

A

MISS BHANU KANTILAL RASPUTRA

ADVOCATE, SOLICITOR & NOTARY

B/603, 6TH FLOOR, ORBIT TOWER, PLOT NO.236-A, GARODIA NAGAR SERVICE ROAD, GARODIA NAGER,
GHATKOPAR (EAST), MUMBAI 400 077. P.NO.9820185379

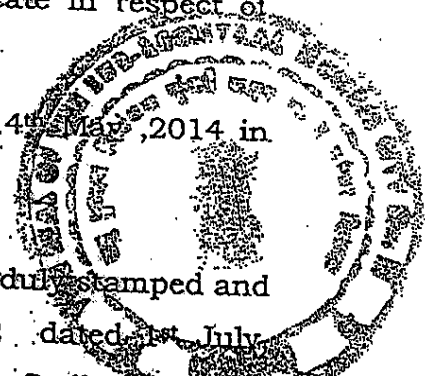
TITLE CERTIFICATE

RE ; ALL THAT all that piece and parcel of land alongwith the structures standing thereon being chawls admeasuring totally 1036.79 square meters lying and being situate on C.S.No.277 of Girgaon Division, falling within 'D' Ward of Brihan Mumbai Mahanagarpalika and assessed under Account No.02-0148-00-0, 02-0149-00-6, 02-0150-00-4, 02-0151-00-1, & 02-0152-00-7 by the Municipal Corporation of Greater Mumbai and which is popularly known as "Ganeshwadi" (Suryawanshi Bhavan) lying being and situate at Tatya Gharpure Path, Mugbhat Lane, Girgaon, Mumbai - 400 004.

Under Instruction of Sanskriti Developers , a registered partnership firm having their Registered office at 21, 13th Khetwadi Lane, Mumbai-400 004, I am issuing this Title Certificate in respect of referred property as under:

A. I have seen the following Original documents on 14th May, 2014 in respect of referred property ;

- a. A Deed of Conveyance dated 30th June ,1972 duly stamped and registered under serial no. BOM/1913/1972 dated 1st July 1972 by and between Shri Bhashkar Vishnu Godbole (therein referred to as "the Vendor") of the First Part and Shri Ganpatrao Bayaji Suryawanshi (therein referred to as "the Purchasers") of the Second Part, in respect of the Vendor therein sold, conveyed and transferred all that right, title and interest in the said referred property ,
- b. Death Certificate of Shri Ganpatrao Bayaji Suryawanshi dated 23rd March, 1979 ,



Bhanu Kantilal Rasputra

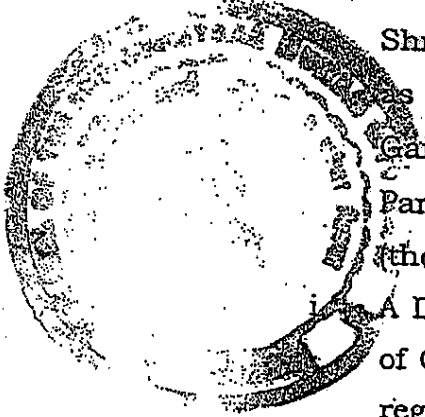
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MISS BHANU KANTILAL RASPUTRA

ADVOCATE, SOLICITOR & NOTARY

B/603, 6TH FLOOR, ORBIT TOWER, PLOT NO.236-A, GARODIA NAGAR SERVICE ROAD, GARODIA NAGER,
GHATKOPAR (EAST), MUMBAI 400 077. P.NO.9820185379

- c. The Letter of Administration dated 3rd June, 1981 granted by Hon'ble High Court of Testamentary and Intestate jurisdiction under Petition no. 138 of 1980,
- d. Family arrangement dated 31st August, 1981,
- e. A Deed of Transfer dated 17th April, 2004 duly stamped and registered with the Sub-Registrar of Mumbai under serial no. BBE-1/02851/2004 executed by Shri Anandrao Ganpatrao Suryawanshi in favour of Shri Bharat Ganpatrao Suryawanshi in respect of $\frac{1}{2}$ undivided share, right, title and interest in the referred property.
- f. A Deed of Transfer dated 17th April, 2004 duly stamped and registered with the Sub-Registrar of Mumbai under serial no. BBE-1/02850/2004 executed by Shri Anandrao Ganpatrao Suryawanshi in favour of Shri Anandrao Ganpatrao Suryawanshi in respect of $\frac{1}{2}$ undivided share, right, title and interest in the referred property.
- g. Property Registered Card (PR card) showing names of Shri Anandrao Ganpatrao Suryawanshi and Shri Shankarrao Ganpatrao Suryawanshi as co-owners,
- h. A Deed of Conveyance dated 21st April, 2011 duly stamped and registered with the Sub-Registrar of Mumbai under serial no. BBE-3/3547/2011 executed made by and between the said Shri Shankarrao Ganpatrao Suryawanshi, (therein referred to as "the Vendor") of the First Part and the said Shri Bharat Ganpatrao Suryawanshi (therein referred to as "the Confirming Party") of the Second Part and Mr. Prashant Anant Relekar (therein referred to as "the Purchaser") of the Third Part,
- i. A Deed of Rectification dated 24th December, 2013 to the Deed of Conveyance dated 21st April, 2011, which was executed and registered with the Sub-Registrar of Mumbai on same day under serial no. BBE-3/6783/2013, in respect of typographical



