



Vivek T. Tripathi

(B.L.S. LL.B Advocate High Court)

ADVOCATE & LEGAL CONSULTANT

146/46, Rameshwar Co. Housing Society, Charkop, Sector No.1, Near Akhil Hotel, Kandivali (W), Mumbai - 400 067.
Email : law_vivek@yahoo.com

Date: 26/09/2012

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN.

RE: Northern half equal portion of Plot No. 62, of Daulat Nagar given to share of Late Shri Meghji Dhanji viz situated on the East side of New Road No. 7 ALL THAT piece and parcel of land bearing Plot no. 62, admeasuring 251 sq. yard i.e. 210.8 sq .mtr. (and as per P. R. Card area having 212.5 Sq. mtr) , bearing Survey No. 176, C.T.S. No. 2678 and 2678 /1to 3 together with the building known as "**PATEL NIWAS**" situated at Road no. 7, Daulat Nagar ,Village Eksar, Taluka Borivali, Mumbai Suburban District and bounded by as follows;

On or towards East : by Plot no. 96 , On or toward West : by Plot No. 7

On or toward North : by Plot no. 60, and on South by the remaining half equal portion of the Plot No. 62 on Said Daulat Nagar thereby given to the share of Late Shri Chapsi Valji.

1) Shri Daulatram Mohandas

: To :

Shri Chapsi Valji

Shri Meghji Dhanji

2) Shri Meghji Dhanji

: To :

Shri Chapsi Valji

3) Smt kesarben Meghajibhai Patel & Ors

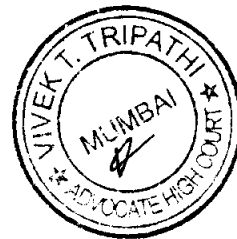
: To :

M/s. Rishabraj Estate Developers Pvt. Ltd

4) M/s. Rishabraj Estate Developers Pvt. Ltd

: To :

M/s. Rishabraj Balaji Infra





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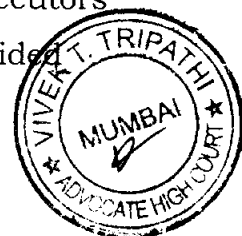
I have persuaded the documents of the abovementioned property belonging to M/s. RISHABRAJ BALAJI INFRA being the owner of the said above mentioned property and to state as follows:

1. By Conveyance deed dated 22nd January 1949 bearing Serial. No. 450 of 194, between Shri Daulatram Mohandas as the Vendor of one part and Shri Chapsi Valji and Shri Meghji Dhanji as the purchaser of other part for consideration therein mentioned, the purchaser purchased the abovementioned of the property bearing Plot No. 62, Survey No. 176 situated at Daulat Nagar , at Village Eksar , Taluka Borivali (East) admeasuring area about 503 Sq. Yrd and have been duly stamped and registered with Sub- Registrar of Assurance.

2. The said Shri Chapsi Valji and Shri Meghji Dhanji being the purchasers therein paid entire consideration equally and became the absolute owners of the plot and taken the possession of the said plot.

3. It was further agreed by and between Shri Chapsi Valji and Shri Meghji Dhanji by an oral agreement and understanding that Southern Part half equal portion of the said Plot No. 62, Survey No. 176 situated at Daulat Nagar , at Village Eksar should be given to the share of Shri Chapsi Valji and Northern half equal portion of the said Plot No. 62, Survey No. 176 situated at Daulat Nagar , at Village Eksar should be given to share of Shri Meghji Dhanji.

4. The said Shri Chapsi Valji and Shri Meghji Dhanji decided to get and certain and clear and distinct and separate title to the said Sub - division of the said Plot 62 of Daulat nagar in the interest of the both Shri Chapsi Valji and Shri Meghji Dhanji and their respective heirs, executors ,administrators , and assign. Accordingly the said PLOT was sub - divided





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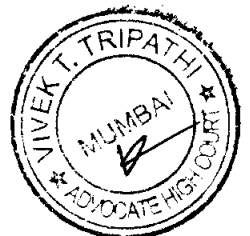
146/46, Rameshwar Co. Housing Society, Charkop, Sector No.1, Near Akhil Hotel, Kandivali (W), Mumbai - 400 067.
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by the sub division by an indenture made at Borivali dated 26th day of November, 1953 between Shri Chapsi Valji and Shri Meghji Dhanji duly registered with Sub- Registrar of Assurance Under Serial No. BSN/667/1953.

5. Building lying on the Northern half equal portion of the plot no. 62, is known as "PATEL NIWAS" comprises of structure on the ground + Two, and thereon having all about five (5) total number of tenants and rest of the structure is occupied by the owners.

