

Vasant B. Dhawan
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ADVOCATE, HIGH COURT

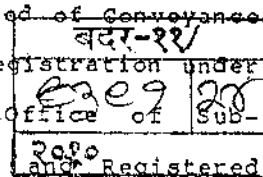
RES: GUPTA NIWAS, 4TH FLOOR, KISAN NAGAR 1, WAGLE ESTATE, THANE - 400 604.

Date:

TITLE CERTIFICATE

Re: ALL THAT PIECE OR PARCEL OF LAND bearing Final Plot No. 399, allotted in lieu of Original Plot No. 276 by the T.P.S. Borivali No.III (Final) of Revenue Village Borivali, admeasuring about 1428.70 Sq.mtrs. situate and lying and being at Revenue Village and Taluka Borivali, District Bombay.

THIS IS TO CERTIFY that I have investigated Title of M/s BHUSHAN ENTERPRISES, Jaywant R. Keni, Constituted Attorney of Smt. Padmabai R. Keni, carrying on business at Shop No.1, Rank Terrace, Kastur Park, Shimpoli Road, Borivali (West), Bombay-400092, has purchased the above property from (1) Smt. Yesubai Halya Alias Hareshwar Koli, (2) Dnyaneshwar Hareshwar alias Halya Koli, (3) Anita Chandrakant Keni, (4) Smt. Kamlabai wife of Dattaram Patil and Vasantibai Rohidas Koli, hereinafter collectively and briefly referred to as the said "Original Owners", by a Deed of Conveyance dated 19th Nov. 1998, lodged for Registration under Serial No. 1758/98, in the Office of Sub-Registrar of Assurance at Bombay and Registered Power of Attorney No. 672/96 registered at Bombay Sub-Registrar's Office.



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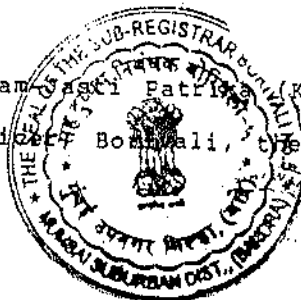
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2. By an alleged Gift Deed dated 6th May, 1955, executed between Shri Sakharam Padman Keni as DONOR therein and Shri Pundlik Govind Keni as DONEE therein had gifted all his right, title, interest, in respect of the above said property.

3. In the year 1985, a Suit No. 2214 of 1985 was filed in the Hon'ble High Court at Bombay by Shri Sakharam Padman Keni against Pundlik Govind Keni and three others, inter-alia declaring that alleged Gift Deed dated 6th May, 1955 was executed by Plaintiff in favour of the Defendant No.1 in respect of above Property is bad-in-law, illegal, null and void and not binding on the Plaintiff. The same was obtained by fraud, breach committed by the Defendant No.1. The said Suit came up for hearing and final disposal and decreed in favour of the Plaintiff by His Lordship Mr. Justice Khatri on 24th June, 1987.

4. As per Record of Right issued by the Talati Borivali, the said Original Owners are the Kabjedar of the abovesaid property.

5. As per Kam Gasti Patra (K.J.P.) issued by City Survey Officer, Borivali, the Old City Survey



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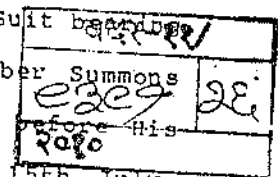
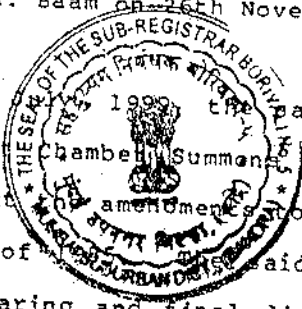
No.75 is now changed as C.T.S. No. 814 of Village and Taluka Borivali.

