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TITLE CERTIFICATE

Re : Piece and parcel of land bearing Survey No. 136 (part), corresponding to C.T.S. Nos. 161, 161/1 to 37 admeasuring 938.8 Sq. meters, C.T.S. No. 162, 162/1 to 8 admeasuring 329.6 Sq. Meters and C.T.S. No. 164, 164/1 to 23 admeasuring 421.30 sq. meters and thus aggregating to 1689.70 sq. meters of village : Bhandup, Taluka: Kurla in Mumbai Suburban District at Tembhipada, Bhandup (West), Mumbai - 400 078, (hereinafter referred to as "the said property" for the sake of brevity).

Shri. RAMESHAN KRISHNAN MUTHATHYAN, carrying on business in the name and style of M/s. SAI SASTHA ENTERPRISES as the sole proprietor thereof at 57, Sai Infotech, Patel Chowk, R.B. Mehta Marg, Ghatkopar (East), Mumbai - 400 077, has instructed me to investigate the title of the above described property on the basis of the documents such as Conveyance Deeds, Property Register Cards and Search Report dated 10th February, 2015 produced before me.

After perusing the said documents, my observation are as under:-

1) The original owners and title holders of the said property known as THE BHANDUP ESTATE, represented by (1). Ratansey Karsondas, (2). Pratapsinh Mathuradas, (3). Pushpabai, wife of Pratapsinh Muthuradas, (4). Jaisinh Vithaldas (Executors of Will of Sir Mathuradas Vissanji), (5). Pratapsinh Shoorji Vallabhdas, (6). Dilipsinh Shoorji Vallabhdas (Executors of will of Surji Vallabhdas), (7). Bhanji Surji, (8). Gopalji Virji Surji, (9). Manibai (widow of Virji Surji), (10). Damayanti (daughter of Virji Surji), (11). Bachhubai (widow of Purshottam Bhanji), (12). Saraswati (wife of Prahladarai Kheraj), (13). Damayanti (wife of Liladhar Kanji), (14). Rukminiben (wife of Purshottam Dayalji), (15). Kalyanji alias Arunkumar Purshottam Bhanji & (16). Vasantkumar Purshottam Bhanji (heirs and legal representatives of Shivji Raghavji) sold and conveyed the plot of land admeasuring 6613.00 sq. yards equivalent to 6046.93 Sq. Meters bearing Survey No.136 and 154 (part), corresponding to C.T.S. Nos.46,46/1 to 9, 57,57/1 to 20, 58,58/1 to 4, 59,59/1 to 27, 60,60/1 to 16 & 26 to 70, 62,62/1 to 32, 63,63/1 to 6, 64,64/1 to 12, 65, 65/1 to 17, 161,161/1 to 37, 164,164/1 to 23, and of Village: Bhandup, Taluka: Kurla, Mumbai Suburban District (hereinafter referred to as "the said larger property") to Shri. BHARATSINGH KUBERSINGH THAKUR (since deceased) by a Conveyance dated 26th August, 1974, duly registered with the Sub-Registrar of Assurances, Mumbai, vide No.BOM/S/3108/1974 on 25.02.1975;

2) The said Shri. BHARATSINGH KUBERSINGH THAKUR (since deceased) was the lawful owner and holder of the said larger property. The said Shri. Bharatsingh Kubersingh Thakur (hereinafter referred to as "the said deceased") died intestate

at Mumbai on 5th April, 1997 and his wife Smt. Shantidevi Bharatsingh Thakur, predeceased him on 14th December, 1994;

3) The said deceased had four children namely (1). Shri. Vedprakashsingh Bharatsingh Thakur (since deceased), (2). Pravinsingh Bharatsingh Thakur, (3). Ms. Rita Bharatsingh Thakur and (4). Shri. Sharad Bharatsingh Thakur;

4) The said Vedprakashsingh Bharatsingh Thakur, one of the sons of the said deceased predeceased him on 4th March, 1994 leaving behind his widow Smt. Nirmala Vedprakashsingh Thakur, and three children namely, Smt. Nilima Vijay Mehta, Shri. Narendra Vedprakashsingh Thakur and Smt. Neha Sanjeev Rao, as his only heirs and legal representatives;

5) Therefore on the death of the said deceased, the aforesaid persons namely (1) Smt. Nirmala Vedprakashsingh Thakur, (2). Smt. Nilima Vijay Mehta, (3). Shri. Narendra Vedprakashsingh Thakur, (4). Smt. Neha Sanjeev Rao, (5). Pravinsingh Bharatsingh Thakur, (6). Ms. Rita Bharatsingh Thakur and (7). Shri. Sharad Bharatsingh Thakur have become entitled to the said property as owners and possessors thereof under the provisions of the Hindu Succession Act, 1955 by which the said deceased was governed;

6) By a Conveyance dated 04th July, 2013 the aforesaid persons, being the heirs and legal representatives of late Shri. Bharatsingh Kubersingh Thakur sold, transferred and assigned the portion of the said larger property, being piece and parcel of land bearing Survey No.136 (part), corresponding to C.T.S. No.161,161/1 to 37 admeasuring 938.80 sq. meters, and

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C.T.S. No.164,164/1 to 23 admeasuring 421.30 sq. meters and thus aggregating to 1360.10 sq. meters of Village: Bhandup, Taluka: Kurla In Mumbai Suburban District at Tembhipada, Bhandup (West), Mumbai-400 078 ("the said land ") to Shri RAMESHAN KRISHNAN MUTHATHYAN, the sole proprietor of M/S. SAI SASTHA ENTERPRISES and the said Conveyance is duly registered with the Sub-Registrar of Assurances, Kurla-1, Mumbai Suburban District, vide Registration No. KRL 4-6934/2013 dated 04th July,2013;