Balasubramanian

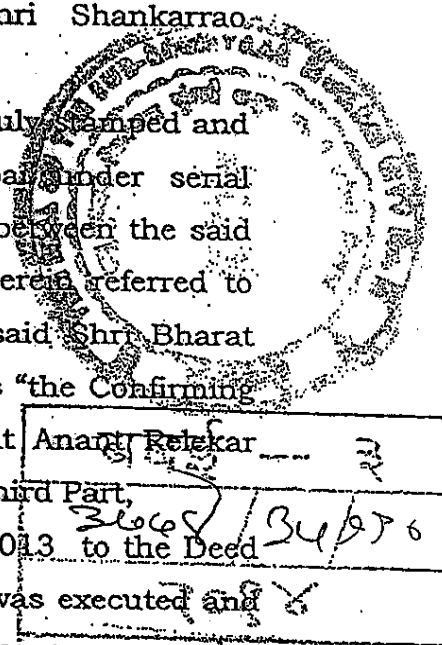
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- c. The Letter of Administration dated 3rd June, 1981 granted by Hon'ble High Court of Testamentary and Intestate jurisdiction under Petition no. 138 of 1980.
- d. Family arrangement dated 31st August, 1981,
- e. A Deed of Transfer dated 17th April, 2004 duly stamped and registered with the Sub-Registrar of Mumbai under serial no. BBE-1/02851/2004 executed by Shri Anandrao Ganpatrao Suryawanshi in favour of Shri Bharat Ganpatrao Suryawanshi in respect of $\frac{1}{2}$ undivided share, right, title and interest in the referred property.
- f. A Deed of Transfer dated 17th April, 2004 duly stamped and registered with the Sub-Registrar of Mumbai under serial no. BBE-1/02850/2004 executed by Shri Anandrao Ganpatrao Suryawanshi in favour of Shri Anandrao Ganpatrao Suryawanshi in respect of $\frac{1}{2}$ undivided share, right, title and interest in the referred property.
- g. Property Registered Card(PR card) showing names of Shri Anandrao Ganpatrao Suryawanshi and Shri Shankarrao Ganpatrao Suryawanshi as co-owners,
- h. A Deed of Conveyance dated 21st April, 2011 duly stamped and registered with the Sub-Registrar of Mumbai under serial no. BBE-3/3547/2011 executed made by and between the said Shri Shankarrao Ganpatrao Suryawanshi, (therein referred to as "the Vendor") of the First Part and the said Shri Bharat Ganpatrao Suryawanshi (therein referred to as "the Confirming Party") of the Second Part and Mr. Prashant Anant Relkar (therein referred to as "the Purchaser") of the Third Part,
- i. A Deed of Rectification dated 24th December, 2013 to the Deed of Conveyance dated 21st April, 2011, which was executed and registered with the Sub-Registrar of Mumbai on same day under serial no. BBE-3/6783/2013, in respect of typographical



B. Rasputra

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GHATKOPAR (EAST), MUMBAI 400 077. P.NO.9820185379