6. Shri Sakharam Padman Keni has expired testate in the year 1991 leaving behind him his heir and legal representative viz. Smt. Yesubai Halya Koli. His last Will and Testament dated 6th May, 1988 was probated by a Petition No.501 of 1995, appointing the executor Smt. Yesubai Halya alias Hareshwar Koli to administer all his estates.

7. Protonotary and Senior Master, High Court, Bombay has issued a Public Notice in Free Press Journal and Nav Shakti on 28th October, 1995 and in pursuant thereto has issued a Probate in favour of Smt. Yesubai Halya alias Hareshwar Koli.

8. The Defendant, Pundlik Govind Keni and others have taken out Chamber Summons No. 635 of 1991 in Suit No. 2214 of 1985. The said Chamber Summons was also disposed off by Her Lordship, Mrs. Justice K.K. Baam on 26th November, 1997.

9. On 15th July, 1999, the said Defendant have again taken out Chamber Summons No. 1108 of 1998 for carrying out amendments to the Suit bearing Suit No. 2214 of 1985. The said Chamber Summons came up for hearing and final disposal before His Lordship Mr. Justice F.I. Rebello on 15th July, 1999 when he was pleased to dismiss the same.



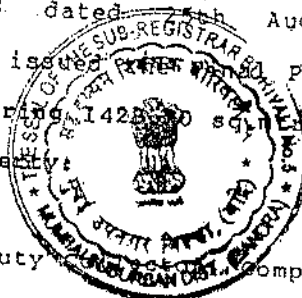
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10. The Purchaser has obtained property Registered Card on 17th June, 2000 as well as a Plan of the above property, i.e. T.P.S. III Final Plot No. 399, from the City Survey Officer, Borivali. According to the said property Registered Card, Pundlik Govind Keni and Sakharam Padman Keni were the only heirs and legal representatives and Kabjedars of the said property. However, Shir Pundlik Govind Keni has lost his right, title, interest in the said property by virtue of a Decree dated 24th June, 1987 passed by Hon'ble High Court at Bombay in Suit No. 2214 of 1985.

11. As per the Search Report, no documents have been found save and except the Gift Deed and Notice of Lispendence.

12. The Office of the Arbitrator Town Planning Scheme Bombay vide his letter Number ARB/BBL/III/OP/276/277/TPS dated 25th August, 1995 has finalised and issued Plan No. 399 Plot Number as FP No. 399 admeasuring 1428 sq. ft. in respect of the above property.



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13. The Deputy Competent Authority III (U.L.C.) Bombay, vide his Order under Section 8(4) of the U.L.C. (C.R.) Act, 1976, bearing



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No. C/ULC/D/XV/6(1)/SR/XXI-364 and SR/XXIII-287/3286 dated 22nd November, 1996 allowed to retain the land.

14. The Executive Engineer, Building Proposal R-Ward, vide his letter No. EB/CE/A-0893/AR dated 20th July, 1999 issued an Intimation of Disapproval (I.O.D.) under Section 346 of the Bombay Municipal Corporation Act.

15. Taking into consideration of the title of the Original Owner, the report of the Search Clerk, the Order of the Court from time to time, the Registered Deed of Conveyance and Irrevocable Power of Attorney and Order of the Deputy Collector, U.L.C., I.O.D., and all other documents hereinabove referred in respect of the said property, in my opinion, title of Smt. Yesubai Halya alias Hareshwar Koli, in her capacity as the Owner/ Kobjedar and as successor into Title therein as per Deed of Conveyance in favour of M/s. Prakashan Enterprises, Jaywant R.Keni, Constituted Attorney of Smt. Padmabai Ramchandra Keni, is clear marketable and free from encumbrances, and it is stated in the aforesaid Orders, Decisions and Deed of Conveyance.



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16. This Certificate is issued on the basis of documents/ Information and representation made available before me by Mr. Jaywant R. Keni and on verification of the same to be true.

Dated this 19th day of July, 2000




(Vasant B. Dhawan)
Advocate,
High Court.



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