7) By Indenture dated 14th April, 1972 made and executed between Shri. BHARATSINGH KUBERSINGH THAKUR therein named 'the Vendor' and Sou. SHALINI wife of JANARDAN HARI BHELSEKAR, therein named 'the Purchaser', the said Shri. BHARATSINGH KUBERSINGH THAKUR sold and conveyed the plot of land admeasuring 333 Square Yards equivalent to 278 Sq. Meters as per the Title Deeds and admeasuring 329.60 Sq. Meters as per the Property Register Card, bearing Survey No.136 corresponding to C.T.S.No.162, 162/1 to 8 of Village Bhandup, Taluka : Kurla, District Bombay Suburban, Registration Sub-District of Bandra (hereinafter referred to as "the said other land") to the said Purchaser at or for the consideration and on terms and conditions mentioned therein. The said Deed of Conveyance is registered with the Sub Registrar of Assurances of Bombay under No.BND/577/1972;

8) The said Sou. SHALINI JANARDAN BHELSEKAR (since deceased) was the lawful owner and holder of the said other land. The said Sou. Shalini Janardan Bhelsckar died intestate at Mumbai on 20th June, 2002 leaving behind her husband Shri. Janardan Hari Bhelsekar and five children namely, Shri. Uday

Janardan Bhelsekar, Smt. Smita Dattatraya Manohar (married daughter), Shri. Sanjay Janardan Bhelsekar, Shri. Meghraj Janardan Bhelsekar and Shri. Abhay Janardan Bhelsekar as her only heirs and legal representatives;

9) The said Shri. Janardan Hari Bhelsekar, husband of the said late Sou. SHALINI JANARDAN BHELSEKAR, died Intestate at Badlapur, Dist: Thane on 21st October, 2006 leaving behind his five children namely, Shri. Uday Janardan Bhelsekar, Smt. Smita Dattatraya Manohar (married daughter), Shri. Sanjay Janardan Bhelsekar, Shri. Meghraj Janardan Bhelsekar and Shri. Abhay Janardan Bhelsekar as his only heirs and legal representatives;

10) Therefore, on the death of the said Sou. SHALINI JANARDAN BHELSEKAR and her husband, the aforesaid persons namely (1) Shri. Uday Janardan Bhelsekar, (2) Smt. Smita Dattatraya Manohar, (3) Shri. Sanjay Janardan Bhelsekar, (4) Shri. Meghraj Janardan Bhelsekar and (5) Shri. Abhay Janardan Bhelsekar had become entitled to inherit their estate including the said other land, as owners and possessors thereof under the provisions of the Hindu Succession Act, 1955 by which they were governed. The names of these legal heirs and representatives are recorded in the Property Register Cards of the said other land;

11) By Deed of Conveyance dated 30th December, 2014 registered with the Sub-Registrar of Assurances, Kurla on 09th January, 2015 under Serial No. KRL- 1-522-2015, Shri. Rameshan Krishnan Muthathyan, Proprietor of M/s. Sai Sastha Enterprises has also purchased the said other land admeasuring 333 Square Yards equivalent to 278 Sq. Meters as

per the Title Deeds and admeasuring 329.60 Sq. Meters as per the Property Register Card, bearing Survey No.136 corresponding to C.T.S.No.162, 162/1 to 8 of Village Bhandup, Taluka : Kurla, District Bombay Suburban, Registration at Tembhipada, Bhandup (West), Mumbai- 400 078;


12) The said land and the said other land are situated adjacent to each other and jointly referred to herein as "the said property" for the sake of brevity and by virtue of the said Conveyances, the Shri Rameshan Krishnan Muthathyan, Proprietor of M/s. Sai Sastha Enterprises, is become the lawful owner and title holder thereof;

13) The said property is declared as "Slum" by the Dy. Collector (Enc.) & Competent Authority, Sub-Division Kurla-1 on 5th October, 1979 vide Notification No. SLM-IMP-CA-I-BDP-(1) under Section 4(1) of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 and published in the Maharashtra Government Gazette dated 1st November, 1979.

14) The tenants/occupants of the said property have formed a society known as Jai Hanuman Co-operative Housing Society (proposed) and the said Society had entered into a Development Agreement dated 18th December, 2014 appointing M/s. Sai Sastha Enterprises as the Developer to develop the said property under Slum Rehabilitation Scheme under D.C.R 33(10) and further executed a General Power of Attorney dated 18th December, 2014 in favour of Shri. RAMESHAN KRISHNAN MUTHATHYAN, the sole proprietor of M/s. Sai Sastha Enterprises for the development of the said property and all matters relating thereto.

15) The said M/s. Sai Sastha Enterprises are therefore, legally entitled to the said property. The title of Shri. RAMESHAN KRISHNAN MUTHATHYAN, the sole proprietor of M/s Sai Sastha Enterprises to the said property is clear, marketable and free from encumbrances. The said M/s. SAI SASTHA ENTERPRISES are entitled to develop the said property under Slum Rehabilitation Scheme, vide D.C.R 33(10) subject to the permissions and sanctions of the concerned authorities and they have sole and exclusive rights to sell and dispose of the flats / shops / parking spaces etc. in the building/s constructed on the said property available for free sale to any person or persons of their choice and receive the consideration thereof.

MUMBAI, Dated this 9th day of June, 2017.



(E.K. SASIDHARAN)
Advocate, High Court