002 to 2011) and Mulund (from 2004 to 2011) and the search taken by Mr. D. K. Patil, Title Investigator in respect of the **said Property** in the Sub Registrar of Chembur (from 2011 to 2013) and Mulund (from 2011 to 2013). It is noticed by us that during the course of search he has not traced any document affecting the title in respect of the **said Property**, as the Sub-Registrar (computerized Index) are not properly maintained and many indexes are in torn condition. Further, it appears that the instances of sale and mortgages mentioned in the said report are not related to the said Property and are in relation to the bigger property, which is not under consideration in this Certificate.
- v) The objections in respect of the said Property have already been invited from the public at large vide public notice dated **22nd January 2013** and **18th May 2012** in respect of the said Property as aforesaid.



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So in view thereof giving further Public Notice in respect of said Property is not required.

- w) Upon verification of the all the aforesaid title documents and other relevant papers furnished to us by the Society for the purpose of investigation of their title to the said Property and relying upon the same and subject to the correctness of the documents provided and statement made by our clients, we are of the opinion that subject to the facts mentioned hereinabove title of the Society in respect the said Property is clear and marketable, and free from all encumbrances and beyond reasonable doubt.

THE FIRST SCHEDULE ABOVE REFERRED TO AS THE SAID BIGGER PROPERTY

ALL THAT piece or parcel of land or ground bearing **Survey No. 39 Hissa No. 2, Survey No. 40 Hissa No.1, Survey No.44 Hissa Nos.5 & 7(pt) and S.No.108 Hissa No.3** and its corresponding **C.T.S. No. 643 and 661 (pt)** in all admeasuring **15,936.96 sq. mtr.** or thereabout, situated at Goregaon Mulund Link Road, Mulund (West) in the revenue Village of Nahur, Taluka: Kurla, Registration District and Sub District of Mumbai Suburban and Mumbai City within the limits of Municipal Corporation of Greater Mumbai and bounded as follows:

- | | | |
|--------------------------------|---|---|
| On or towards the North | : | partly by proposed 60 fts wide Development Plan Road and partly by subdivided Plot No. 'D' and partly by 30 fts excess and partly by land bearing Survey no. 30, Hissa No. 3 and partly by land bearing Survey No. 38. |
| On or towards the South | : | by Goregaon Mulund Linking Road. |
| On or towards the East | : | by land bearing Survey No. 33 and Survey No. 38. |
| On or towards the West | : | by land bearing Survey No. 44, Hissa No. 6 |

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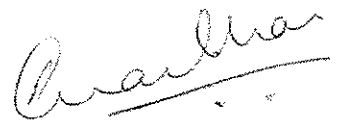
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THE SECOND SCHEDULE ABOVE REFERRED
TO AS THE SAID PROPERTY:

ALL that piece or parcel of land bearing **C.T.S. No. 643/4** having corresponding **S. No. 39 H. No. 2 (pt)** of village Nahur admeasuring **4338.10 sq. mtr.** or thereabout situated at Goregaon Mulund Link Road, Mulund (West) in the revenue Village of Nahur, Taluka: Kurla, Registration District and Sub District of Mumbai Suburban and Mumbai City within the limits of Municipal Corporation of Greater Mumbai and bounded as follows :

On or towards the North	:	Adj. CTS No. 641/B
On or towards the South	:	Adj. CTS No. 784/1
On or towards the East	:	Adj. CTS NO. 642/A & B, Gurukrupa Building
On or towards the West	:	Adj. CTS No. 848, Container Yard.

Dated this 1st day of October, 2013



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