TITLE CERTIFICATE

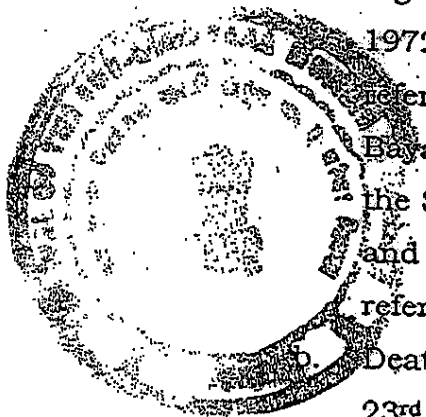
RE ; ALL THAT all that piece and parcel of land alongwith the structures standing thereon being chawls admeasuring totally 1036.79 square meters lying and being situate on C.S.No.277 of Girgaon Division, falling within 'D' Ward of Brihan Mumbai Mahanagarpalika and assessed under Account No.02-0148-00-0, 02-0149-00-6, 02-0150-00-4, 02-0151-00-1, & 02-0152-00-7 by the Municipal Corporation of Greater Mumbai and which is popularly known as "Ganeshwadi" (Suryawanshi Bhavan) lying being and situate at Tatyga Gharpure Path, Mughat Lane, Girgaon, Mumbai - 400 004.

Under Instruction of Sanskriti Developers , a registered partnership firm having their Registered office at 21, 13th Khetwadi Lane, Mumbai-400 004, I am issuing this Title Certificate in respect of referred property as under:

A. I have seen the following Original documents on 14th May ,2014 in respect of referred property ;

a. A Deed of Conveyance dated 30th June ,1972 duly stamped and registered under serial no. BOM/1913/1972 dated 1st July, 1972 by and between Shri Bhashkar Vishnu Godbole (therein referred to as "the Vendor") of the First Part and Shri Ganpatrao Bayaji Suryawanshi (therein referred to as "the Purchasers") of the Second Part, in respect of the Vendor therein sold, conveyed and transferred all that right, title and interest in the said referred property ,

b. Death Certificate of Shri Ganpatrao Bayaji Suryawanshi dated 23rd March, 1979 ,



Bhawanilal Rasputra

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GHATKOPAR (EAST), MUMBAI 400 077. P.NO.9820185379

B. The flow of title to the referred property is as under:-

1. By virtue of A Deed of Conveyance dated 30th June, 1972 duly stamped and registered under serial no. BOM/1913/1972 dated 1st July, 1972 by and between Shri Bhashkar Vishnu Godbole (therein referred to as "the Vendor") of the First Part and Shri Ganpatrao Bayaji Suryawanshi (therein referred to as "the Purchaser") of the Second Part, said late Shri Ganpatrao Bayaji Suryawanshi during his lifetime was the absolute owner and/or seized and possessed of and /or otherwise well sufficiently entitled to referred property i.e. all that piece and parcel of land alongwith the structures standing thereon being chawls admeasuring totally 1036.79 square meters lying and being situate on C.S.No.277 of Girgaon Division, falling within 'D' Ward of Brihan Mumbai Mahanagarpalika and assessed under Account No.02-0148-00-0, 02-0149-00-6, 02-0150-00-4, 02-0151-00-1, & 02-0152-00-7 by the Municipal Corporation of Greater Mumbai and which is popularly known as "Ganeshwadi" (Suryawanshi Bhavan) lying being and situate at Tatya Gharpure Path, Mugbhat Lane, Girgaon, Mumbai - 400 004 (hereinafter referred to as "the referred Property").
2. The said Shri Ganpatrao Bayaji Suryawanshi died intestate at Mumbai on or about 23rd March, 1979 living behind his wife, Draupadi, and eight sons namely, 1) Shri Hanumantrao Ganpatrao Suryawanshi, 2) Shri Anandrao Ganpatrao Suryawanshi, 3) Shri Suresh Ganpatrao Suryawanshi, 4) Shri Ram Ganpatrao Suryawanshi, 5) Shri Laxman Ganpatrao Suryawanshi, 6) Shri Bharat Ganpatrao Suryawanshi, 7) Shri Shatrughna Ganpatrao Suryawanshi 8) Shri Shankarrao Ganpatrao Suryawanshi and three daughters namely, 1) Heerabai JagAnanth Barge, 2) Tarubai Eknath Bhosale, 3) Parubai Ganpatrao Nigade entitled to his estate being his

