

Mrs. S. M. Thakkar

Mr. M. S. Parekh

Mrs. A. J. Jasani

PURNANAND & CO.

(REGD.)

ADVOCATES & SOLICITORS

FORT CHAMBERS. 'C',
2ND FLOOR,
65 TAMARIND LANE,
FORT, MUMBAI - 400 023.
PHONE : +91 22 4017 8181
FAX : +91 22 2265 0940
E-mail : mail@purnanand.co.in

To:

M/s. K.K. Patel & Sons
Raman Smruti, Karani Lane,
Ghatkopar (W), Mumbai - 86.

M | 0272

Dear Sirs,

Sub: Title Certificate in respect of land bearing City Survey Nos.182 and 182/1 to 80 of Kirol, Ghatkopar.

At your request we have investigated your title in respect of land bearing City Survey Nos.182 and 182/1 to 80 of Kirol admeasuring 3680.51 sq.mts. equivalent to 4402 sq.yds, as per Property Card area is 3581.20 sq.mts. equivalent to 4283.11 sq.yds. or thereabouts along with structures standing thereon and now known as "Ramjiani Estate" (previously known as "Hansbai Narayan Chawl") situated at village kirol, Ghatkopar (hereinafter referred to as "the said Property").

We have perused the Title Deeds. We have also issued Public Notice in (i) Free Press Journal on 31st December 2015; and (ii) Janmabhoomi on 31st December 2015 inviting claims, if any. We have also caused search to be taken of the records in office of Sub-Registrar of Assurances.

Originally one Hansbai Narayan Patel was the owner of the said property.

By Deed of Conveyance Indenture dated 23.2.1988 duly registered with the Sub Registrar of Assurances at Mumbai under Sr.No. BBJ/564 of 1988, the said Hansbai Narayan Patel sold, transferred, released, conveyed and assured the said property to you at the consideration and on the terms and conditions therein contained.

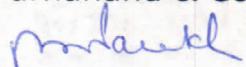
There are various chawls on the said property which have been occupied by various tenants/ occupants. By separate agreements entered into by the existing tenants/occupants with you, they have agreed to cooperate with you in the redevelopment of the above property by surrendering tenancy

rights of the tenements occupied by them subject to your providing them with permanent alternative accommodation in the new building to be constructed on the said property on what is commonly known as "Ownership basis" on the terms and conditions therein contained. The said agreements have been duly registered with the office of the Sub Registrar.

Subject to what is stated hereinabove and your providing permanent alternative accommodation to the existing tenants/occupants, your title in respect of the said property is clear and marketable and free from reasonable doubts.

Dated this 1st day of March, 2016.

For Purnanand & Co.



Partner