

ABHYANKAR AND COMPANY
ADVOCATES AND SOLICITORS
HIGH COURT, BOMBAY
118/10, Bunny Home, Sher-e-Punjab Society,
Mahakali Caves Road, Mumbai 400 093
Tel No. 022 - 28383874

CERTIFICATE OF TITLE

TO WHOMSOEVER IT MAY CONCERN

Under instructions from our clients Messrs. Suvidha Lifespaces, a partnership firm having their office at C - 202, Butterfly, Bhavani Shankar Road, Dadar (West), Mumbai 400 028, we investigated the title of Harishkumar Dharsi Dassani, Subhash  Dharsi Dassani and Jagdish Dharsi Dassani (hereinafter referred to as "the Owners") to all that piece or parcel of land admeasuring 648.83 square meters i.e. 776 square yards and bearing Plot No. 210B of the Dadar Matunga Estate of the Municipal Corporation of Greater Mumbai and Cadastral Survey No. 189A/10 of Matunga Division situate, lying and being at Dr. Ambedkar Road, Matunga, Mumbai 400019 and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban hereinafter referred to as "*the said Land*") together with the main building consisting of ground and three upper floors and the two garages known as Subhash Sadan which was standing thereon and which has since been demolished hereinafter referred to as "*the Old Building*", and, all of which the said Land and the Old Building are hereinafter referred to as "the Property" and more particularly described in the Schedule hereunder written.

Our client has produced all the relevant documents including the relevant property card (Cadastral Survey Extract) and given all the information called for.

We have perused the above Property Card and other documents, and, from the above we observe as follows:-

1. By an Agreement contained in a proposal made in writing by one Shivchandra Ramchandra Garg and Munshilal Baldeosahai Maheshri and acceptance thereof by the Municipal Corporation of the City of Bombay (the predecessor of the Municipal Corporation of Greater Mumbai) on 25th February 1936, the said Shivchandra Ramchandra Garg and Munshilal Baldeosahai Maheshri become entitled to enter into an agreement with the Corporation for grant of building lease in respect of Plot No. 210 of the Dadar Matunga Estate of the Municipal Corporation ("Plot No. 210") for

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the term of 999 years and pursuant thereto entered into possession of Plot No. 210 on or about 28th February, 1936.

2. By a Resolution dated 4th July 1944 passed by the Improvements Committee of the Municipal Corporation, a lay-out came to be sanctioned in respect of Plot No. 210 and the same came to be sub-divided into five sub-plots bearing Plot Nos. 210A, 210B, 210C, 210D and 210E with a 20 Feet Wide common passage between Plot Nos. 210A and 210D on one side and Plot Nos. 210B and 210C on the other side out of the area of the respective sub-plots and the Municipal Corporation agreed to execute separate lease in respect of each of the sub-plots.

3. The said Shivchandra Ramchandra Garg and Munshilal Baldeosahai Maheshri agreed with the Municipal Corporation that the 20 feet wide passage with a 6 inches pipe drain underneath it should be constructed and maintained by the Municipal Corporation at the costs of the said Shivchandra Ramchandra Garg and Munshilal Baldeosahai Maheshri and that accordingly Rs.10/- per annum should be added to the ground rent payable in respect of each sub-plot for costs of maintenance of the said passage and accordingly, the said Shivchandra Ramchandra Garg and Munshilal Baldeosahai Maheshri constructed the said passage with the drain underneath.

4. The said Shivchandra Ramchandra Garg and Munshilal Baldeodas Maheshri completed construction of a main building of ground and two upper floors and two garages on Plot No. 210B and Completion Certificate in respect of the same came to be issued by the Corporation on 23rd June 1939 and the said Shivchandra Ramchandra Garg and Munshilal Baldeodas Maheshri become entitled to a separate lease in respect of Plot No. 210B together with the building constructed and standing thereon for the term of 999 years at the annual ground rent of Rs.465/- including Rs.10/- for proportionate cost of maintenance of the said 20 Feet common passage.