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Rasputra

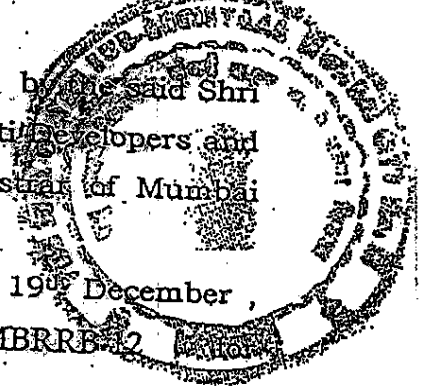
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B/603, 6TH FLOOR, ORBIT TOWER, PLOT NO. 236-A, GARODIA NAGAR SERVICE ROAD, GARODIA NAGAR,
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- mistake in referring the said Shri Bharat Ganpatrao Suryawanshi "the confirming party" instead of Vendor no.2 ,
- j. A Deed of Conveyance dated 19th May, 2011 duly stamped and registered under serial no.BBE-3/4454/2011 by and between the said Shri Anandrao Ganpatrao Suryavansi (therein referred to as "the Vendor") of the First Part and Sanskriti Developers i.e. the Owners/Developers herein (therein referred to as "the Purchasers") of the Second Part, in respect of the Vendor therein sold, conveyed and transferred his $\frac{1}{2}$ undivided share, right, title and interest in the said referred property ,
- k. Property Registered Card (PR card) showing names of Shri Prashant Anant Relekar and Sanskriti Developers as co-owners,
- l. A Development Agreement dated 30th June, 2011 duly stamped and registered with the Sub-Registrar of Mumbai under serial no.BBE/3/5840/2011 by and between the said Shri Prashant Anant Relekar (therein referred to as "the Owner") of One Part and Sanskriti Developers (therein referred to as "the Developers") of the Other Part,
- m. A Power of Attorney 30th June, 2011 executed by the said Shri Prashant Anant Relekar in favour of Sanskriti Developers and registered on same day with the Sub-Registrar of Mumbai under serial no.BBE-3/5841/2011.
- n. MHADA No Objection Certificate letter dated 19th December, 2012 bearing no. R/NOC//F-2085/6757/MBRRE-12 for redevelopment.
- o. IOD No. EB/687/D/A dated 20th December, 2013 issued by MCGM.



B. Rasputra

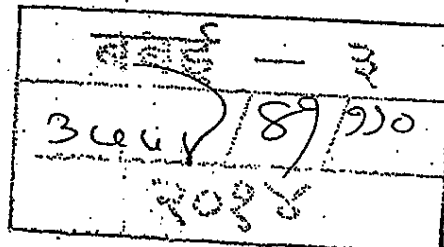
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- only heirs and legal representatives under law by which he was governed at the time of his death.
3. One of the son Shri Anandrao Ganpatrao Suryawanshi who had applied as Petitioner as Administrator of the estate of said Late Shri Ganpatrao Bayaji Suryawanshi for the Letter of Administration for all the properties including the referred property and all the said other legal heirs gave consent for the same and Letter of administration was granted to Shri Anandrao Ganpatrao Suryawanshi on 3rd June, 1981 by Hon'ble High Court Mumbai Testamentary and Intestate jurisdiction under Petition no. 138 of 1980.
4. Under the said family arrangement dated 31st August, 1981, it was originally agreed that the referred property should be jointly held by the said Shri Anandrao Ganpatrao Suryawanshi and Shri. Bharat Ganpatrao Suryawanshi. Subsequently it was mutually decided that the said Shri. Shankarrao Ganpatrao Suryawanshi shall be entitled to part of the said property being chawl no. 1 and Shri Anandrao Ganpatrao Suryawanshi shall be entitled to remaining four small chawls while both of them shall be jointly entitled to the common area. Subsequently the Shri Shankarrao Ganpatrao Suryawanshi represented to the Administrator Shri Anandrao Ganpatrao Suryawanshi that he is not interested in the said property and if the Shri. Bharat Ganpatrao Suryawanshi would pay to him the sum of Rs.7,00,000/- (Rupees Seven Lakhs Only) he shall relinquishing all its undivided right, title, interest in respect of the said property and same is mentioned in the registered Deed of Conveyance dated 21st April, 2011 executed by Shri Shankarrao Ganpatrao Suryawanshi and Shri. Bharat Ganpatrao Suryawanshi as Vendors in favour of Mr. Prashant Anant Relekar, as Purchaser as mentioned herein below.