6. That the said Meghji Dhanji Patel died intestate on 09th March, 1993 leaving behind him the following heirs and legal representatives in accordance with the Hindu Succession Act under which he was governed at the time of his death:

Name	Relation with the deceased
1) Smt. Kesarben Meghjibhai Patel,	Wife
2) Mrs. Jasuben Valji Halpani d/o Meghjibhai Dhanji Patel,	Married daughter
3) Mr. Lalji Meghjibhai Patel,	Son
4) Mrs. Devkaben Devji Halpani, d/o Meghjibhai Dhanji Patel,	Married daughter
5) Mrs. Kamlaben Kanji Bhagat, d/o Meghjibhai Dhanji Patel,	Married daughter
6) Mrs. Pushpaben Arjun Patel, d/o Meghjibhai Dhanji Patel,	Married daughter
7) Mrs. Kalavati Rajesh Desai & d/o Meghjibhai Dhanji Patel,	Married daughter
8) Mr. Mahesh Meghjibhai Patel	Son





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7. By Conveyance Deed dated 6th June 2011, duly stamped and registered before the Sub- Registrar Mumbai Suburban under Document Serial No. BDR 5- 05220 -2011 made and entered into between the the said original owners namely 1) Smt. Kesarben Meghji bhai Patel, 2) Mrs. Jasuben Valji Halpani 3) Mr. Lalji Meghji bhai Patel, 4) Mrs. Devkaben Devji Halpani 5) Mrs. Kamlaben Kanji Bhagat, 6) Mrs. Pushpaben Arjun Patel, 7) Mrs. Kalavati Rajesh Desai & 8) Mr. Mahesh Meghji bhai Patel, therein referred to as the "Vendors" of the One Part and M/S. RISHABRAJ ESTATE DEVELOPERS PVT. LTD., (the owner herein), therein referred to as the "Purchaser" of the Second Part, the said Smt. Kesarben Meghji bhai Patel & ors have sold, transferred and conveyed the said property to the Owner herein at or for the price and on the terms and conditions mentioned in the Deed.

8. By Conveyance deed dated 30th December 2011, and same is registered on 21/04/2012 before the Sub - Registrar Mumbai Suburban under Sr. No. BDR5 - 03518 - 2012, made and entered between M/s. Rishabraj Estate Developers Pvt. Ltd. therein called as "Vendors" of the First Part and M/s. Rishabraj Balaji Infra therein called "Purchaser" of the Other Part on the terms and conditions mentioned therein sold, transferred and conveyed the said property and for the consideration mentioned therein and simultaneously M/s. Rishabraj Estate Developers Pvt. Ltd. have granted right to M/s. Rishabraj Balaji Infra for the purpose of Redevelopment in respect of the abovementioned property further granted Irrevocable Power of Attorney in favour of M/s. Rishabraj Balaji Infra which is duly registered on 08/08/2012 with Sub - Registrar Mumbai Suburban bearing Serial No. BDR - 16 - 7260 - 2012 in respect of the property mentioned hereinabove





Mob: 98199 46879

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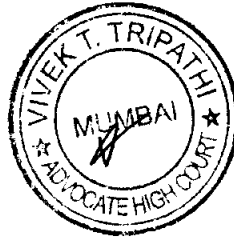
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On the basis of the above finding and observation specifically relied on the registered documents produce before me and thereafter it came to say that the title of the above mentioned property is marketable and free from reasonable doubts.

Date: 26/09/2012.



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Date:

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN.

RE: Southern half equal portion of Plot No. 62, of Daulat Nagar given to share of Late Shri Chapsi Valji viz situated on the East side of New Road No. 7 ALL THAT piece and parcel of land bearing Plot no. 62, admeasuring 251 sq. yard i.e. 210.8 sq .mtr. (and as per P. R. Card area having 212.5 Sq. mtr) , bearing Old Survey No. 176, C.T.S. No. 2679 and 2679 /1to 3 together with the building known as "**GUJJAR NIWAS**" situated at Road no. 7, Daulat Nagar ,Village Eksar, Taluka Borivali, Mumbai Suburban District and bounded by as follows;

On or toward West : by Plot No. 7, On or towards East : by Plot no. 96

On or toward South: by Plot no. 64, and on North by the remaining half equal portion of the Plot No. 62 on Said Daulat Nagar thereby given to the share of Late Shri Meghji Dhanji

1) Shri Daulatram Mohandas

: To :

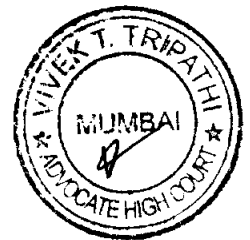
Shri Chapsi Valji

Shri Meghji Dhanji

2) Shri Meghji Dhanji

: To :

Shri Chapsi Valji



I have persuaded the documents of the abovementioned property belonging to Smt Nirmala Chandulal Agara & Ors being the legal heirs and legal representative of Shri Chapsi Valji who died intestate on 18th March 2003 and to state as follows:



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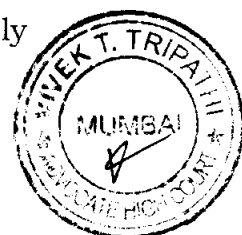
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1. By Conveyance deed dated 22nd January 1949 bearing Serial. No. 450 of 194, between Shri Daulatram Mohandas as the Vendor of one part and Shri Chapsi Valji and Shri Meghji Dhanji as the purchaser of other part for consideration therein mentioned, the purchaser purchased the abovementioned of the property bearing Plot No. 62, Survey No. 176 situated at Daulat Nagar , at Village Eksar , Taluka Borivali (East) admeasuring area about 503 Sq. Yrd and have been duly stamped and registered with Sub- Registrar of Assurance.

