



Ref: ST/7/2018

Date: 24-05-2018

Title Certificate

Re: ALL THAT piece and parcel of land admeasuring 556.80 Sq. Mtrs or thereabouts bearing Survey No. 1000, Plot No. 183 part, CTS. No 1370, of Village Mulund (West), Taluka Kurla, District Mumbai Sub-urban together with the building Known as "**PANDU PADMA**" standing thereon constructed in the year 1965, consisting of Ground plus upper Two floors and situated at Vallabhbhai Patel Cross Road within the limits of T ward of Municipal Corporation of Greater Mumbai (hereinafter referred to as "**the First Property.**")

AND

Re: ALL THAT piece and parcel of land admeasuring 556.80 Sq.Mtrs or thereabouts bearing Servy No. 1000, plot No. 183 part, C.T.S No. 1409, of Village Mulund West, Taluka Kurla, District Mumbai Sub-urban together with the building Known as "**SUKESH**" standing thereon, constructed in the year 1970, consisting of ground plus upper Three floors and situated at Vallabhbhai Patel Cross Road within the limits of T ward of municipal Corporation of Greater Mumbai hereinafter referred to as "**the Second Property.**" (hereinafter the said First property and Second property are collectively referred to as "**the said properties**").

Sub: Title of M/s LABH ENTERPRISES.. Owners.

1. Facts in Brief and Documents:

1. One SHRI KESAVARAO R. PANDURANGRAO and the PANDU PADMA TRUST were the Co-owners of the **said First Property**, having equal joint and un-divided share therein.
2. There are in all 18 Units and One Garage components of the said building "PANDU PADMA". Out of which 17 rooms are occupied by the Tenants, and 1 Room and a Garage was occupied by purchaser thereof who were originally Tenants of and from the said SHRI KESAVARAO R. PANDURANGRAO and PANDU PADMA TRUST:-

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3. Deed Conveyance dated 21st December 2006

By the Deed Conveyance dated 21st December 2006, executed by and between the said Owner SHRI KESAVARAO R. PANDURANGRAO. (therein called "the First Vendor") of the First Part, PANDU PADMA TRUST, (therein called the "the Second Vendor") of the second part and M/s. LABH ENTERPRISES, (therein called "the purchaser") a Partnership Firm formed under the Indian partnership Act, 1932 having office at behind Bhupali Building, Ram Maruti Road, Thane (West), 400 601, represented through its then partners of the Third Part and registered in the office of the Sub-Registrar of assuances at Kurla under Sr. No. BDR-7/ 7699/2006, for the consideration and the terms and conditions contained therein the said Owners/Vendors sold, conveyed and transferred **the said First property** to the said M/s. LABH ENTERPRISE.

4. One SHRI KESAVARAO R. PANDURANGRAO and SUKESH TRUST were the co-owners of **the said Second Property**, having equal joint and un-divided share therein.

5. There are in all 18 Rooms and One Garage Components of the said building "SUKESH". Out of 18 Rooms 15 rooms were occupied by the Tenants and 3 Rooms were occupied by the Purchasers thereof (Original Tenants) of and from the said SHRI KESAVARAO R. PANDURANGRAO and SUKESH TRUST.

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6. Deed of Conveyance dated 22nd December 2006

By the Deed of Conveyance dated 22nd December 2006, executed by and between the said Owner SHRI KESAVARAO R. PANDURANGRAO, (therein called "the First Vendor") of the First Part, SUKESH TRUST, (therein called "the Second Vendor") of the Second Part and the said M/s. Labh Enterprises, a Partnership Firm formed under the Indian Partnership Act, 1932 having office at behind Bhupali Building, Ram Maruti Road, Thane (West), 400 601, represented through its then partners, (therein called the "the Purchaser") of the third Part and registered in the office of the Sub-Registrar of assurances at Kurla under Sr. No. BDR-7/7700/2006, for the consideration and the terms and conditions contained therein the said Owners/Vendors sold, conveyed and transferred the said Second Property to the said M/s. LABH ENTERPRISE.

7. On the basis of the said two Deed/s of Conveyances, the said properties are transferred in Property Register Card in the name of M/s. LABH ENTERPRISES, a Partnership Firm.

8. The said Firm of M/s Labh Enterprises is a registered partnership firm having Registration No. MA 30759 dated 26/7/2007.

9. The said Firm applied for amalgamation of both the said first property and second property, pursuant to which by an Approval/Permission No. CE/620/BPES/LOT dated 29th May, 2015, issued by M.C.G.M., the said first property and the said Second Property are amalgamated and are now forming part of one Single Property, i.e. The said Properties.

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10. Searches were caused to be taken from the offices of the Sub-Registrar of Assurances having jurisdiction over the said properties and no encumbrances of adverse nature against the said properties were noted.
- a. Search Report dated 29/9/2014 taken by Advocate Mr. Milind Kolekar for 53 years and more from 1/1/961;
 - b. Further Search Report dated 2-5-2018 taken by Mr. N.A. Giridhar Search Clerck, for the period from 2006 till May, 2018 (13 years).

11. In my opinion title of the said M/s. LABH ENTERPRISE, a registered partnership firm to the said First Property and to the said Second Property, i.e. collectively the said Properties is clear, marketable and free from encumbrances and reasonable doubts.

Dated this 24th day of May, 2018

S. T. Manek
(Sanjay T Manek)
Advocate High Court, Mumbai