

Advocates, Solicitors & Notary

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**PARIMAL
& K. SHROFF
& CO.**

**REPORT ON TITLE FOR M/S. AAROHI DEVELOPMENT
CORPORATION ONLY**

To

M/s. Aarohi Development Corporation,
Mumbai.

Re: In the matter of development of all those pieces
or parcels of lands or ground situate lying and being
at Village Chikhanghar, Taluka Kalyan in the
Registration District and Sub District of Thane bearing
Survey No. 95(1), 95-A, 96, 99, 99-A and 99-B and
admeasuring 10 Acres and 17 Gunthas equivalent to
50,446 Sq.Yds equivalent to 41,177 Sq.Mts. or
thereabouts

**RANOJI MOHANAJI BHUJBAL & OTHERS
AND
M/S. AAROHI DEVELOPMENT CORPORATION.**

Dear Sirs,

THIS IS TO CERTIFY that our Mr. Parimal K. Shroff had
investigated prior to February 1985, as the then Partner of Messrs.
Mahimtura & Co. Advocates & Solicitors the title of RANOJI MOHANAJI
BHUJBAL for self and as Karta and Manager of his Hindu Undivided
Family consisting of himself, his wife (i) VITHABAI RANOJI BHUJBAL his
son (ii) VISHWANATH RANOJI BHUJBAL, (iii) PADMAKAR RANOJI

BHUJBAL (iv) ASHOK RANOJI BHUJBAL (v) PRATAP RANOJI BHUJBAL, (vi) SHAKUNTALAL VISHWANATH BHUJBAL, (vii) SHRIKRISHNA VISHWANATH BHUJBAL, (viii) BALCHANDRA VISHWANATH BHUJBAL, (ix) NARENDRA VISHWANATH BHUJBAL, (x) MANGALA SHRIKRISHNA BHUJBAL, (xi) SHILPA SHRIKRISHNA BHUJBAL (minor daughter) (xii) SHALAKA SHRIKRISHNA BHUJBAL (minor daughter) (xiii) GEETA BALCHANDRA BHUJBAL (xiv) SAKET BALCHANDRA BHUJBAL (minor son) (xv) SAHIL BALCHANDRA BHUJBAL (minor daughter) (xvi) MILAN Wife of NARENDRA BHUJBAL, (xvii) KANCHAN (minor daughter of NARENDRA BHUJBAL (xviii) NIRMALA VISHWANATH BHUJBAL now married and known as Nimala Gautham Pashankar, (xix) SATYABHAMA BABANRAO DHOLE, (xx) USHA PADMAKAR BHUJBAL (xxi) KISHORI PADMAKAR BHUJBAL (minor daughter) (xxii) BHARAT PADMAKAR BHUJBAL (minor son) (xxiii) SONALI PADMAKAR BHUJBAL (minor daughter) (xxiv) PUSHPA ASHOK BHUJBAL (xxv) HEMANT ASHOK BHUJBAL (minor son) (xxvi) NINA ASHOK BHUJBAL (minor daughter) (xxvii) SANJAY ASHOK BHUJBAL (minor son) (xxviii) VASANTI PRATAP BHUJBAL (xxix) GEETA PRATAP BHUJBAL (minor daughter) (xxx) SARITA PRATAP BHUJBAL (minor daughter) (xxxi) NITA PRATAP BHUJBAL (minor daughter) (xxxii) SHRIDHAR PRATAP BHUJBAL (minor son) all of Bombay Hindu Indian Inhabitants (II) (1) VISHWANATH RANOJI BHUJBAL for self and as Karta and Manager of Hindu Undivided Family consisting of himself his wife (i) SHAKUNTALA his sons (ii) SHRIKRISHNA (iii) BALCHANDRA (iv) NARENDRA and married daughter (v) NIRMALA and (vi) MANGAALA



