

ABHIJEET A. DHUMAL

B.A. LL.B.

ADVOCATE HIGH COURT

Office Address: Raje House, Second Floor, Opp. Malvan Hotel, Edulji Road, Charai,

Thane - 400 601. Mob. No. 8652521944, 9867507308.

Ref No: Adv/Abhijeet/2

Date 26/02/2014

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Dated: -26/02/2014

Ref : Title Report in respect of the Survey No. 105(1/1), City Survey No. 231A, 234, 234(1to14), 235, 235(1to6), 236, 236(1to7), 1331, 1331(1to10) area admeasuring about 9585 sq. mtrs, respectively, situated at Mauge Kanjur Village, Tal - Kurla, Dist : Mumbai Sub-urban, within the limits of Brihan - Mumbai Municipal Corporation, Mumbai, Registration Sub-District Kurla, District : Mumbai - Sub-Urban.

1. With reference to above said property, as per your instructions and information received, I have instructed my search clerk to carry out the search in respect of the above referred property for the period of 1984 to 2013 i.e. for the period of 30 years.

The search clerk has paid the requisite search fee with the office of sub-Registrar of Assurances, Mumbai Sub-Urban has issued a receipt of payment towards search fees which is 750, Receipt No. 18558/2013 dated 30/12/2013.

2. With reference to the above said immoveable property, I have issued a Public Notice for inviting the Objections from Public at large in daily newspaper, "Mumbai Mitra" (Notice dated 24/12/2013) published on 24th December, 2013. Thereafter objection was raised by one Mrs. Hemlata Dattaram Gaikwad @ Thamma Rama Sonawle by notice dated 04/04/2014, but She was fail to comply the produce documentary proof in relates to any legal right, claim or interest in the said property within given time, however no type of objection received about Ownership right's so far from the public as on date. As per the Property Card issued by City Survey Officer, Mulund, the captioned property is situated at Village - Kanjur, Taluka- kurla, District - Mumbai Sub - urban bearing Survey No. 105(1/1), City Survey No. 231A, 234, 234(1to14), 235, 235(1to6), 236(1to7), 1331, 1331(1to10) having assessment - exempted showing the area as 9585 sq. mtrs. On the abovesaid property there are the some of the tenants and the same are declared as slum area as per notification dated 13/12/1979. The Property Card is also reflecting the Plot Number to be Survey No. 105(1/1), City Survey No. 231A, 234, 234(1to14), 235, 235(1to6), 236, 236(1to7), 1331, 1331(1to10) originally,

Original Owner was shown as Late. Smt. Amarkaur Jamnadas Gupta, her name is on Revenue record till date. Subject to all encroachments & tenancy on the said property.

3. The said Smt. Amarkaur Jamnadas Gupta, died at Mumbai on or about 26th December, 1980.
4. Upon the death of the said Smt. Amarkaur Jamnadas Gupta, (i) Banwarilal Jamnadas Gupta, (ii) Harbanslal Jamnadas Gupta and (iii) Pyarelal Jamnadas Gupta as her sons, became entitled to undivided share, right, title and interest in the properties described in the Schedule hereunder written. As per the mutation entry No. 812.
5. The said Banwarilal Jamnadas Gupta died at Mumbai, on 13th June, 1988 without leaving behind any will and/or other testamentary disposition and that he was survived by Smt. Nirmala Banwarilal Gupta, as his widow, the Mrs. Kanchan Ajay Agarwal nee Kanchan Banwarilal Gupta, as his daughter and Mr. Rajiv Banwarilal Gupta as his son and accordingly they inherited the undivided share, right, title and interest belonging to the said deceased late Shri Banwarilal Jamnadas Gupta in the said properties described in the schedule hereunder written. As per the mutation entry No. 812.
6. By a Deed of Release made between 1(a) SMT. NIRMALA BANWARILAL GUPTA, (b) MRS. KANCHAN AJAY AGARWAL nee KANCHAN BANWARILAL GUPTA, 2(a). SMT. RADHA HARBANSLAL GUPTA, (b) MRS. ANITA KAMAL GUPTA nee ANITA HARBANSLAL GUPTA (c) MRS. SUNANDA HEM AGARWAL nee SUNANDA HARBANSLAL GUPTA (d). MRS. SUMAN VIVEK GUPTA nee SUMAN HARBANSLAL GUPTA 3(a). SMT. SHASHI PYARELAL GUPTA, (b) MRS. URSULA RAVI AGARWAL nee URSULA PYARELAL GUPTA (c). MRS. PRIYA SUMESH KHANNA nee PRIYA PYARELAL GUPTA, being the Releasers therein referred to of the First Part and the Vendors above named being the Purchasers, therein referred to of the Other Part, the said Smt. Nirmala Banwarilal Gupta and others released, relinquished, waived, transferred, assigned and assured unto the Vendors abovenamed entitled

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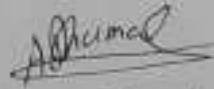
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share, right, title and interest inherited by them in the said properties described in the First Schedule hereunder written in the manner mentioned in the said Deed of Release dated 6th October 2011. The said Deed of Release was duly registered with the Sub-Registrar of Assurances at Chembur under Serial No. 744/2012 dated 24th January 2012.

7. I have perused, the Property Card, mutation entries, Search Report, visited personally at the site and I have perused all related documents and accordingly I have come to conclusion that, the Title of the Vendors is clear, marketable and free from all encumbrances. Subject to all encroachments & tenancy on the said property.



