

V. S. JOG & CO.

ADVOCATES AND SOLICITORS

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VSJ/3856/211/14

: TO WHOMSOEVER IT MAY CONCERN :

THIS IS TO CERTIFY that we have investigated title to the property more particularly described in the Schedule hereunder written, hereinafter referred to as "the said Property", inter alia by perusing the title-deeds pertaining to the said Property as also by giving a public notice in this behalf in the issues dated 6th day of December, 2014 of Navshakti, a Marathi Daily as also of Free Press Journal, an English Daily and by taking searches in the offices of the Sub-registrar of Assurances at Mumbai and at Bandra from 1st January, 1985 to 15th December, 2014, the office of the Sub-registrar of Assurances at Goregaon from 1st January, 2002 to 15th December, 2014 and the office of the Sub-registrar of Assurances at Borivali (Computer) from 1st January, 2005 to 15th December, 2014.

2. THIS IS TO FURTHER CERTIFY that during the course of such an investigation, we have learnt that:-

- a) By a Deed of Conveyance dated 14th September, 1951 duly registered at the office of Sub-Registrar of Assurances at Bandra under Serial No. 708 of 1951, Smt. Godavaribai Ranchhoddas Parmar purchased and acquired the property more particularly described in the Schedule written under the said Conveyance, being the same property as is more particularly described in the Schedule hereunder written, viz. the said Property;
- b) By a Deed of Gift dated 5th October, 1957 registered at the office of the Sub-registrar of Assurances at Bandra under Serial No. 1538 of 1957, the said Smt. Godavaribai Ranchhoddas Parmar gifted the said Property to her son Ishwarlal Ranchhoddas Parmar;
- c) The said Ishwarlal Ranchhoddas Parmar died intestate on 19th January, 1995 leaving behind as his only heirs and legal

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representatives as per the personal law by which the said Ishwarlal Ranchhoddas Parmar was governed at the time of his demise (i) Smt. Chandrikaben Ishwarlal Parmar, (ii) Smt. Jyoti Jayantilal Kawa, (iii) Prakash Ishwarlal Parmar and (iv) Parimal Ishwarlal Parmar and that in view of the said Prakash Ishwarlal Parmar and Parimal Ishwarlal Parmar, both bachelors, having died intestate on 26th July, 2002 and 4th April, 2002 respectively, the said Chandrikaben Ishwarlal Parmar and Smt. Jyoti Jayantilal Kawa, fully and absolutely, became the only owners of the said Property.

3. THIS IS TO FURTHER CERTIFY THAT during the course of the said investigation, we have confirmed that:-

- a) By, for the consideration, in the manner and on other terms and conditions recorded in the Development Agreement dated 15th December, 2011 and registered at the office of the Sub-registrar of Assurances at Borivali under Serial No. BDR-2/10449 of 2011, the said Chandrikaben Ishwarlal Parmar and Smt. Jyoti Jayantilal Kawa have granted to M/s. Aravyy Realtors & Entertainment Private Limited full, free and absolute rights to develop the said Property on the terms and conditions mentioned therein;
- b) By, for the consideration, in the manner and on other terms and conditions recorded in the Agreement dated 6th March, 2012 and registered at the office of the Sub-registrar of Assurances at Borivali under Serial No. BDR-2/1874/4 of 2012, the said M/s. Aravyy Realtors & Entertainment Private Limited and M/s. Bucon Engineers & Infrastructure Private Limited have agreed to carry out and complete development of the said Property jointly with each other such that the said M/s. Bucon Engineers & Infrastructure Private Limited alone will be entitled to sell in their own name and on their own account all the flats available for sale in the new building proposed on the said Property;
- c) The transaction thus entered into between the said M/s. Aravyy Realtors & Entertainment Private Limited and M/s. Bucon Engineers & Infrastructure Private Limited has been accepted and/or ratified by the said Chandrikaben Ishwarlal Parmar and Smt. Jyoti Jayantilal Kawa.



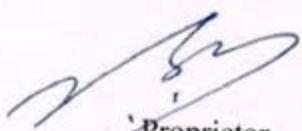
IN THE CIRCUMSTANCES, WE DO HEREBY CERTIFY that in our opinion, the title of M/S. BUCON ENGINEERS & INFRASTRUCTURE PRIVATE LIMITED to the rights to develop the said Property and to sell in their own name and on their own account all the flats available for sale in the new building proposed on the said Property is CLEAR, MARKETABLE AND FREE FROM ALL ENCUMBRANCES.

: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land and ground bearing City Survey Nos. 809 & 809/1 to 809/7 of Village Malad North, Taluka Borivali, M. S. D., admeasuring 435 Sq. Mtrs. (420.4 Sq. Mtrs. after Set Back) or thereabout situate at Mamlatdarwadi, 5th Road, Malad (West), Mumbai 400064 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows, i. e. to say On or towards the East :- By land bearing City Survey Nos. 811 & 811/1 to 811/5; On or towards the West :- Partly by land bearing City Survey Nos. 805 & 805/1 to 805/9 and partly by land bearing City Survey Nos. 806 & 806/1 to 806/9; On or towards the North :- By land bearing City Survey No. 808; and On or towards the South :- By land bearing City Survey Nos. 810 & 810/1 to 810/9.

Dated this 22nd day of December, 2014.

For M/s. V. S. Jog & Company,



Proprietor.
Advocates & Solicitors.