



IC LEGAL
Advocates & Solicitors

Title Certificate

Re : ALL THAT piece or parcel of land bearing Cadastral Survey No. 866 of Lower Parel Division, admeasuring 414 square yards equivalent to 346.15 square meters or thereabouts, and land bearing Cadastral Survey No.867 of Lower Parel Division, admeasuring 139 square yards equivalent to 116.22 square meters or thereabouts, C.R.R. Nos.444, 445, Elphistone, Fitwalla Road, both in the registration District and Sub-District Registration Mumbai City.

- (1) We have investigated the title of **M/s. Magna Developers**, a partnership firm registered under the provisions of the Indian Partnership Act, 1932, having its principal place of business at 23, 4th floor, 28, Rajbahadur Manzil, Mumbai Samachar Marg, Fort, Mumbai - 400023 ("**Magna**"), to the captioned property more particularly described in the Schedule hereunder written (hereinafter referred to as the "**said property**") and the rights of **Mint Magna Housing LLP**, a limited liability partnership registered under the provisions of the Limited Liability Partnership Act, 2008 having its principal place of business at G/7, Bombay Market, Tardeo, Mumbai-400026, ("**Mint**"), to develop the said property and construct building thereon and sell the Sale Premises (as defined in the Agreement dated 29th November, 2012, entered into and executed by and between Magna and Mint)
- (2) For the purpose of investigation of the title of Magna to the said property, (i) a public notice was issued in the issues of The Free Press Journal dated 18th June, 2012, Navbharat Times dated 18th June, 2012 and Navshakti dated 18th June, 2012 and (ii) the papers and documents those made available to us, were perused.

- (3) We have caused searches to be taken in the office of Sub-Registrar at Mumbai and Bandra from year 1933 to 2012.
- (4) On perusal of the documents, and information given on enquiries, we hereunder setout our understanding of Magna's title to the said property:
- (i) (1) Mr. Usman Ramzan Shaikh, (2) Mrs. Kulsum Ahmed Shaikh, (3) Mr. Yusuf Ramzan Shaikh, (4) Mr. Idris Ramzan Shaikh, (5) Mr. Yakub Ramzan Shaikh, (6) Miss Nafeeza Ramzan Shaikh and (7) Mrs. Naseem Ilias Shaikh (the "**Original Owners**"), were the owners of the said property;
 - (ii) There were structures and buildings on the said property. The premises in the said structures/buildings were occupied by the tenants/occupants;
 - (iii) By a Deed of Conveyance dated 22nd December, 2009, made between the Original Owners of the one part and Magna of the other part and registered with Sub-Registrar of Assurances at Mumbai under serial No. 2029 of 2010, the Original Owners sold and transferred the said property and the said structures/buildings to Magna for the consideration mentioned therein;
 - (iv) In these circumstances Magna became the owner inter-alia of the said property;
 - (v) On 29th November, 2012, an Agreement was entered into between Magna of the one part and Mint of the other part, and registered with Sub-Registrar of Assurances at Mumbai, under serial No.9366 of 2012, whereby Mint became entitled to develop



the said property and construct building thereon and sell the Sale Premises (defined therein) for the consideration and on the terms and conditions therein contained;

- (vi) On 11th November, 2013, a Deed of Rectification was executed by Magna and Mint, and registered with the Sub-Registrar of Assurances at Mumbai under serial No.5405 of 2013, whereby the name of Mint which was wrongly mentioned as Mint Magna LLP in the agreement dated 29th November, 2012, was rectified as "Mint Magna Housing LLP"
- (vii) We are informed by Mint that agreements with tenants/occupants have been entered into, and pursuant thereto the tenants/occupants have vacated their respective premises for the purpose of demolition of the same and construction of the new building, and in lieu of existing premises of the tenants/occupants, each of the tenants/occupants would be provided with the permanent alternate accommodations, on the terms and conditions contained therein.
- (viii) Mint has demolished the structures and building on the said property;
- (ix) On 27th August, 2010, the Maharashtra Housing and Area Development Authority issued No Objection Certificate for redevelopment of the said property;
- (x) On 2nd September, 2013, the Municipal Corporation of Greater Mumbai ("MCGM") sanctioned the plans for construction of the



building on the said property and issued Intimation of Disapproval;

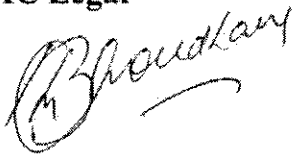
- (xi) On 19th April, 2014, the MCGM issued the Commencement Certificate for commencement of construction of the building on the said property.
- (5) In these circumstances, and subject to what is stated hereinabove, we are of the view that Magna is the owner of the said property. We are also of the view that Mint is entitled to develop the said property, construct building thereon and sell the Sale Premises therein.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land bearing Cadastral Survey No. 866 of Lower Parel Division, admeasuring 414 square yards equivalent to 346.15 square meters, and land bearing Cadastral Survey No.867 of Lower Parel Division, admeasuring 139 square yards equivalent to 116.22 square meters, C.R.R. Nos.444, 445, Elphistone, Fitwalla Road, both in the registration District and Sub-District Registration Mumbai City.

Dated this 11th day of August, 2014

For IC Legal



Partner