

TITLE CERTIFICATE
TO WHOM SOEVER IT MAY CONCERN
" Schedule A "

(A) Property known as Patnetkar Niwas)

Re : All that land, hereditament and property together with a messuages, tenements or dwelling house standing thereon known as **PATNEKAR NIWAS** situate at Sadashiv Street in the Island and registration sub district of Mumbai bearing Cadastral Survey No.535 of Girgaum Division admeasuring about 173.99 sq. yards equivalent to 145.48 sq. meters or thereabouts old survey No.36, New Survey No.7812.

" Schedule B "

(B) Property known as Mehta Bhavan)

Re : All that land, hereditament and property together with a messuages, tenements or dwelling house standing thereon known as **MEHTA BHAVAN** situate at Sadashiv Street in the Island and registration sub district of Mumbai bearing Cadastral Survey No. 536 of Girgaum Division admeasuring about 248.44 sq. yards equivalent to 207.73 sq. meters thereabouts, New Survey No.7811.



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" Schedule C "

(C) Property known as Amrut Bhavan)

Re : ALL THAT piece or parcel of land with the Building standing thereon and known as **"AMRUT NIWAS"** situate lying and being at Sadashiv Street, V. P. Road, Mumbai 400 002, in the Registration Sub District of Mumbai and in the island of Mumbai containing by admeasurements 173.45 Square meter or thereabouts and registered in books of the Collector of Land Revenue under Old No. 2028, New No.717_, and in the books of the collector of Municipal Rates and Taxes under "D " Ward No. D – 918 and street No. 4 and Old Survey No.3536, Cadestral Survey No. 537 of Girgaon Division .

Pursuant to the instructions and after going through the various document and search at the Old Custom House , Mumbai , in respect of the above scheduled properties and also gone through the N.O.C. issued by the MHADA and further letter issued by MHADA dated 06.01.2010 , it is just and necessary to issue the " Joint Title Certificate " in respect of the above properties Scheduled in A B and C above as , according to letter dated 06.01.2010 of MHADA , there is Composite redevelopment



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of above scheduled properties i.e. being C. S. No. 535 , 536 and 537 of Girgaon Division , bearing building no. 16 and 18 and building no. 20 resp. and also bearing cess No. D - 920 , D - 919 and D 918 resp. popularly known as " Patnekar Niwas " , " Mehta Bhuvan " and " Amrut Niwas " , we had investigated the development right of M/s. Mehta Developers , who have taken Development right from respective owners of the properties . Our detailed investigation report is as follows : -

Property at schedule " A " above being Patnekar Niwas

A. One Shri. Shankar Balwant Dahiwadkar was during his life time absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property mentioned in Schedule " a " above.

AA. Said Shankar Balwant Dahiwadkar died on or about 08/10/1988 leaving behind his last will and testament dated 16/09/1983, duly published and declaring the same as his last will and there under bequeathed the said property absolutely to the Smt. Kokila S. Pandit and one Surendra S. Pandit.

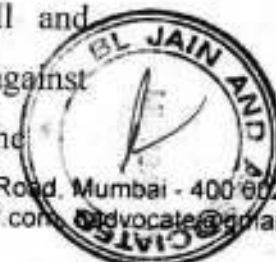


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AAA. Pending the grant of probate of the said last will and testament dated 16.09.1983 of the said Shri. Shankar Balwant Dahiwadkar, the above said smt. Kokila S. Pandit and Surendra S. Pandit had requested to 1. Smt. Kusum Shankar Dahiwadkar, 2. Mr. Raju Vasu Dahiwadkar and 3. Mr. Suyog Vasu Dahiwadkar to execute deed of conveyance by the hands of their constituted attorney Smt. Kusum Shankar Dahiwadkar in their favour.

AAAA. Deed of Conveyance was signed on 21.12.1990 in favour of smt. Kokila S. Pandit and Surendra S. Pandit and registered with the office of Sub-Registrar Mumbai under the number BBE/3503/90 dated 29.12.1990.

