

VIKAS R. HIRLEKAR

B. Com. LL.B.

ADVOCATE, HIGH COURT, MUMBAI

106, Giridwar Apartment, 1st Floor,
Near Punjab National Bank,
Mathuradas Road, Kandivli (West),
Mumbai - 400 067.
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Ref. No. :

TITLE CERTIFICATE

Re: All that piece and parcel of land or ground bearing Survey No.38, Hissa No. 1, Plot No.2, corresponding with C.T.S. No. 113 and 113/1 to 4, admeasuring about 753.30square meters together with the structure Vijay Villa and lying, being and situated at Village Akurli, Taluka Borivali, Mumbai Suburban District.(hereinafter referred to as "the said property")

Under the instructions of my client, M/s Royal's Realtors, a Partnership firm, having its Office at B-3, Avani Apartments, W.E. Highway, Dahisar (East), Mumbai- 400 068 I have investigated the title of above property and my findings are as under:

1. One Mr. Algusingh was the owner of above property and he has acquired the said property under Indenture of Conveyance dated 16th September 1968 from the Original Owner for the consideration and upon the terms and conditions recorded therein. The Indenture was duly registered with the sub-registrar of Assurance at Bombay bearing No. BOM/R/3641/68.
2. By an agreement for sale dated 14th November 1997, the said Algusingh agreed to sell the said property to Shri Ratilal Karamshi Chhadva, the proprietor of " M/S Jivdani Developers and Builders" for the consideration and upon the terms and conditions recorded therein .The possession of the said property was handed over to the said purchaser. The said Algusingh also granted a General Power of Attorney dated 14th November 1997 Shri Ratilal Karamshi Chhadva , giving him all rights in respect of the said property including selling the said property.
3. Under the said Power of Attorney, the said Ratilal Kramshi Chhadva, for himself (as a confirming party)and as a constituted attorney of the vendor sold, conveyed and assigned all the rights, title and interest of the said Algusingh in respect of the said property to my clients by executing a deed of Conveyance dated 2nd November 2007. The said Deed of Conveyance dated 2nd Noember 2007 was duly registered with the Sub-Registrar of Assurance bearing No.BDR-6/8799 of 2007.
4. Subsequently, the parties to the said Indenture realized that in the said Indenture of conveyance dated 2nd November 2007 and in the Power of Attorney also dated 2nd November 2007,a mistake was done while describing the said property. Hence, by a Deed of Rectification dated 25th June 2010 duly registered with the Sub-registrar of Assurance at Borivali bearing No. BDR/6-05586-2010, the parties, namely, the said Algusingh, the said Ratilal Chhadva and my clients duly rectified the said mistake by clarifying the schedule. The said Ratilal Chhadva executed the said Deed for himself as also a C.A of the Algusingh.



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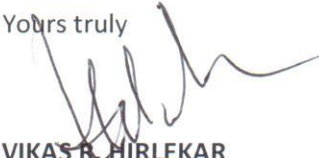
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5. Thereafter, the parties to the said Indenture of Conveyance dated 2nd November 2007 by a Deed of Rectification dated 22nd December 2011 duly registered with the sub-registrar of Assurances at Borivali bearing No.BDR-6./670/2012, , the parties, namely, the said Algusingh, the said Ratilal Chhadva and my clients duly rectified the said mistake by clarifying the area of the said property. The said Ratilal Chhadva also executed the said Deed for himself as also a C.A of the said Algusingh.
6. The name of my client was recorded in property Register card in pursuance to the said conveyance in respect of the said property.
7. I perused all the original documents and certified true copies of the documents. The documents also reflect that there are tenants on the said property who are in the occupation of the various rooms in the structure standing on the said property.
8. I therefore certify that the title of my clients, m/s Royal's Realtors to the said property is clear, marketable and free from all encumbrances.
9. The aforesaid title certificate is issued by me on the basis of the documents produced by my clients, information available to me, at the instructions of my clients and on the basis of my professional Judgment.

Dated this 10th day of June,2019.

Yours truly


VIKAS R. HIRLEKAR
(Advocate)

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