

TO WHOMSOEVER IT MAY CONCERN

Certificate of Title

This is to certify that M/s. Sharad Apartments Co. Operative Housing Society Ltd bearing Registration No. BOM/HSR/3486/1972 and having address at Plot No. 100 & 101, Lokmanya Tilak Nagar, Road No. 6, Goregaon (West), Mumbai - 400 062 are seized and possessed of or otherwise well and sufficiently entitled to the property more particularly described in the schedule hereunder written.

The vendor got this property bearing plot No. 100 & 101 at village pahadi Goregaon (West), from M/s. Kantilal Manilal Zhaveri and others by the Deed of Conveyance executed and registered on 11th Oct. 1957 with Sub - Registrar of Bombay under serial No. 7068 of 1957.

By the two deeds of conveyance made at Bombay on 28th June 1972 Mrs. APARJEETA BANERJEE wife of Mr. Apareshchandra Banerjee, 'the Vendor' conveyed two plots numbering 100 & 101 and admeasuring 454.83 sq. mtrs. each or thereabout lying and being at 6th Road, Mahatma Gandhi Road, Goregaon (West), in the Mumbai Suburban District, to M/s. Sharad Apartments Co., Operative Housing Society Ltd, without suit, lawful eviction, interruption, claim and demand whatsoever from or by the vendor or her heirs or any one claiming through her lawfully or equitably.

The deeds of conveyance were lodged and registered at the office of the Sub Registrar of Bombay under Serial Nos. 3243 & 3244 on 18th August 1972 in Book No. I.

We have pursued the documents produced before us and declaration made by the society on 4th May 2011 and investigated Index II of both the plots.

On the basis of above recital we are of the opinion that the title to the said property of M/s. Sharad Apartments Co. Operative Housing Society Ltd is marketable, free from encumbrances and beyond reasonable doubts.

THE SCHEDULE OF THE PROPERTY REFERED TO ABOVE

Piece and parcel of land bearing plot No. 100 & 101, bearing survey No. 17 (part) and survey No. 21 (part) in the village No. 57, Zone No. 265 of village Pahadi, Goregaon (West), Taluka - Borivali in Mumbai Suburban District admeasuring 909.66 Sq. mtrs. or thereabout.

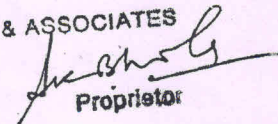
Verified by



B. B. Sharma
(Bsc. L.L.B.)

Advocate High Court
3/003, Manish Darshan,
JB Nagar, Andheri (East),
Mumbai - 400 059

For S. K. BHOLA & ASSOCIATES


Proprietor

10th May 2011

Mumbai

2/003, Manish Darshan, JB Nagar, Andheri (E) Mumbai - 400059

WILL - 2206 1618 Cell - 0267871884