

NARESH SHRIRAM PARAB

ADVOCATE HIGH COURT

B.Com., LL.B., D.P.M.

/B, 1/25, Tarachand Building, D.N.Singh Road, Mazgaon, Mumbai - 400 010 Contact No. 9920433086

To Whomever It May Concern:

TITLE CERTIFICATE

Sub: All that piece and parcel of land with structure known as "**Laxmi Building**" located at Plot No. 104, Merwanji Street, Suparibaug Estate, Chamar Baug, Parel, Mumbai - 12 admeasuring area 570.24 Square meters situate at Parel Sewree Division, and bearing Cadastral Survey No. 110/74, in the Registration District and Sub-District of Mumbai City.

**OWNERS - MULKI SANJIVA PADMANABHA BHATT AND
Smt. RAMABAI WIFE OF THE SAID MULKI SANJIVA
PADMANABHA BHATT**

DEVELOPERS - M/s. ARIHANT DEVELOPERS

I have been perused the photocopies of the Title Deeds, as produced before me. I have also caused the search with the office of the Sub-Registrar of Assurances at Mumbai SRO Offices - 1, 2, 3, 4, 5 and Mumbai (Old Custom House) for period from the Years 1986 to 2015 (30 years) respectively.

As per the property card record the property stands in the name of Shri. MULKI SANJIVA PADMANABHA BHATT AND Smt. RAMABAI WIFE OF THE SAID MULKI SANJIVA PADMANABHA BHATT.

By a Development Agreement dated 30th June 2008 duly registered with the Office of the Sub-Registrar of Assurances at Mumbai City under serial No. BBE2 - 4100- 2008 executed between MULKI SANJIVA PADMANABHA BHATT AND Smt. RAMABAI WIFE OF THE SAID MULKI SANJIVA PADMANABHA BHATT therein referred to as "The Owners" AND M/s. ARIHANT DEVELOPERS therein referred to as Developers and have given the Development rights to the Developers in respect of the above mentioned property with consideration and on the terms and conditions mentioned therein. In the premises the Developers are entitled to develop the above mentioned property on the terms and conditions set out in the Development Agreement dated 30th June 2008.

By a Power of Attorney dated 3rd July 2008 duly registered with the Office of the Sub-Registrar of Assurances at Mumbai City under serial No. BBE2 - 4101- 2008 executed by MULKI SANJIVA PADMANABHA BHATT AND Smt. RAMABAI WIFE OF THE SAID MULKI SANJIVA PADMANABHA BHATT in favour of M/s. ARIHANT DEVELOPERS to perform all activities to develop the above mentioned property including to enter into necessary Agreements or arrangements with prospective purchasers of any flats/Shops or other premises in the proposed Sale building/s which are to be constructed on the said property and to lodge for

registration and get registered such agreements before the Sub-Registrar of Assurances at Mumbai or other Authority concerned.

In my opinion, the title of the owners in respect of the above mentioned property is clear and marketable and free from encumbrances and the Developers are entitled to develop the captioned property and sell and dispose of the constructed area thereon subject to the Development Agreement dated 30th June 2008 and Power of Attorney dated 3rd July, 2008.

Place: Mumbai

Dated this 30th day of June, 2015

Yours truly,



Naresh S. Parab
Advocate

NARESH S. PARAB
B. COM., LL.B.
ADVOCATE HIGH COURT,
1/25, TARACHAND BLDG. No. 1,
D.N. SINGH ROAD,
MAZGAON, MUMBAI - 400 010.