BHUJBAL and (vii) SHILPA SHRIKRISHNNA BHUJBAL and (viii) SHALAKA SHRIKRISHNA BHUJBAL No.(vii) and (viii) both minors (ix) GEETA BALCHANDRA BHUJBAL (x) SAKET BALCHANDRA BHUJBAL (xi) SAHIL BALCHANDRA BHUJBAL no. (x) and (xi) being minors under the age of 18 years (xii) MILAN BHUJBAL and (xiii) KANCHAN NARENDRA (minor daughter) (xiv) NIRMALA GAUTAM PASHANKAR (2) SHAKUNTALA VISHWANATH BHUJBAL, III. (1) SHRIKRISHNA VISHWANATH BHUJBAL for self and as Karta and Manager of Hindu Undivided Family consisting of himself his wife (i) MANGALA and his minor daughter (ii) SHILPA and (iii) SHALAKA (2) MANGALA SHRIKRISHNA BHUJBAL (3) SHILPA SHRIKRISHNA BHUJBAL and (4) SHALAKA SHRIKRISHNA BHUJBAL Nos. 3 and 4 being minors under the age of 18 years through their father and natural guardian the said SHRIKRISHNA VISHWANATH BHUJBAL, IV.(1) BALCHANDRA VISHWANATH BHUJBAL for self and as Karta and Manager of Hindu Undivided Family consisting of himself, his wife (i) Geeta and his sons and daughters (ii) SAKET and (iii) SAHIL No.(ii) and (iii) being minors (2) SMT. GEETA BALCHANDRA BHUJBAL (3) SAKET BALCHANDRA BHUJBAL and (4) SAHIL BALCHANDRA BHUJBAL Nos.3 and 4 being minors under the age of 18 years through their father and natural Guardian the said BALCHANDRA VISHWANATH BHUJBAL, V.(1) NARENDRA VISHWANATH BHUJBAL for self and as Karta and Manager of Hindu Undivided Family consisting of himself, his wife (1) MILAN NARENDRA BHUJBAL and (ii) KANCHAN NARENDRA BHUJBAL (daughter) being a minor (2) SMT. MILAN NARENDRA BHUJBAL and (3) KANCHAN

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NARENDRA BHUJBAL being a minor under the age of 18 years through her father and natural Guardian the said NARENDRA VISHWANATH BHUJBAL, VI. (1) PADMAKAR RANOJI BHUJBAL for self and as Karta and Manager of Hindu Undivided family consisting of himself, his wife (i) USHA PADMAKAR BHUJBAL and his minor children (ii) KISHORI PADMAKAR BHUJBAL (iii) BHARAT PADMAKAR BHUJBAL and (vi) SONALI PADMAKAR BHUJBAL Nos. (ii), (iii) and (iv) being minors under the age of 18 years through their father and natural guardian (2) SMT. USHA PADMAKAR BHUJBAL (3) KISHORI PADMAKAR BHUJBAL (4) BHARAT PADMAKAR BHUJBAL and (5) SONALI PADMAKAR BHUJBAL Nos. 4, 5 and 6 being minors under the age of 18 years through their father and natural guardian the said PADMAKAR RANOJI BHUJBAL (VII) (1) ASHOK RANOJI BHUJBAL for self and as Karta and Manager of Hindu Undivided family consisting of himself, his wife (i) PUSHPA And his minor children, (ii) HEMANT, (iii) NINA and (iv) SANJAY No. (ii), (iii) and (iv) being minors (2) PUSHPA ASHOK BHUJBAL (3) HEMANT ASHOK BHUJBAL (4) NINA ASHOK BHUJBAL and (5) SANJAY ASHOK BHUJBAL Nos. 3, 4 and 5 being minors under the age of 18 years through their father and natural guardian the said ASHOK RANOJI BHUJBAL, VIII. (1) PRATAP RANOJI BHUJBAL for self and as Karta and Manager of Hindu Undivided Family consisting of himself his wife (i) VASANTI and his minor children (ii) GEETA (iii) SARITA (iv) NITA and (v) SHRIDHAR No. (ii) (iii) (iv) and (v) being minors (2) SMT. VASANTI PRATAP BHUJBAL (3) GEETA PRATAP BHUJBAL and (4) SARITA PRATAP BHUJBAL (5) NITA PRATAP BHUJBAL and (6) SHRIDHAR PRATAP

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BHUJBAL Nos.3, 4, 5, and 6 being minors under the age of 18 years through their father and natural guardian the said PRATAP RANOJI BHUJBAL (ix) NIRMALA VISHWANATH BHUJBAL now married and known as NIRMALA GAUTHAM PRABATKAR and (x) SATYABHAMA BABANRAO DHOLE (hereinafter referred to as "the said Owners") to the above property by taking Searches for more than 30 years and inserting Public Notices inviting claims from the members of the Public through M/s. Mahimtura & Co. Advocates & Solicitors and had certified the title of the said Owners by their Certificate of Title dated 15th February 1985, as clear and marketable subject to conditions mentioned therein.