AAAAA. The owner society i.e PATNEKAR NIWAS CO-OPERATIVE HOUSING SOCIETY LTD., a Society duly registered under Co-operative Societies Act, 1960 under No.5833 dated 9th September, 1992 through their representatives approached said smt. Kokila S. Pandit and Surendra S. Pandit for purchase the said property more . And accordingly under the articles of agreement made at Mumbai on 24.02.1991 the said smt. Kokila S. Pandit and Surendra S. Pandit had agreed to sell and handover the possession of the said property against the consideration to the owner society pending the



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registration of the owner society. After completing the formalities of the Registration of the said owner society, the owner society approached said smt. Kokila S. Pandit and Surendra S. Pandit to convey the said property in favour of the said owner society, and pursuant to the request of the said owner society, the abovesaid smt. Kokila S. Pandit and Surendra S. Pandit executed a Deed of Conveyance dated 23.12.2003 in favour of the said owner society which is subsequently registered with the office of Sub-registrar on 13.02.2004 under the serial number BBE/1165/2004. Hence the said owner society is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said Property .

AAAAAA. Pursuant to Development agreement duly Registered on 16/09/2009 with Sub Registrar of Assurance under sr. No.7918 - 2009 , The Owner society i.e. PATNEKAR NIWAS CO-OPERATIVE HOUSING SOCIETY LTD. Has granted the Development rights in favour of Mehta Developers .



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Property at schedule " B " above being Mehta Bhuvan

B. One Mr. Chandulal Joravarmalji Mehta had purchased the said property mentioned in Schedule " B " above from Ichhabhai B. Patel and ors. under Registered Deed of Conveyance and there is mutation entry in property card at local authorities in favour of Mr. Chandulal Joravarmalji Mehta .

BB. As Chandulal Joravarmalji Mehta is sole proprietor of M/s. Mehta Developers .

Property at schedule " C " above being Amrut Bhuvan

C. Smt. Sitabai Ghanshyamdas and Shri Ashok Ghanshyamdas were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property mentioned in Schedule " c " above

CC. By a registered Deed of Conveyance dated 31.07.1984 duly registered on 8.12.1989 Shri Amrutlal Surchand Shah has purchased the said property from Smt. Sitabai Ghanshyamdas and Shri Ashok Ghanshyamdas therein mentioned as Vendors.



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CCC. Shri Amrutlal Surchand Shah died on 19.12.1992 leaving him behind his wife, Smt. Prabhavtiben Amrutlal Shah and two sons viz. Pradeep and Satish and two daughters 1) Smt. Snehlataben Prafulkumar Shah, 4) Ms. Padmaben Amrutlal Shah, the Owners herein as his only heirs and legal representatives entitle for the said property.

CCCC. Smt. Prabhavtiben Amrutlal Shah died on 27.04. 1996 leaving her behind two sons Pradeep and Satish and two daughters 1) Smt. Snehlataben Prafulkumar Shah, 4) Ms. Padmaben Amrutlal Shah, the Owners herein as her only heirs and legal representatives.

CCCCC. Being the only surviving heirs and legal representatives of late Shri Amrutlal Surchand Shah the 1. Mr. Pradeep Amrutlal Shah and 2. Satish Amrutlal Shah 3. Smt. Snehlataben Prafulkumar Shah, and 4 Ms. Padmaben Amrutlal Shah, Owners are entitle to the said property and become the absolute owners of the said property.

CCCCC. Pursuant to Development agreement duly Registered on 28/10/2009 with Sub Registrar of Assurance under sr. No. 9131-2009, Owner 1. Mr. Pradeep Amrutlal Shah and 2. Satish



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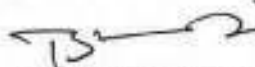
Amrutlal Shah 3. Smt. Snehlataben Prafulkumar Shah, and 4 Ms. Padmaben Amrutlal Shah had granted the Development rights in favour of M/s. Mehta Developers .

CCCCCCC. One Mr. Ashok Shah has filed suit Short cause suit in City Civil Court bearing Short Cause 2513 of 2011 and also taken out the Notice of motion no. 2163 of 2011 , on 4th March 2011 the said Notice of motion was dismissed against M/s. Mehta Developers and out said order appeal was preferred and same also dismissed by the Hon' able High court , and therefore the M/s. Mehta Developer has got all right and title to Develop the said property mentioned in schedule " C " above .

After pursuing the all the available documents , and information and material on record we are of the opinion that **M/s. Mehta Developers** is having clear and marketable title for Developing all three properties mentioned in Schedule A B and C above .

Place : Mumbai

Date : 27th April 2012


B L JAIN AND ASSOCIATES
Advocates

