

Date: 12.9.2007

TITLE CERTIFICATE

Re: Property bearing final Plot No.755, TPS IV, Mahim, Cadastral Survey No.106 and 107 situated at Veer Savarkar Road, Cadal Road, Dadar of Mahim Division of (1) Mr. Ramesh Bhagia and (2) Mr. Ashok Bhagia (partners of Universal Estate Developers).

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This is to certify that I have gone through the Deeds, Documents and other papers of the abovementioned property and I have also perused following documents:

1. Agreement dated 25th August, 1990.
2. Consent Decree dated 17.1.1994 passed by Justice A.P. Shah in the Bombay High Court Bombay Original Suit No. 3648 of 1992 between Ramesh Bhagia and Anr. V/s. Kantilal Jerambhai Patel & Ors.
3. Search report of the said property taken out by property investigators, Association Regn. No. 34 /2006 of Shrinivas A Chipkar dated 28.6.2007.

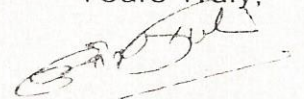
The Agreement dated 25th August, 1990 entered into between Shri Kantilal Jerambhai Patel @ Kantibhai (who was seized and possessed of and otherwise was well and sufficiently entitled to the above mentioned property) as Vendor and Ramesh Bhagia & Shri Ashok Bhagia as Purchasers in respect of the property bearing final Plot No.755, TPS IV, Mahim, Cadastral Survey No.106 and 107 situated at Veer Savarkar Road, Cadal Road, Dadar of Mahim Division.

In the year 1992, Ramesh Bhagia & Shri Ashok Bhagia, purchasers have filed a Suit bearing Original Side Suit No. 3648 of 1992 in Bombay High Court for specific

performance of Agreement dated 25th August, 1990 and by Consent Decree dated 17.1.1994 passed by His Lordship Justice A.P. Shah the parties therein have settled the said dispute and the said consent decree has been registered with the Sub-Registrar of Assurance, Bombay under Sr. No. BBE/994/1995 dated 15.3.1995.

I am of the view and of the opinion and I certify that the title of Mr. Ramesh Bhagia and Mr. Ashok Bhagia (partners of Universal Estate Developers) are the owners in respect of the plot of land bearing final Plot No.755, TPS IV, Mahim, Cadastral Survey No.106 and 107 situated at Veer Savarkar Road, Cadal Road, Dadar of Mahim Division alongwith newly constructed flats is free, clear, marketable and without any encumbrances.

Yours Truly,



(Ajit J. Kenjale)
Advocate.