

"Shreeji"

Sailesh V. Parekh

B. Com, L.L.B.

S. Parekh & Co.

Advocates High Court

25, Ground Floor,

Ganjawala Shopping Centre,

S.V.P. Road, Borivali (West),

Mumbai – 400 092.

E-mail : saileshparekh62@gmail.com

(M): 98690 45257, 9769096497

(O): 2891 8001

Date:- 11/07/2017

TITLE CERTIFICATE

Ref:- ALL THAT piece and parcel of plot of land or ground, hereditaments appurtenances and premises known as "Mani Bhuvan" situate lying and being at Old Survey Nos. 176 & 177 (part), corresponding C.T.S. Nos. 2688, 2688/1 to 9, Final Plot No. 59 of Daulat Nagar Scheme, admeasuring about 950 sq. yds. (805 sq. mtrs. as per Property Card) in Village - Eksar, Taluka - Borivali in the Registration District and Sub-District of Mumbai Suburban at Daulat Nagar Road No. 07, Borivali (E), Mumbai - 400 066 (hereinafter referred to as the "said Property").

TO WHOMSOEVER IT MAY CONCERN

1. We have perused and relied upon following list of documents furnished to us in respect of the abovementioned property:-
 - a) Copy of Indenture of Conveyance dated 03/10/2002 duly registered under Sr. No. BDR-6/7803/2002 with Sub-Registrar of Assurance, Borivali – 3, M.S.D., executed by Mr. Navinchandra Harjivandas Shah and 13 others, in favour of Mr. Mohd. Salim Belim, proprietor of M/s. Satyam Property Developers.
 - b) Copy of Power of Attorney dated 05/10/2002 duly registered under Sr. No. BDR-8/05333/2002 with Sub-Registrar of Assurance, Bandra -8, M.S.D., executed by Mr. Navinchandra Harjivandas Shah and 13 others in favour of Mr. Mohd. Salim Belim, proprietor of M/s. Satyam Property Developers.
 - c) Copy of Deed of Conveyance dated 10/03/2003 duly registered under Sr. No. BDR-6/02220/2003 with Sub-Registrar of Assurance, Borivali – 3, M.S.D., executed by Mr. Mohd. Salim Belim, proprietor of M/s. Satyam Property Developers in favour of M/s. J. V.

Constructions & Developers, a partnership firm duly registered under the Indian Partnership Act, 1932 having its registered office at Ground Floor, Akhil Tower, Ratan Nagar, Dahisar (E), Mumbai – 400 068.

- c) Search Report dated 15/02/2010, 03/12/2011, 12/09/2014 and 11/07/2017 of the Search Clerk, Mr. Ashish S. Javeri in respect of the search taken in the offices of Sub-Registrars of Mumbai, Bandra, Borivali and Goregaon for the period from 1950 to 2010 (i.e. 61 years), 2009 to 2011 (i.e. 3 years), 2011 to 2014 (i.e. 4 years) and 2014 to 2017 (i.e. 4 years) respectively.
- d) Certified copy of Property Card issued by City Survey Officer, Borivali, M.S.D.
- e) Declaration of partners of M/s. J. V. Constructions & Developers dated 10/07/2017.

2. On perusal of above papers and documents we have to state as under:-

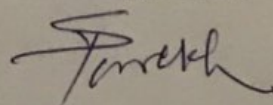
- i) Originally, one Mr. Mansukhlal Oghaddas Shah and Mr. Harjivandas Oghaddas Shah were absolutely seized and possessed of or otherwise well and sufficiently entitled to the above referred Property.
- ii) Mr. Mansukhlal Oghaddas Shah died intestate on 10th July, 1970 at Mumbai and Mr. Harjivandas Oghaddas Shah died intestate on 24th March, 1996 at Mumbai, and upon their death, the names of their respective heirs and legal representatives came to be mutated in the property register card of the said Property vide Order dated 21/03/1997 of the City Survey Officer No. VI, Borivali, Mumbai Suburban District.
- iii) By and under the indenture of Conveyance dated 03/10/2002 the heirs and legal representatives of the deceased, Mr. Mansukhlal Oghaddas Shah and Mr. Harjivandas Oghaddas Shah, sold and conveyed the said Property to Mr. Mohd. Salim Belim, proprietor of M/s. Satyam Property Developers, at or for the price and on the terms and conditions more particularly contained there under.
- iv) Thereafter, the said Mr. Mohd. Salim Belim, proprietor of M/s. Satyam Property Developers sold, conveyed and transferred the said Property to M/s. J. V. Constructions & Developers under the

duly registered Deed of Conveyance dated 10/03/2003 at or for the consideration and upon the terms and conditions more particularly contained thereunder.

- v) The said Property is duly mutated to the name of M/s. J. V. Constructions & Developers vide Mutation Entry No. 921 dated 16/01/2013 in the Property Card (City Survey Card) by the concerned City Survey Officer.
 - v) We have caused the search to be taken from time to time through our Search Clerk, Mr. Ashish Javeri with the Sub-Registrars' Offices at Mumbai, Bandra, Borivali and Goregaon from 1950 to 2017 to find out any registered document entry in respect of the said Property other than those mentioned above in the last 67 years. The reports of said Search Clerk mention that he has not found any lien, encumbrance over the said Property.
 - vi) We have obtained a Declaration dated 10/07/2017 on title from the partners of M/s. J. V. Constructions & Developers. In the said Declaration, the partners of M/s. J. V. Constructions & Developers has stated that no charge/mortgage or encumbrance is created in respect of the said Property and the title of M/s. J. V. Constructions & Developers is clear and free from all reasonable doubts.
3. We have however not issued any notice in any News Paper calling for claims and/or objections from any one in respect of the said Property.
 4. We have not raised any further requisition on title.
 5. In view of aforesaid and relying on the above chain of title documents, search reports, property cards and declarations of the owners, in our opinion the title of M/s. J. V. Constructions & Developers to the said Property is free from any encumbrances and reasonable doubts and is marketable.

Yours Truly,

S. Parekh & Co.
Advocate High Court



(Proprietor)