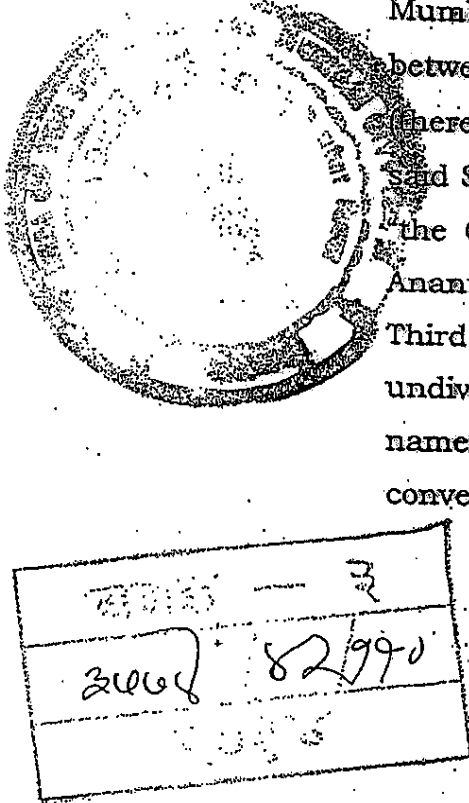


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GHATKOPAR (EAST), MUMBAI 400 077. P.NO.9820185379

5. By virtue of above , a Deed of Transfer dated 17th April,2004 duly stamped and registered on same day with the Sub-Registrar of Mumbai under serial no.BBE-1/02851/2004 was executed by Shri Anandrao Ganpatrao Suryawanshi in favour of Shri Bharat Ganpatrao Suryawanshi with regards to $\frac{1}{2}$ undivided share, right, title and interest in the said referred property.
6. Another Deed of Transfer dated 17th April,2004 duly stamped and registered on same day with the Sub-Registrar of Mumbai under serial no.BBE-1/02850/2004 was executed by Shri Anandrao Ganpatrao Suryawanshi as Administrator in favour of Shri Anandrao Ganpatrao Suryawanshi with regards to $\frac{1}{2}$ undivided share, right, title and interest in the said referred property.
7. By virtue of above , names of the said Shri Anandrao Ganpatrao Suryawanshi and Shri Bharat Ganpatrao Suryawanshi were entered as co-owner having $\frac{1}{2}$ undivided share , right , title and interest in the Property Registered Card (PR card) in respect of referred property .
8. Pursuant to this, vide a Deed of Conveyance dated 21st April, 2011 duly stamped and registered with the Sub-Registrar of Mumbai under serial no.BBE-3/3547/2011 made by and between the said Shri Shankarrao Ganpatrao Suryawnashi (therein referred to as "the Vendor") of the First Part and the said Shri Bharat Ganpatrao Suryawanshi (therein referred to as "the Confirming Party") of the Second Part and Mr. Prashant Anant Relekar (therein referred to as "the Purchaser") of the Third Part, the Vendor therein being the co-owner with $\frac{1}{2}$ undivided share on the said referred property by another son namely Shri Anandrao Ganpatrao Suryawanshi who has sold, conveyed and transferred to the said Purchaser therein, his $\frac{1}{2}$



Bhanu Rasputra

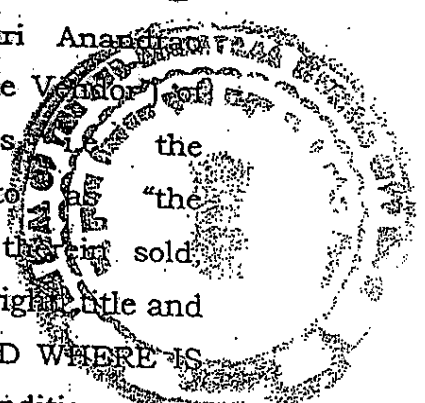
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undivided share, right, title and interest in the said referred property on "AS AND WHERE BASIS" for the consideration and on the terms and conditions contained therein and Mr. Prashant Anant Relekar became Co-owner of ½ undivided share in the said referred property also executed and registered with the Sub-Registrar of Mumbai under serial no.BBE-3/3548/2011 Power of Attorney by the said the said Shri Shankarrao Ganpatrao Suryawnashi and the said Shri Bharat Ganpatrao Suryawanshi in favour of Shri Prashant Anant Relekar to do all acts, deeds and things required for the referred property.

9. However, due to technical hitch, the Deed of Rectification dated 24th December, 2013 to the said Deed of Conveyance dated 21st April, 2011 was executed and registered with the Sub-Registrar of Mumbai under serial no.BBE-3/6783 /2013 interalia stated that the said Shri Bharat Ganpatrao Suryawanshi shall be referred to as "Vendor no.2" instead of "the confirming party", and accordingly other consequential amendment also were agreed by the parties thereto.
10. Subsequently by virtue of the Deed of Conveyance dated 19th May, 2011 duly stamped and registered under serial no.BBE-3/4454/2011 by and between the said Shri Anant Ganpatrao Suryawansi (therein referred to as "the Vendor" of the First Part and Sanskriti Developers, the Owners/Developers herein (therein referred to as "the Purchasers") of the Second Part, the Vendor therein sold, conveyed and transferred his ½ undivided share, right title and interest in the said referred property on "AS AND WHERE IS BASIS" for consideration and on the terms and conditions more particularly mentioned therein.



