

BIPIN JOSHI

B.A.,LL.B.
Advocate, High Court

OFFICE : 1&2, Riddhi-Siddhi Apartment, Ground Floor,
Opp. Gurukul School, Behind Punjab National Bank,
Tilak Road, Ghatkopar (E), Mumbai-400 077.
Tel.: 5116872, 5117045, 5146535
Fax: 022-5122137

Ref. No. : _____

Date : _____

CERTIFICATE OF TITLE

TO WHOMSOEVER IT MAY CONCERN

SUB: ALL THAT piece or parcel of Plot of Land admeasuring 3061.6 Sq. Mtrs or thereabouts, together with the structures standing thereon bearing Survey No. 256B, C.T.S. No. 5229 to 5243 bearing the Municipal Assessment Nos. 844, 845, 845 (2), 846, 846(2) Ghatkopar Kirol Village, Taluka Kurla, Derasar Lane, Ghatkopar (East), Mumbai 400 077 in the Registration District and Sub-District of Mumbai and Mumbai Suburban and bounded as under :-

On or towards **East** :- by portion of property bearing Survey No. 256 belonging to Lalji Punshi,
On or towards **West** :-by property of Dhanji Devshi;
On or towards **North** :-by property of Hirji Ghelabhai&
On or towards **South** :-by Public Road known as Derasar Lane.

Pursuant to the request of M/s. Gopuram Developers, a Registered Partnership firm having their Registered Office at Kutch Castle, Derasar Lane, Ghatkopar (East), Mumbai 400 077, I have investigated the title of the property hereinabove referred. I have also gone through the following documents;

- a) Various Deeds of Partnership and/or reconstitution of partnership firm of M/s. Gopuram Developers.



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- b) Public Notice Published on 29th March 1996 in English Newspaper Daily and Mumbai Samachar dated 29th March 1996 by Shri J. P. Patel, Advocate.
- c) Public Notice published in Free Press Journal published on 30th October, 2001 and in Janmabhoomi dated 30th October, 2001 by Shri Bipin Joshi, Advocate.
- d) Search Report of Shri Shrinivas K. Chopkar furnished to Shri J.B. Patel Advocate dated 22-02-1996.
- e) Public Notice published in Free Press Journal dated 28th August 2002 and Janmabhoomi dated 28th August, 2002 issued by Shri Bipin Joshi, Advocate.
- f) Search Report of Shri Arvind Kadam dated 16-09-2002 furnished to Shri Bipin Joshi Advocate.
- g) Property Cards.
- h) Proceedings of Bombay High Court being Suit No. 2487 of 1993 and Consent Terms as well Minutes of Orders dated 18-10-2002.
- i) Deed of Confirmation dated 6th August, 2002 along with Deed of Assignment dated 21st March 2000 executed by Kushaldas Devchand Shah in favour of M/s. Gopuram



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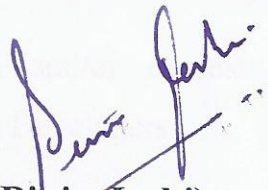
Developers registered with office of Sub-Registrar, Chembur under No. BDR-3/4525/2002.

j) Deed of Confirmation dated 06-08-2002 alongwith Agreement for Sale dated 10-03-2002 executed by Smt. Premabai Kantilal Shah and Shri Ratilal Virshi Shah in favour M/s. Gopuram Developers registered with the office of Sub-Registrar, Chembur under No.BDR-3/4243/2002.

k) Deed of Conveyance dated 6th August 2002 executed by Smt. Premabai Kantilal Shah and Shri Ratilal Virji Shah in favour of M/s. Gopuram Developers registered with office of Sub-Registrar, Chembur under No.BDR-3/4244/2002.

I say that on the basis of the aforesaid documents and on the basis of the information furnished to me by M/s. Gopuram Developers and on the basis of contents of the Affidavit dated 24th October, 2002, executed by partner of M/s. Gopuram Developers, I hereby Certify that the title of M/s. Gopuram Developers in respect of the aforesaid property is clear, marketable and free from all encumbrances and reasonable doubts.

Mumbai this 24th day of October, 2002.


(Bipin Joshi)
Advocate, High Court