

CERTIFICATE OF TITLE

TO WHOMSOEVER IT MAY CONCERN

Re: Property being all that piece or parcel of land lying and being at Bawa Pradumn Singh Road No. 4, Mulund (West), Mumbai 400 080, bearing Survey No. 1000 part, CTS No. 1089, Plot No. 1079B admeasuring 500 sq. yards equivalent to 418.06sq. mtrs. or thereabouts, situate at B.P.S. Road No. 4, together with the building standing thereon and known as "Nirmal Priti".
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We have investigated the title of "NIRMAL PRITI CO-OPERATIVE HOUSING SOCIETY LIMITED" a Co-operative Housing Society, duly registered under the provisions of The Maharashtra Co-operative Societies Act, 1960 under No. BOMWT/HSG/TC/6706 dated 1st August 1992 and have to opine as follows:-

1. Prior to January 1961, Bawa Gurmukh Singh son of Bawa Parduman Singh and Bawa Yoginder Singh, son of Bawa Gurmukh Singh were the owners of a large parcel of land including all that piece or parcel of land admeasuring 920.30/36 sq. yards being part of Plot No. 1079B, New Survey No. 1000 part and CTS No. 1089, Survey No. 320, Hissa No. 1 of Mulund in Mumbai Suburban District.
2. By a Deed of Conveyance dated 20th January 1961 made and executed by and between Bawa Yoginder Singh son of Bawa Gurmukh Singh and Bawa Gurmukh Singh son of Bawa Parduman Singh duly registered with the Sub Registrar of Assurances Bombay under No. 678 of 1961, the said Bawa Yoginder Singh and Another sold, assigned, transferred and conveyed to Mrs. Champarani Madan widow of Shri Harbans Singh Madan all that piece or parcel of land admeasuring 920.30/36 sq. yards being part of Plot No. 1079B, New Survey No. 1000 part and CTS No. 1089, Survey No. 320, Hissa No. 1

For Tridev Construction Co.
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Partner

of Mulund in Mumbai Suburban District partly in consideration of a debt owed by the said Bawa Gurmukh Singh and Bawa Yoginder Singh to Shri Harbans Singh Madan.

3. By and under a Deed of Partition dated 20th October 1975 made and executed between Smt. Champarani widow of Harbans Singh Madan and her children Ms. Meetarani and Vimal Kumar the daughter and son of Harbans Singh Madan respectively and duly registered with the Sub Registrar of Assurances at Bombay under No. S/3952 of 1975, the property being all that piece or parcel of land admeasuring 920.30/36 sq. yards being part of Plot No. 1079B, New Survey No. 1000 part and CTS No. 1089, Survey No. 320, Hissa No. 1 of Mulund in Mumbai Suburban District, was divided by meets and bounds and portion admeasuring 500.14sq. yards equivalent to 418.18 sq. mtrs part of Plot No. 1079B was assigned to the share of Vimal Kumar son of Harbans Singh Madan.
4. By a Conveyance dated 9th October 1978, duly registered with the Sub Registrar of Assurances at Bombay under No. S/194 of 1975 Vimal Kumar son of Harbans Singh Madan sold, assigned, transferred and conveyed all that piece or parcel of land being 500.14sq. yards equivalent to 418.18 sq. mtrs part of Plot No. 1079B which property is more particularly described in the Schedule hereunder with and hereinafter referred to as the "said property" to Smt. Nirmalaben Ravilal Dedhia.
5. By an Indenture of Conveyance dated 23rd June 2014 made and executed by and between Smt. Nirmalaben Ravilal Dedhia and Nirmal Priti Co-operative Housing Society Ltd, and duly registered with the Sub Registrar of Assurances, Kurla under No. 5946 of 2014 the said Nirmal Priti Co-op. Hsg. Society Ltd acquired all right, title and interest in to and upon the said property.
6. By a Development Agreement dated 23rd June 2014, duly registered with the Sub Registrar of Assurances, Kurla under

[Signature]

No. 5947 of 2014 the said Nirmal Priti Co-op. Hsg. Society Ltd has granted Development rights to construct a building by the demolition of the existing building standing on the said property and construct a single new building and after allotment of flats to the existing members of the Society, sell the balance flats to intending flat purchasers.

7. We have caused searches to be taken in the offices of the Sub Registrar of Assurances at Mumbai, Bandra, Kurla and Nahur for the last 30 years i.e. 1984 to 2014 (both inclusive), the report of the title investigator shows that no document has been found to have been registered in any of the above offices of the Sub Registrar of Assurances in respect of the said property during the said period.

8. Having considered the documents of Title produced by the office bearers of the Society and the search report, it appears that the Society has ownership rights in respect of the said property and that there is no claim or encumbrance registered in respect of the said property.

In view of the foregoing we are of the view that the title of the said "NIRMAL PRITI CO-OPERATIVE HOUSING SOCIETY LIMITED" to the said property is clear, marketable and free from all reasonable doubts and encumbrances and that M/s. Tridev Construction Co. has the right to sell flats in the building to be constructed by the said M/s Tridev Construction Co. on the said property..

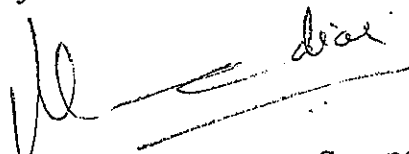
SCHEDULE OF PROPERTY

ALL THAT piece or parcel of land or ground situate, lying and being at Mulund, Bombay 80, in Kurla Taluka of Bombay Suburban District admeasuring 500.14 sq. yds. equivalent to 418.18 sq. meters or thereabout, (part of Plot No. 1079) now numbered as 1079/B CTS No. 1089 and bearing Entry No. 263, New Survey No.1000 and Municipal Ward and Street No. T-2305(3) (Perry Road Land) and bounded as follows: On or

[Handwritten signature]

towards the North: by Bawa Parduman Singh Cross Road No.5,
on or towards the South by Plot No. 1107, Survey No. 1000, on
or towards the East by Plot No. 1078/79B and on or towards
the West by Pedestrian Crossing (access 15 feet wide).

Mumbai dated this 31st day of July, 2014


M/s. Mannadiar & Company
Advocates & Solicitors

