

TITLE CERTIFICATEPlot No. Title
QM Pg.

Re: F.P. No.94, C.S. No.8/280, TPS IV of Mahim Division
alongwith structure standing thereon viz. Pathare
Bhavan, Ganesh Peth Lane, Dadar (West), Mumbai - 28.

Himat Chotabhai Pathare .. Owner
And

Matoshree Infrastructure Pvt.Ltd. ..Developer

At the instance of M/s. Matoshree Infrastructure Pvt. Ltd., Dadar (West), Mumbai - 400028, we have examined and investigated their title as the Developers of the property herein which is mentioned in the schedule hereunder written.

1. We have for the aforesaid purpose done the following things:-

I. Search of Records :-

Our search clerk Shri A.D. Giridhar took search of the various records pertaining to the said Property maintained in the Government offices including Revenue Departments and the Sub-Registries at Mumbai City and Mumbai Suburban and submitted his detailed search report dt. 07.04.2008.

II. Public Notices: -

We gave the public notice in two local newspapers i.e. "Free Press Journal" and "Navashakti" (Marathi newspaper) both dt. 10.03.2008 inviting from the public the claims and the objections in respect of the said Property.

III. Title Deeds:-

Owner produced before us the following documents for our perusal :

- Xerox copies of the public notice given in the local news papers viz. Free Press Journal and Navakal both dt.26.07.1932 by Pathare and Liladhar, advocates for then owners;
- Xerox copy of the extract u/s 10(4) of the Bombay City Survey Act of 1915;
- Certified extract of the survey register under the Maharashtra Land Revenue Code, 1966; ("extract under MLR");
- Town Planning Scheme Bombay City No.IV (Mahim Area) (Redistribution and Valuation Statement effective from 01.05.1977, in form No.1 read with the letter dt.22.02.2007 of the Asst. Engineer - Town Planning B.M.C. addressed to Vijayraj Properties alongwith certified copy of the plan.
- Xerox copy of the Joint Declaration of Shakuntala Chotabhai Pathare and Himat Chotabhai Pathare dt.15.12.1980 attested by notary; ("the said Declaration.");

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- f) Death Certificate of Shakuntala Chotabhai Pathare who died intestate on 23.02.2003.
- g) Letters of Administration dt.08.07.2008 granted by the High Court, Bombay in respect of the property and credits left by Shri Chotabhai Balaram Pathare;

2. We have duly perused the aforesaid search report as also the documents referred in the foregoing paragraph. The said perusal reveals that:-

Ramkrishna Rawji Javle under the Deed of Conveyance dt.13.06.1917, sold and transferred the said Property to Balaram Janardhan Pathare (for short "Balaram"). The Owner has neither the original nor a copy of said conveyance nor, since we have taken search for the last 40 years only, have we also secured the same; we have been able to infer about the said conveyance from the contents of the public notices referred to in Cl.1 (III) (a) above. These notices refer to the said deed as missing at that time. It appears that upon the intestate demise of Balaram sometime in the year 1941 the said Property devolved upon his only heir i.e. his son viz. Chotabhai Balaram Pathare (for short "Chotabhai"). Presumably, upon Balaram's demise and upon its intimation being given to the city survey, the name of Chotabhai was entered as the holder of the said Property in the City Survey records as appears from the entry No.B/83-6-1944 in the City Survey. Chotabhai then died intestate on 11.07.1980 survived by his widow Shakuntala Chotabhai Pathare (for short "Shakuntala") and son viz. Himat Chotabhai Pathare (for short "Himat") as his only heirs as per the Hindu law and as is mentioned in the joint Declaration dt.15.09.1980 made by the said Shakuntala and Himat, Shakuntala relinquished her moiety of share in the said Property in favour of her son Himat whose moiety interest was enlarged to 100% ownership thereto. Owner has given to us a xerox copy of this declaration of which neither the original is available nor the same has been registered with the Sub-Registrar of Assurances. The City Survey department with whom this declaration was filed has taken its cognizance mutating an entry showing the name of the said Himat as the Owner of the said Property. In the meanwhile, the Town Planning was made applicable to the said Property and upon the said Town-Planning Scheme being notified, the Final Plot No.94 was allotted to the said Plot. The area of this Final Plot No.94 is 229.10 sq. mtrs or thereabout.

3. The property has been duly assessed by the Municipal Assessor and Collector in the name of the said Himat who has duly paid and discharged all the municipal rates and taxes in respect thereof.

4. Upon the Owner making out his title to the said Property clear and marketable, pursuant to the Development Agreement dt.06.03.2008 the Owner gave and conferred upon our clients the sole and absolute development rights in respect of the said Property subject to all occupancies stated therein. Incidental to the above transaction, the Owner has also executed a power of attorney dt.06.03.2008 in favour of the Directors of M/s. Matoshree Infrastructure Pvt. Ltd. empowering and authorizing them to

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[Signature]



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do diverse acts, deeds, matters and things for carrying out the aforesaid development. We then gave the public notice in the local newspapers as mentioned in cl.1 (II) above to which we did not receive any claims and/or objections.

5. In the premises, we are of the opinion and hereby certify that the title of our client viz. Matoshree Infrastructure Pvt. Ltd. as the Developers of the said Property is clear and marketable and free from all reasonable doubts.

SCHEDULE ABOVE REFERRED TO
(Description of the property)

ALL THAT THE piece or parcel of the free-hold plot of land or ground bearing F. P. No.94 of TPS-IV, Mahim, C.S. No.8/280 of Dadar-Matunga Division, admeasuring 274 sq.yards equivalent to 229.10 sq.mtrs or thereabout, C.S.No.8/280, alongwith the structures, hereditaments and the premises standing thereon collectively known as Pathare Bhuvan, situate lying and being at 13, Ganesh Peth Lane, Dadar (West), Mumbai 400 028 and bounded as under:

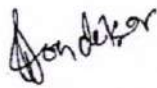
On or towards the East : F. P. Plot No.99
On or towards the West : 40' Wide Road, Ganesh Peth Lane
On or towards the North : F. P. Plot No.101
On or towards the South : F. P. Plot No.93

Dated this 21st day of July, 2008.



M/s. Ghanekar & Co.
Advocates & Solicitors

Certified as true copy



SUMEDHA GORE
B. Arch., PDCM
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