5. By virtue of diverse mesne acts, deeds and by operation of law and ultimately by a Deed of Assignment dated 14th July 1947 made between Premchand Kachrabhai of the First Part, Tillockchand Garg of the Second Part, the Official Assignee of Bombay as the assignee of the estate and effects of Munshilal Baldeosahai, Basantibai widow of Shivcharandas Ramchandra, Surajmal Shivcharandas, Tilokchand alias

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Trillockchand Ramchandra Garg of the Third Part and Vishnukumar Maganlal Vyas of the Fourth Part and registered with the Sub-Registrar of Bombay under Serial No. 4198 of Book No. I on 12th September 1947, the said Premchand Kachrabhai assigned and the said Tillockchand Garg, the Official Assignee of Bombay as the assignee of the estate and effects of Munshilal Baldeosahai, Basantibai widow of Shivcharandas Ramchandra, Surajmal Shivcharandas, Tilokchand alias Trillockchand Ramchandra Garg assigned and confirmed unto Vishnukumar Maganlal Vyas Plot No. 210 together with the buildings standing thereon for the consideration therein mentioned and subject to the rent reserved by and the covenants and conditions contained in the said Agreement to Lease.

6. By a Deed of Assignment dated 16th November 1951 made between Vishnukumar Maganlal Vyas on the one hand and Dharsi Laxmi Dassani and his wife Mrs. Ramanbala Dharsi Dassani on the other hand and registered with the Sub-Registrar of Bombay under Serial No. BOM/5909/ 1951 of Book No. I on 21st August 1952, the said Vishnukumar Maganlal Vyas, with the prior consent and permission of the Municipal Commissioner and for the consideration therein mentioned, assigned the said Plot No. 210B together with the main building then consisting of ground and two upper floors and two garages standing thereon to Dharsi Laxmidas Dassani and his wife Mrs. Ramanbala Dharsi Dassani as joint tenants to hold the same from the date thereof for the unexpired residue of the term of 999 years at the rent and subject to the covenants and conditions contained in the said Agreement to Lease and on the part of the lessees for the time being of the said Plot No. 210B to be observed and performed.

7. The said Mrs. Ramanbala Dharsi Dassani died intestate at Mumbai on 29th August 1956, and, on her demise, the said Dharsi Laxmidas Dassani alone became entitled to the said leasehold Plot No. 210B and the main building and two garages standing thereon, since the same were held by Dharsi Laxmidas Dassani and Mrs. Ramanbala Dharsi Dassani as joint tenants.

8. The said Dharsi Laxmidas Dassani after obtaining all permissions and approvals from the Municipal Corporation and other authorities carried out and

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completed the construction of the third floor over and above the said main building standing on Plot No. 210B.

9. In the circumstances aforesaid, the said Dharsi Laxmidas Dassani became entitled to the said Property as the lessee of the Municipal Corporation of Greater Mumbai.

10. The said Dharsi Laxmidas Dassani died at Mumbai on or about 28th April 1963 leaving behind him his Last Will and Testament dated 28th April 1963 whereunder he appointed his sons Rameshchandra Dharsi Dassani and Jayendrakumar Dharsi Dassani to be his executors and trustees and bequeathed the said Property to the Owners viz., his sons Harishkumar Dharsi Dassani, Subhash Dharsi Dassani and Jagdish Dharsi Dassani.

11. Rameshchandra Dharsi Dassani filed Petition No. 472 of 1963 in the Bombay High Court in its Testamentary and Intestate Jurisdiction for Probate of the said Last Will and Testament dated 28th April 1963 of Late Dharsi Laxmidas Dassani and the Bombay High Court was pleased to grant Probate of the said Last Will and Testament dated 28th April 1963 of Late Dharsi Laxmidas Dassani on 23rd June 1972 reserving the right of the said Jayendrakumar Dharsi Dassani to come in and apply for probate at a later date.

12. By a Deed of Transfer dated 14th September 1972 made between Rameshchandra Dharsi Dassani, in his capacity as the proving executor of the estate of Late Dharsi Laxmidas Dassani, on the one hand and the Owners on the other hand and registered with the Sub-Registrar of Bombay under Serial No. 2793 of 1972 in Book No. I on 12th January 1973, the said Rameshchandra Dharsi Dassani assigned and transferred to the Owners the said Property and all and whatsoever the interest of the said Late Dharsi Laxmidas Dassani to and in the same together with the benefit of the hereinabove recited Agreement to Lease executed by the Municipal Corporation in respect of the said Plot No. 210 to the extent the same related to the said Property to hold the same as the joint lessees and holders thereof.

13. In the circumstances, the Owners became entitled to the said Property more particularly described in the Schedule hereunder written as the lessees thereof

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together with the benefit of the hereinabove recited Agreement to Lease executed by the Municipal Corporation in respect of the said Plot No. 210 to the extent the same related to the said Property. The name of the Owners has been mutated in the Cadastral Survey Record as the lessees of the said Property.

