

Title Certificate

Re : ALL THAT pieces and parcel of land or ground bearing C.S. No.1/71 of Lower Parel Division,admeasuring about 1,762.78 square yards equivalent to 1,473.90 square meters, situated at Ferguson Road within the City and Registration District and Sub District of Mumbai .

1. We have investigated the title of Sanghvi Premises Private Limited, a company registered under the Companies Act, 1956, having its registered office at 1st Floor, Sanjana Mainsion, Near Abza Tower, Dr. B. A. Road, Byculla (E), Mumbai-400027,(hereinafter referred to as the "Owner"), to the captioned property which is more particularly described in the Schedule herein and is hereinafter referred to as "said Property".
2. For the purpose of investigation (i) public notices were published in the issues of Mumbai Samachar (Gujrati) dated 23/08/2007, Navbharat Times (Hindi) dated 23/08/2008, Navshakti (Marathi) dated 23/08/2007 and Economic Times dated 23/08/2008 (being the daily news papers).
3. On perusal of documents and information given on enquiries, we hereunder set out our understanding of the Owner's title to the said Property:
 - a) The Owner is the owner of the said Property. The Owner has purchased the said Property from(1) Mr. Mohammed Ali Adbul Kader Patel and(2) Mrs. Shabina Mohammed Ali Patel (hereinafter referred to as"Original Owners")vide a Deed of Conveyance dated 12th December, 2007 made between the said Original Owners of the One part and the Ownerof the Other part. and registered with the Sub-Registrar of Assurance at Mumbai under Registration No. BBE 2 / 9247/2007;



- b) There were buildings known as Patel Mansion (earlier known as Gajanan Niwas) on the said Property. The premises contained therein were occupied by the tenants/occupants;
 - c) The Owner obtained consents from more than 70% tenants/ occupants for redevelopment of the said Property;
 - d) The Owner and more than 70% tenants/ occupants have entered into agreements whereby the Owner has agreed to provide to them permanent alternate accommodation(the "**Tenants New Premises**"), inlieu of their existing premises, on the terms and conditions therein contained;
 - e) The Maharashtra Housing and Area Development Authority (the "**MHADA**") issued NOC dated 16/08/2011 bearing No. R/NOC/F-1956/4203/MBRRB-11.
 - f) The Municipal Corporation of Greater Mumbai ("**MCGM**") sanctioned plans for construction of the building on the said Property and issued an Intimation of Disapproval ("**IOD**") bearing No.EB/6326/GS/A dated 21st June, 2013; and
 - g) The MCGM issued a Commencement Certificate ("**CC**") bearing No.EEBPC/6326/45/A dated 3rdOctober, 2015, for construction of the building on the said Property.
4. In these circumstances, and subject to what is stated hereinabove, we are of the view that Owner is the owner of the said Property and is entitled to develop the said Property and construct buildings thereon in accordance with the sanctioned plans and the provisions of the Development Control Regulation.
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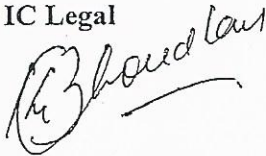
THE SCHEDULE ABOVE REFERRED TO:

ALL THAT pieces and parcel of land or ground bearing C.T.S. No.1/71 of Lower Parel Division admeasuring about 1,762.78 square yards equivalent to 1,473.90 square meters, situate at Ferguson Road within the City and Registration District and Sub District of Bombay and registered in the books of Collector of Land Revenue under new Survey Nos. 2768, 2809 and 2766 and in the books of Assessor and Collector Municipal Rates and Taxes under G/South Ward Nos.2220(1),(1B), (1C) and (1D) Street Nos.321, 323, 325B, 325 EE, 325C and 325D in the Registration Sub-District of Bombay City and Bombay Suburban and bounded as follows i.e. to say :

On or Towards the North	:By Ferguson Road (part)
On or Towards the South	:By part of C.S. No. 144 of Lower Parel Division ;
On or Towards the East	: By part of C.S. Nos. 144 and 145 of Lower Parel Division
On or Towards the West	:By C.S. No. 2/71 of Lower Parel Division

Dated this 24th day of May, 2016.

For IC Legal



Partner