

1) Office: 105, First Floor, Parvati Apt., Yashwant Nagar, Vakola, Santacruz (East), Mumbai-400055, PH- 9619746555 &
2) Office: 5, Ground Floor, Tirupati Apt., Yashwant Nagar, Vakola, Santacruz (East), Mumbai-400055, PH-9619748555

Ref No. 27/10/13

Date: 18/10/2013

TITLE CERTIFICATE

Ref :- Final plot No. 148 of Town Planning Scheme IV of MAHIM Division and Cadastral Survey No. 1577 of MAHIM Division, D.L.VAIDYA Road, Dadar(West), Mumbai -400 028; admeasuring 339.47sqmtr and assessed by the Municipal Corporation of Greater Mumbai under under G-N Ward No. 4222(2) and Street No. 17, D. L. Vaidya Road, Dadar, Mumbai 400028, all that pieces and parcels of land or ground hereditaments and premises together with a building known as "Anand" Ground + 3 upper floors standing situate lying thereon.

Pursuant to the instructions of the Partners of M/S Aanandwardhan Realtors, We have investigated the title in respect of above referred property. Our observations are as under:

- a) Under a Deed of Conveyance dated 13th APRIL 1935, made between the Bombay Municipal Corporation of the City and SHRI GOVINDRAO ANANDRAO KULKARNI (therein referred as the Purchasers), duly registered under Serial No. 2537 of Book no.1 on 25th June 1935, SHRI GOVINDRAO ANANDRAO KULKARNI had purchased all that piece or parcel of vacant land admeasuring 406.00 Sq. Yards (equivalent to 339.47Sqmtr) bearing new Survey No. 1435 part Cadastral Survey No. 1577 of Mahim Division from Municipal Corporation of Greater Mumbai, at the price and in the manner therein described.
- b) Thereafter, SHRI GOVINDRAO ANANDRAO KULKARNI had constructed a building (premises) comprising of Ground + 3 upper floors earlier known as UDYAM VILAS (now known as "ANAND") thereon at Final plot No. 148 of Town Planning Scheme IV of MAHIM Division and Cadastral Survey

No. 1577 of MAHIM Division, D.L.VAIDYA Road, Dadar (West), Mumbai - 400 028;

- c) Thereafter, under a Deed of Conveyance dated 28th MARCH 1963, duly registered under Serial No.BOB/1104/1/9/1963 on 30th March 1963, SHRI GOVINDRAO ANANDRAO KULKARNI had sold & conveyed the said plot of land along with the constructed building (premises) comprising of Ground + 3 upper floors thereon(here after called as the said Property) to Shri PANDHARINATH BHASKAR THAKUR & Smt ANUSAYA PANDHARINATH THAKUR;
- d) Thereafter, under a Deed of Conveyance, dated 12th September 1969, duly registered under Serial No.BOM/3297/1/8/1969 on 23rd September 1969 Shri PANDHARINATH BHASKAR THAKUR & Smt ANUSAYA PANDHARINATH THAKUR; had sold & conveyed the said plot of land along with the constructed building (premises) comprising of Ground + 3 upper floors thereon to Shri HARISCHANDRA ANANDRAO KIRTANE & Smt SUSHILABAI HARISCHANDRA KIRTANE;
- e) Thereafter, Shri HARISCHANDRA ANANDRAO KIRTANE died on 03/02/1976. Thereafter, Under a Deed of Conveyance, dated 20th May 1980, duly registered under Serial No.BOM/1303/1/18/1980 on 20th May 1969, Smt SUSHILABAI HARISCHANDRA KIRTANE; had sold & Conveyed the said plot of land along with the constructed building (premises) comprising of Ground + 3 upper floors thereon to DR. SHARADKUMAR RAGHUNATH PRADHAN;
- f) Thereafter, under a Deed of Conveyance, dated 21st August 1981, duly Registered Under Serial No. BOM/2132/1/13/1981 on 21st August 1981 DR. SHARADKUMAR RAGHUNATH PRADHAN had sold & conveyed the said plot of land along with the constructed building (premises) comprising of Ground + 3 upper floors thereon to Mrs TARA AZAD BHANDARI;
- g) Thereafter, under a Deed of conveyance duly registered with the Sub Registrar of Assurances under No. BBE2-5849-2013 dated 03/09/2013 along with the Deed of Rectification duly registered with the Sub Registrar of Assurances under No. BBE2-6047-2013 dated 07/09/2013, Mrs TARA AZAD BHANDARI had sold & conveyed the said plot of land along with the

constructed building (premises) comprising of Ground + 3 upper floors thereon to M/S AANANDVARDHAN REALTORS.

- h) Thereafter the name of M/S AANANDVARDHAN REALTORS; have been reflected in the Property Registered card for the said plot of land bearing Final plot No. 148 of Town Planning Scheme IV of MAHIM Division and Cadastral Survey No. 1577 of Mhahim Division situated at D.L.VAIDYA Road, Dadar(West), Mumbai -400 028.

We have perused the following documents:

- i. Deed of Conveyance dated 13th APRIL 1935, made between the Bombay Municipal Corporation of the City and SHRI GOVINDRAO ANANDRAO KULKARNI.
- ii. Deed of Conveyance dated 28th MARCH 1963, duly registered under Serial No.BOB/1104/1/9/1963 on 30th March 1963 between SHRI GOVINDRAO ANANDRAO KULKARNI. And Shri PANDHARINATH BHASKAR THAKUR & Smt ANUSAYA PANDHARINATH THAKUR;
- iii. Deed of Conveyance, dated 12th September 1969, duly registered under Serial No.BOM/3297/1/8/1969 on 23rd September 1969 between Shri PANDHARINATH BHASKAR THAKUR & Smt ANUSAYA PANDHARINATH THAKUR; and Shri HARISCHANDRA ANANDRAO KIRTANE & Smt SUSHILABAI HARISCHANDRA KIRTANE;
- iv. Deed of Conveyance, dated 20th May 1980, duly registered under Serial No.BOM/1303/1/18/1980 on 20th May 1969, between Smt SUSHILABAI HARISCHANDRA KIRTANE and DR. SHARADKUMAR RAGHUNATH PRADHAN;
- v. Deed of Conveyance, dated 21st August 1981, duly Registered Under Serial No. BOM/2132/1/13/1981 on 21st August 1981 DR. SHARADKUMAR RAGHUNATH PRADHAN and Mrs TARA AZAD BHANDARI
- vi. Deed of conveyance duly registered with the Sub Registrar of Assurances under No. BBE2-5849-2013 dated 03/09/2013 along with the Deed of Rectification duly registered with the Sub Registrar of Assurances under No. BBE2-6047-2013 dated 07/09/2013, Mrs TARA AZAD BHANDARI and M/S AANANDVARDHAN REALTORS.


D. V. KINI & CO.
Advocates High Court

- vii. Property Register Card issued on 17/10/2013 in respect of the above referred property.

We have also issued a Public Notice in the Newspapers Free Press Journal and Nav Shakti both dated 11th March 2013 and 13th September 2013 inviting claims or objections of any person, if any in respect of the above referred property and the list of tenants of the Anand Building. I have not received any claim from any person in respect of the above referred property and the list of tenants of the Anand Building within the stipulated period of 15days or thereafter till date.

In the circumstances aforesaid, in our opinion, the title of the "M/S AANANDVARDHAN REALTORS" in respect of the above referred property clear and marketable.

Dated this 18th day of October, 2013.

Yours Faithfully,



Mr. Digambar kini

FOR D.V.KINI & CO

ADVOCATE HIGH COURT

D. V. KINI & CO.

Advocates High Court