14. By a Development Agreement dated 19th November 2007 entered into between the Owners on the one hand and Messrs. Mahalasa Developments (therein referred to as the Developers) on the other hand and registered with the Sub-Registrar, Mumbai City No.1 under No. BBE1/ 11504/ 2007 on 19th November 2007, the Owners granted development rights to Messrs. Mahalasa Developments for the redevelopment of the said Property and the construction of the new building thereon for the consideration and on the terms and conditions therein contained. The Owners also executed a Power of Attorney dated 19th November 2007 in favour of Madhav Dattatray Kamat and Uday Venkatesh Pai, two of the partners of Messrs. Mahalasa Developments, authorising them jointly and severally to do various, acts, deeds, matters and things therein mentioned for the redevelopment of the said Property and the construction of the new building/s thereon. The said Power of Attorney has been executed before the Joint Sub-Registrar, Mumbai City No.1 under No. 2169/07 on 19th November 2007.

15. Pursuant to the said Development Agreement dated 19th November 2007, the said Messrs. Mahalasa Developments commenced the redevelopment of the said Property by demolished the Old Building standing on the said Land and commencing the construction of the new building thereon.

16. By a Development Agreement dated 30th January 2016 entered into between the Owners of the First Part, Messrs. Mahalasa Developments of the Second Part and our clients Messrs. Suvidha Lifespaces of the Third Part and registered with the Sub-Registrar, Mumbai City No.2 under No. BBE2 – 806 – 2016 on 30th January 2016, the Owners with the consent, concurrence and confirmation of Messrs. Mahalasa Developments granted development rights to our clients for the redevelopment of the said Property for the consideration and on the terms and conditions therein contained. The Owners also executed in favour of Pramesh Chunilal Rambhiya and Harshul

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Ketan Savla, the partners of Messrs. Suvidha Lifespaces, a Power of Attorney dated 30th January 2016 to do various acts, deeds, matters and things therein mentioned for the redevelopment of the said Property. The said Power of Attorney dated 30th January 2016 has been registered with the Sub-Registrar, Mumbai City No. 2 under No. BBE-2-807-2016 on 30th January 2016.

17. Our client has informed us that they have commenced carrying out the redevelopment of the said Property in accordance with modified Development Control Regulation 33(7) read with Appendix III of the Development Control Regulations of Greater Mumbai, 1991 and are in the process of obtaining the approvals and permissions for implementing this redevelopment project.

18. From the above we certify that the Owners are the lessee of the said Property and their title to the said Property as such lessee of the Municipal Corporation of Greater Mumbai subject to what is stated herein and subject to the policy of the Municipal Corporation of Greater Mumbai is clear and marketable and free from all encumbrances, and, our clients Messrs. Suvidha Lifespaces are entitled to redevelop the said Property and carry out construction thereon according to the said Development Agreement dated 30th January 2016 referred to above. Our clients are required to fully comply with the provisions of the Development Control Regulations, Building Regulations and other applicable laws as well as the provisions of the IOD, Commencement Certificate and other approvals, permissions, no objections, certificates etc.. in carrying out the redevelopment scheme and the construction on the said Property.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land admeasuring 648.83 square meters i.e. 776 square yards and bearing Plot No. 210B of the Dadar Matunga Estate of the Municipal Corporation of Greater Mumbai and Cadastral Survey No. 189A/10 of Matunga Division situate, lying and being at Dr. Ambedkar Road, Matunga, Mumbai 400019 and within the Registration District and Sub-District of Mumbai City and Mumbai Suburban together with the main building consisting of ground and three upper floors

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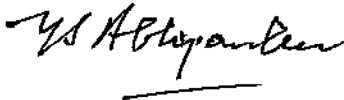
and the two garages known as Subhash Sadan which was standing thereon and which has since been demolished and bounded as follows-

On or towards the North:	By Plot No. 211E;
On or towards the East:	By Dr. Ambedkar Road;
On or towards the West:	By Plot No. 210C;
On or towards the South:	By 20 Feet Right of Way and beyond that by Plot No. 210A.

Dated this 13th day of August 2016.

At Mumbai

Yours faithfully,
Messrs. Abhyankar and Company,



Proprietor
Advocates and Solicitors