2. We have perused the said Certificate of Title dated 15th February 1985, issued by M/s. Mahimtura & Co., Advocates & Solicitors and also the search notes taken by them for more than 30 years and we have also caused further searches to be taken from 1985 to 2000 at Kalyan and Mumbai and we have found that the said Ranoji Mohanaji Bhujbal of the said Owners expired Intestate on 14th January 1985 leaving behind his widow Vilhabai and his four sons (1) Vishwanath, (2) Padmakar, (3) Ashok and (4) Pratap and married daughter Smt. Satyabhama Babanrao Dhole as his only heirs and legal representative under the Hindu Law of Succession by which he was governed during his life time and until his death.

3. We have also found that the said Smt. Vilhabai widow of Ranoji Mohanaji Bhujbal also expired at Mumbai on 15th February 1985 leaving

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behind her sons (1) Vishwanath, (2) Padmakar, (3) Ashok and (4) Pratap and married daughter Smt. Satyabhama Babanrao Dhole as her only heirs and legal representatives under the Hindu Law of Succession by which she was governed during her life time and until her death.

4. It appears that by Declaration dated 18th December 1989 the Vishwanath Ranoji Bhujbal and others have confirmed the aforesaid facts and have also confirmed that the said Agreement for Development-cum-Sale dated 31st March 1982 is valid and subsisting as set out therein.

5. It appears that the said Smt. Satyabhama Babanrao Dhole by declaration dated 11th December 1989 has confirmed that she has no right in the estate of either late Ranoji Mohanaji Bhujbal or late Smt. Vitriabai Ranoji Bhujbal and in the circumstances her brothers are the only persons who are entitled to the estate of the said deceased.

6. In the circumstances subject to what is stated hereinabove and subject to statement made and representation contained in the Agreement for Development dated 31st March, 1982 and made between the said owners of the ONE PART and M/s. AAROHI DEVELOPMENT CORPORATION of the OTHER PART and subject to Order passed under Section 8 (iv) bearing No.ULC/ULN/6(i)SR-8 Chikhanghar dated 4th October, 1982 under Urban Land (Ceiling & Regulation) Act, 1976 by the Deputy Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane and subject to further Order dated 4th April, 1989

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passed by Assistant Secretary to the Government of Maharashtra under No.ULC/ULN/7/20(New)/SR-119 to 128 under Section 20 (New) of the Urban Land (Ceiling & Regulation) Act, 1976 for construction of tenements under Group Housing Scheme and further Order issued by the Desk Officer from Housing & Special Assistance Department, Government of Maharashtra bearing No.ULC/1091 (890)/C.15 dated 16th December 1991 and further Order granting extension of time for construction and completion of the Project as issued by under Secretary, Government of Maharashtra, Housing & Special Assistance Department, under No.ULC/1093 (91) / C.15 dated 30th September 1993 and further Order bearing No.4520 dated 28th January 2004 and passed by the Desk Officer, Government of Maharashtra, extending period for completion of the construction to further 3 years from the date of the said Order under the said Order dated 4th April 1989 under the Urban Land (Ceiling & Regulation) Act, 1976 and subject to Order passed by Her Ladyship Mrs. Sujata Manohar J. on 3rd October, 1983 in the High Court Miscellaneous Petition No. 226 of 1983 and filed by Ashok Ranoji Bhujbal for sanctioning the sale of behalf of minor co-owners i.e. (1) Shilpa Shrikrishna Bhujbal (2) Shalaka Shrikrishna Bhujbal (3) Saket Balchandra Bhujbal (4) Sahil Balchandra Bhujbal (5) Kanchan Narendra Bhujbal (6) Bharat Padmakar Bhujbal (7) Sonali Padmakar Bhujbal (8) Hemant Ashok Bhujbal (9) Nina Ashok Bhujbal (10) Sanjay Ashok Bhujbal (11) Geeta Pratap Bhujbal (12) Sarita Pratap Bhujbal (13) Nita Pratap Bhujbal and (14) Shridhar Pratap Bhujbal and subject to statement and representation made by (1) NAVIN K. SHAH and (2) BHARAT C. SHAH the authorised Partner of MESSRS.

AAROH Development Corporation as contained in the Declaration dated 6th May, 2004 and subject to provisions of Urban Land (Ceiling & Regulation) Act, 1976 we have found the title of the said owners to the above property clear and marketable and free from encumbrances of any nature whatsoever.

Dated this 6th day of May 2004.

For M/S. PARIMAL K. SHROFF & CO.



Proprietor
Advocates & Solicitor