Bhanu Kantilal Rasputra

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GHATKOPAR (EAST), MUMBAI 400 077. P.NO.9820185379

11. By virtue of above , the names of the said Shri Prashant Anant Relekar and Sanskriti Developers were entered as co-owner in the Property Registered Card(PR card) having $\frac{1}{2}$ undivided share in respect of referred property .
12. By a Development Agreement dated 30th June, 2011 duly stamped and registered with the Sub-Registrar of Mumbai under serial no.BBE/3/5840/2011 by and between the said Shri Prashant Anant Relekar (therein referred to as "the Owner) of One Part and Sanskriti Developers (therein referred to as "the Developers") of the Other Part , the Owner did thereby granted development rights with respect to the said referred property to the Developers therein on the terms and conditions agreed between the parties thereto , and also executed and registered with the Sub-Registrar of Mumbai under serial no.BBE-3/5841/2011 Power of Attorney dated 30th June, 2011 by the said Shri Prashant Anant Relekar (therein referred to as "the Owner) of One Part in favour of Sanskriti Developers .
13. There are five commercial-cum-residential chawls (as per BMC Inspection Extract for the year 1995-96) standing on are the said referred property and which is at present occupied and possessed in total by 52 (45 cess and 7 non cess) Tenants who are paying the monthly rent and whose tenancy right is valid, subsisting and binding as on this day in respect of their individual tenanted premises without any Eviction proceedings by the Owners/Developers before any Court of Law.
14. All the five tenanted buildings are in a very much dilapidated condition as the same were constructed prior to year 1940.
15. MHADA has issued No Objection Certificate letter dated 19th December , 2012 to the said Power of Attorney holder Sanskriti

Bh. Rasputra

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Developers in respect of redevelopment of referred property annexed therewith detail of 45 cess tenants.

16. IOD No. EB/687/D/A dated 20th December, 2013 issued by MCGM in respect of redevelopment of the referred property.

17. I have been produced before me from year 1961 to 2012 original copy of search report dated 28th June, 2012 taken by Rajendra W. Lanjwal, wherein all above documents are shown as registered and NO negative entry is found.

18. I have been produced before me from year July, 2011 till date an original copy of search report dated 12th May, 2014 taken by Rajendra W. Lanjwal, wherein all above documents are shown as registered and NO negative entry is found.

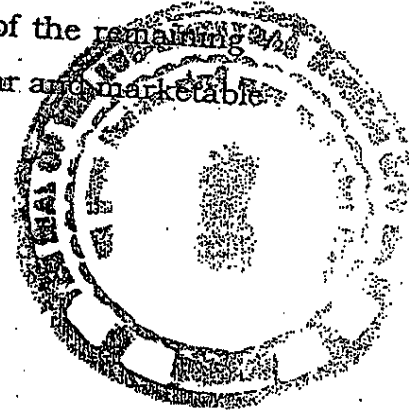
C. In my opinion, by virtue of the aforesaid Facts and, legal documents produced before me as mentioned herein above, the title of the said Sanskriti Developers as co-owner of $\frac{1}{2}$ undivided share and as Developer is absolute, clear and marketable title free from encumbrances in respect of referred property. I further state that title of the Mr. Prashant Anant Relekar, as co-owner of the remaining $\frac{1}{2}$ share on the referred property is also absolute, clear and marketable.

Dated this 22nd May, 2014.

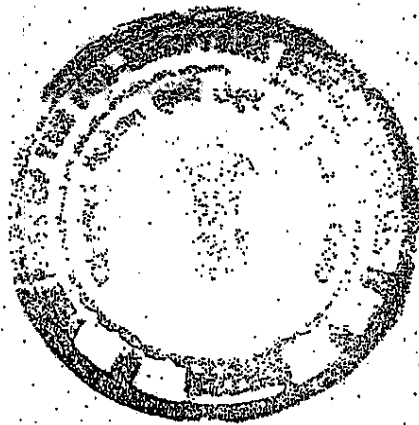
Yours Truly,

B. Rasputra

Bhanu Kantilal Rasputra
Advocate, Solicitor & Notary



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