Abhijeet A. Dhumal
Advocate
(Enrollment no-MAH/3798/2008)



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 2

दस्त क्रमांक : 12684/2014

नोदणी :

Regn:63m

गावाचे नाव : 1) कांजूर

(1) विले इस्तांतरणपत्र

(2) मोबदला 280000000

(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 56943000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : इतर माहिती: जमिन व बांधकाम..... मौजे कांजूर, सर्वे नं. 105, हिस्सा नं. 1/1, सिटीएस नं. 231-ए पार्ट, 234, 234/1 ते 14, 235, 235/1 ते 6, 236, 236/1 ते 7, 1331, 1331/1 ते 10, एकुण क्षेत्रफळ 2482 चौ. मी; भांडूप पश्चिम, मुंबई-400078..... एडीजे/1100901/924/14/के/1262/14/के, दिनांक-22/12/2014. ((C.T.S. Number : 231-A part ;)) इतर हक्क :

(5) क्षेत्रफळ 1) 2482 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

- 1): नाव:-राजीव बनवारीलाल गुप्ता वय:-56; पत्ता:-प्लॉट नं: 1, माळा नं: 2 रा मजला, इमारतीचे नाव: मित्र कुंज, ब्लॉक नं: 16 पेडुर रोड, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400026 पॅन नं:-
- 2): नाव:-क्रिशन हरबन्सलाल गुप्ता वय:-48; पत्ता:-प्लॉट नं: 902, माळा नं: -, इमारतीचे नाव: कासा ग्रॅंड, ए विंग, ब्लॉक नं: सेनापति वापट मार्ग, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400013 पॅन नं:-
- 3): नाव:-पुनीत प्यारेलाल गुप्ता वय:-48; पत्ता:-प्लॉट नं: 15-बी, माळा नं: 1 ला मजला, इमारतीचे नाव: कपूर महल, ब्लॉक नं: 65, मरीन ड्राईव्ह, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400020 पॅन नं:-
- 4): नाव:-मुनिश प्यारेलाल गुप्ता वय:-45; पत्ता:-प्लॉट नं: 15-बी, माळा नं: 1 ला मजला, इमारतीचे नाव: कपूर महल, ब्लॉक नं: 65, मरीन ड्राईव्ह, रोड नं: मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400020 पॅन नं:-

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

- 1): नाव:-मेसर्स. अधिकारी इंजिनियरिंग प्रा. लि. चे संचालक सतीश सावळाराम अधिकारी वय:-50; पत्ता:-435, -, अंबियर, निर्मल गॅलेक्सी, जॉन्सन गार्डनच्या समोर, मुलुंड पश्चिम, मुंबई, मुलुंड डीडी रोड, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400080 पॅन नं:-
- 2): नाव:-मेसर्स. अधिकारी इंजिनियरिंग प्रा. लि. चे संचालक समीर सावळाराम अधिकारी वय:-50; पत्ता:-प्लॉट नं: 435, माळा नं: -, इमारतीचे नाव: अंबियर, निर्मल गॅलेक्सी, ब्लॉक नं: जॉन्सन गार्डनच्या समोर, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-
- 3): नाव:-मेसर्स. अधिकारी इंजिनियरिंग प्रा. लि. चे संचालक सचिन सावळाराम अधिकारी वय:-50; पत्ता:-प्लॉट नं: 435, माळा नं: -, इमारतीचे नाव: अंबियर, निर्मल गॅलेक्सी, ब्लॉक नं: जॉन्सन गार्डनच्या समोर, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-

(9) दस्तऐवज करून दिल्याचा दिनांक 24/12/2014

(10) दस्त नोंदणी केल्याचा दिनांक 29/12/2014

(11) अनुक्रमांक, खंड व पृष्ठ 12684/2014



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- (12)वाजारभावाप्रमाणे मुद्रांक शुल्क 2847200
(13)वाजारभावाप्रमाणे नोंदणी शुल्क 30000
(14)शेरा

जि. निबंधक यांचे मंजूरी आदेश
क्र.3067 अनुसार

Changed Remarks

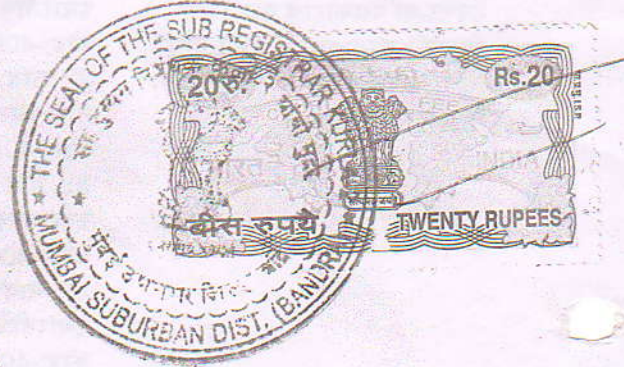
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@ दस्तऐवज करून दिल्याचा दिनांक 23/12/2014 ऐवजी 24/12/2014

मुल्यांकनासाठी विचारान घेतलेला
तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area
annexed to it.



म. जती. ३। अधिष्ठाता
घांता त्यांचे घा. ०९/०८/२०१५
घांता त्यांचे घा. ०९/०८/२०१५
दिनांक :- ०९/०८/२०१५

सद. दुय्यम निबंधक, कुडा-२.
मुंबई उपनगर जिल्हा.

सारी प्रत

सद. दुय्यम निबंधक कुडा-२
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प्रति. क्रमांक:- ८४०९/१५
०९/०८/२०१५