2. The said Shri Chapsi Valji and Shri Meghji Dhanji being the purchasers therein paid entire consideration equally and became the absolute owners of the plot and taken the possession of the said plot.

3. It was further agreed by and between Shri Chapsi Valji and Shri Meghji Dhanji by an oral agreement and understanding that Southern Part half equal portion of the said Plot No. 62, Survey No. 176 situated at Daulat Nagar , at Village Eksar should be given to the share of Shri Chapsi Valji and Northern half equal portion of the said Plot No. 62, Survey No. 176 situated at Daulat Nagar , at Village Eksar should be given to share of Shri Meghji Dhanji.

4. The said Shri Chapsi Valji and Shri Meghji Dhanji decided to get and certain and clear and distinct and separate title to the said Sub - division of the said Plot 62 of Daulat nagar in the interest of the both Shri Chapsi Valji and Shri Meghji Dhanji and their respective heirs, executors ,administrators , and assign. Accordingly the said PLOT was sub - divided by the sub division by an indenture made at Borivali dated 26th day of November, 1953 between Shri Chapsi Valji and Shri Meghji Dhanji duly





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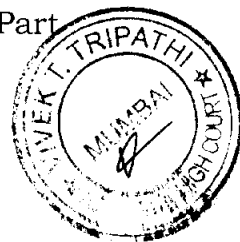
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registered with Sub- Registrar of Assurance Under Serial No.
BSN/667/1953

5. Building lying on the Southern half equal portion of the Plot No. 62, is known as "GUJJAR NIWAS" comprises of structure on the ground + Two, and thereon having all about four (4) total number of tenants and rest of the structure is occupied by the owners.

6. By an Agreement for Redevelopment dated 6th November 2009, duly stamped and registered before the Sub- Registrar Mumbai Suburban under Document Serial No. BDR16- 1181 -2009 dated 06/11/2009, the said owner 1) Smt. Nirmala Chandulal Agara, Married Daughter of late Shri Chapsi Valji Dudhaiya, 2) Smt. Kalavati Bipinchandra Agrawat, married daughter of Late Shri Chapsi Valji Dudhaiya, 3) Smt. Bhartiben Pradeep Dudhaiya 4) Shri Manish Pradeep Dudhaiya, 5) Smt. Rashmi Bhavin Shah, married daughter of late Shri Pradeep Dudhaiya, 6) Smt. Renukaben Ashwinbhai Sitapara, married daughter of late Shri Chapsi Valji Dudhaiya & 7) Shri. Hemantbhai Chapsi Dudhaiya (thereinafter referred to as the **"owners"**), agree and desirous of developing the said property by demolishing the existing structure and constructing a new building thereon and such have approached M/s. Rishabraj Estate Developers Pvt. Ltd., (the Developer therein) with the proposal to develop the said property on the terms and condition mentioned therein.

7. By Development Agreement dated 30th December 2011, and same is registered on 27/03/2012 before the Sub - Registrar Mumbai Suburban under Sr. No. BDR16 - 2493 - 2012 dated 27/03/2010, M/s. Rishabraj Estate Developers Pvt. Ltd. therein called as "Developers" of the First Part





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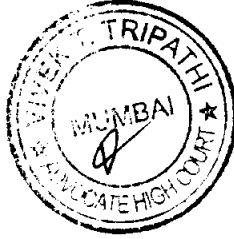
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and M/s. Rishabraj Balaji Infra therein called "Sub - Developers" of the Other Part on the terms and conditions mentioned therein. M/s. Rishabraj Estate Developers Pvt. Ltd. have granted right to M/s. Rishabraj Balaji Infra for the purpose of Redevelopment in respect of the abovementioned property further granted Irrevocable Power of Attorney in favour of M/s. Rishabraj Balaji Infra which is duly registered on 08/08/2012 with Sub - Registrar Mumbai Suburban bearing Serial No. BDR - 16 - 7262 - 2012 in respect of the property mentioned hereinabove.

On the basis of the above finding and observation specifically relied on the registered documents produce before me and thereafter it came to say that the title of the above mentioned property is marketable and free from reasonable doubts.

Date: 26/09/2012



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ADVOCATE HIGH COURT