

Mr. Satish Sharma
Mrs. Suman Sharma
B.Com. LL.B.

ADVOCATES HIGH COURT

1 - B, Gr. Floor, Poonam C.H.S. Ltd., Near Post Office, Daulat Nagar Road No. 3, Borivali (E), Mumbai - 66.
Tel.: 2891 5034 / 2892 7960 • Email : satishadv2000@yahoo.com / advocatesharma_05@yahoo.co.in

Ref No.:

Date :

TITLE CERTIFICATE

Ref: All that piece or parcel of land and ground and property bearing Survey No.69, Hissa No.3 corresponding C.T.S No.1279 situate lying & being Off. Chhatrapati Shivaji Complex Road No.2, Jaya Nagar, Dahisar (E), Mumbai 400 068 at Village Dahisar, Taluka Borivli, M.S.D adjacent to Hari Darshan & Kanchan C.H.S. Ltd.

At the instance of Shri L A. Bellur presently having address at 101-102, 1st floor, Suhas Co-operative Housing Society Ltd., Daulat Nagar, Road No.9, Borivli (East), Mumbai 400 066, I have investigated the title of abovementioned property. The brief facts relating thereto are as under :-

- a) That an Indenture dated 10th day of December, 1975 registered before the Sub-Registrar of Assurances under Sr.No.BOM/B/1758/1975 made and entered into between Smt. Natalbai Louis Mingel, therein called as the "Vendor" of the One Part and Shri A S. Sampath Iyengar, therein called as the "Purchasers" of the Other Part, the said Smt. Natalbai Louis Mingel sold, transferred and conveyed and Shri A S. Sampath Iyengar purchased and acquired All that piece and parcel of land bearing Survey No.69, Hissa No.3, C.T.S No.1279 admeasuring 2 Gunthas i.e. 242 sq.yards, i.e. 203.35 sq.mtrs. (as per P R Card 211 sq.mtrs) assessed at Rs.0.31 P, Survey No.73, Hissa No.5, C.T.S No.1290 admeasuring 3 ¾ Gunthas, i.e. 453 sq.yards i.e. 379.41 sq.mtrs. assessed at Rs.0.58P and Survey No.71, Hissa No.16, C.T.S No.1274 admeasuring 3 Gunthas i.e. 363.00 sq.yards i.e. 303.52 sq.mtrs. and assessed at Rs.0.58 in all admeasuring 8 ¾ gunthas

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i.e. 1058 sq.yards i.e. 885.25 sq.mtrs. situate lying and being at Village Dahisar, Taluka Borivli, Mumbai Suburban District (hereinafter referred to as the "said Larger Property/Plot") at or for the price and on the terms and conditions mentioned in the said Deed.

- b) That the said Shri A S. Sampath Iyengar expired, leaving behind his last will and Testament dated 16/02/1994.
- c) By the said will the said Shri A S. Sampath Iyengar bequeathed the said Properties to his Son-in-law Shri L.A. Belur including the property bearing C.T.S No.1279, Survey No.69, Hissa No.3 admeasuring 2 Gunthas i.e. 242 sq.yards, i.e. 203.35 sq.mtrs. (as per P R Card 211 sq.mtrs) and for the sake or brevity the said property bearing C.T.S No.1279 which is more particularly described in the schedule hereunder written shall hereinafter be referred to as the "said Property".
- d) That in the revenue records i.e. 7/12 extract and Property Registered Card, the name of Shri L. A. Belur is also mutated.
- e) The public notice for the said property was issued and published in two News Papers namely The Free Press Journal (English) and Navshakti (Marathi) on 11/10/2014, inviting the objections, if any, from the public at large, however, I have not received objection in response to the public notice till date.

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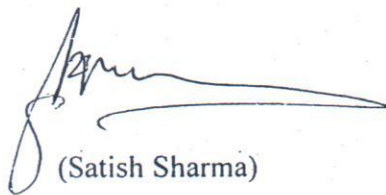
Date :

- f) I caused the search to be taken for the above referred property for the period 1975 to 2014 (dated 22/12/2014) and I did not notice any encumbrance registered from the search report.

In the said circumstances I am of the opinion that the title in respect of the said property is clear and marketable.

In the said circumstances above and subject to whatever stated hereinabove, I am of the opinion that the title of my client in respect of the said property is clear and marketable and my client has every right to develop, construct the building after taking the necessary permissions from competent authorities and to sell the flats or units in the open market in the newly constructed building.

Dated this 12th January, 2015.



(Satish Sharma)

Advocate, High Court