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TO WHOMSOEVER IT MAY CONCERN

Sub: Title Certificate in respect of "Om Govind Apartment CHS Ltd. " lying and being Plot No. 65 of P.S. Pahadi-Goregaon Private Scheme in Greater Mumbai in the Registration Sub-District of Bandra District Mumbai Suburban containing by admeasurements 858 Square Yards or thereabouts and bearing Survey No. 154, Hissa No. 6 (Part), Pahadi Village, Goregaon

1. I have gone through the Search Report taken out by Mr. Omkar V. Dhagawkar dated 21.02.2014 in respect of property belonging to "Om Govind Apartment CHS Ltd" . I have gone through the Search Report for 30 years from 1st January, 1985 to 20th February, 2014. From the year 1985 to 2014 no transaction is shown in respect of the Property. Prior thereto in the office of the Sub Registrar, Mumbai a Mortgage Deed dated 01st December, 1972 between the Society and the Maharashtra State Co-Operative Housing Finance Corporation Ltd. is registered for Housing Loan of Rs. 1,26,000/- . From the office of Sub Registrar -Worli in the year 2009, there is a Power of Attorney executed between Maharashtra State Co-Operative Housing Finance Corporation Ltd in favour of Vijay R. Patil and Sharmila P. Samant. From the office of Sub Registrar, Goregaon a document of Reconveyance of Mortgage in favour of the Society dated 4th

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September, 2010 has been recorded between Maharashtra State Co-Operative Housing Finance Corporation Ltd., the Mortgagee and Om Govind Apartment CHS Ltd, the Mortgagor reconveying the Property in favour of the Society. The Search Report does not record Liss-Pendance has been registered.

2. The Search Report also does not mention about the registration of the Agreement of Development dated 31.12.2013 between the Society, M/s. Om Govind Apartment CHS Ltd and the M/s Konark Group of Companies. The Agreement in favour of Konark Group of Companies is a properly registered document and similarly the Power of Attorney dated 31.12.2013 executed by the Society's Committee in favour of the Authorised Partners of M/s Konark Group of Companies is in order. The Deed of Conveyance of the Original Owners in favour of the Society dated 02nd June, 1972 is also in order and gives the Society Proper Title to deal with the Property.

3. From the chain of the events there seems to be no defect in the Title of Owner namely M/s. Om Govind Apartment CHS Ltd and they are having full rights to deal with the Property and enter into Redevelopment of the Property with M/s. Konark Group of Companies and execute Power of Attorney in favor of Authorized

Partner of the M/s. Konark Group of Companies, the Developer and they have clear and Marketable Title to deal with Property.

5. I have gone through the Admission cum retirement deed dated 14th May 2014 wherein Mr. Bharat Jagda has retired from the said partnership firm i.e. M/s Konark Group of companies and Mr. Dharam Jagda has been admitted into the said Partnership Firm. Thereafter vide Supplementary Deed dated 26th June 2014, the firm has changed its name i.e. "M/s Konark Group of Companies" has been changed to "M/s Konark Shakti Group of companies".

6. I have to record that, as on 31/05/2016 there has been no activity with regard to the Property that would affect the rights of the Society and M/s Konark Shakti Group of companies through its Authorized Partners, Mr. Dharam Jagda and Mr. Rajendra G. Shah continue to exercise the right of the Society in respect of the said Property.

Mumbai :

Dated this 31st day of May, 2016



**GABRIEL PILLAI
SOLICITOR**