Monesh R. Sharma
B.Com. LL.B.
ADVOCATE HIGH COURT MUMBAI
H.C.O.S. Reg. No.: 7129

Office: Flat No. 4, 1st Floor, Moti Baug, Rani Sati Marg, Malad (East), Mumbai - 400 097. Tel: 022- 2877 2020
Residence: Solicitor's Bunglow, Rani Sati Marg, Malad (East), Mumbai - 400 097. Tel: 022-2877 5912
Correspondence Add: 102/A, Ginni Apartments, Rani Sati Marg, Malad (East), Mumbai - 400 097.

TITLE CERTIFICATE

To Whomsoever it May Concern

1. This is to place on Record that under Instructions from myclien -ts **Messers Sheetal Developers,** by and through their Authorised Partner Mr.Bramhadev Dudhnath Shukla, I have caused the Title Search of the said property hereinbelow mentioned through my Search Clerk Mr. S. D. Jadhav who submitted his Search Report dated :04-10-2016, to me and according to the said Search Report and other Property Documents viz:Registered Deed of Conveyance dated:30-12-1974, Registered Development Agreement dated:17-02-2017, Registered Special Power of Attorney dated:17-02-2017, Property Card/s etc.,as produced before me the following facts have come forth:

a) That the Society namely **Messers Standard Batteries Employees Co-operative Housing Society Limited** was and is (as on date hereof) well seized and possessed of or otherwise well & sufficiently entitled to on Ownership basis in respect of the said property viz:all that Piece or Parcel of Land being Plot No. 28, admeasuring 1,125 Square Yards or thereabouts, equivalent to 940.65 Square Metres or

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thereabouts, bearing Survey No.47 (Part), City Survey No.97, of Village: Chincholi, Taluka:Borivali, together with the Ground plus 4 (Four) Storied Building standing thereon and consisting of 20 tenements, now known as **"Messers Standard Batteries Employees Co-operative Housing Society Limited"**, located at Upper Govind Nagar, Malad East, Mumbai-400 097 and bounded as follows as more particularly described in the Schedule hereunder written:

On or towards the East : By 30" Feets Wide Road.

On or towards the West: By Plot No.1.

On or towards the North: By Plot No.39.

On or towards the South: By Plot No.15.

(hereinafter for the sake of brevity referred to as **"the said building"** and **"the said property"**,respectively).

b) That by virtue of Deed of Conveyance dated:30-12-1974, Registered vide No.BOM/S/653 of 1975, executed by and between One Messers Seksaria Sugar Mills Private Limited, therein called the Vendors and the said Society therein as the Purchasers, the said Vendor therein thereby conveyed, transferred and assigned to, unto and in favour of the Purchasers therein (the said Society herein), and accordingly in the premises as aforesaid, the said Society was and is

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well seized & possessed of or otherwise well and sufficiently entitled to on Ownership basis in respect of the said property, as on date hereof.

c) That the said Society building known as "Messers Standard Batteries Employees Co-operative Housing Society Limited" consists of 1 (One) building having Ground plus Four Upper floors, divided in two wings viz: 'A' Wing and 'B' Wing and is occupied by its 20 (Twenty) Residential Owners/Members. The said Flats are occupied by the Members of the said Society, as Owners thereof.

d) That the said Building is occupied by 20 (Twenty) Members of the said Society and each of the existing members, by virtue of his/ her/their holding share/s, in the said Society are occupying on Ownership basis, their respective residential Flat/s, under the MOFA Act and which Flats/Shops, each of such existing member/s, are entitled to hold, occupy and use, subject to bye-laws of the Society.

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e) That the said Society, under & in pursuant to mutually agreed terms agreed to grant the Re-development Rights to and in respect of the said Property, to and in favour of myclients viz; Messers Sheetal Developers and accordingly acted in the manner as per the mutually agreed terms by and between them.

f) That by an Development Agreement dated:17-02-2017 (Registered vide No.BRL-4-1847/2017, dated:17-02-2017), executed by and between the said Society namely, Messers Standard Batteries Employees Co-operative Housing Society Limited on the One hand & Messers Sheetal Developers, on the Other hand, the said Society granted the re-development rights to, over and in respect of the said property (Society Building and Property) to, unto and in favour of the said Developers and alongwith the execution and registration of the Special Power of Attorney dated:17-02-2017 and therefore pursuant to the execution and registration of aforesaid documents as referred herein, the said Developers became lawfully entitled to carry out the Re-development of the said Society Building and Property in accordance with the terms & conditions as more particularly mentioned in the said documents.

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2. I have to further state that the property card/s, in respect of the said property bears the name of the said Society viz:"Messers Standard Batteries Employees Co-operative Housing Society Limited" ,as the Owners/Holders, in respect of the said property & accordingly in the premises, the P.R. Card Record/s now stands duly mutated and stands recorded in the name/s of the said present Owners (the said Society) herein.

3. That based on the aforesaid deed/s and document/s including the said Search Report dated;04-10-2016, as produced before me and pursuant to the search so caused, as aforesaid, in my prima-facie view, the title of myclients as Appointed Developers to carry out Re-development, in respect of the said property is as such clear and appears marketable, subject to the terms of the said Registered Development Agreement viz:rights of the said Society &/or its Registered Member /s, Payment of Statutory N.A. tax/es, Municipal/ Property Tax/es and charge/s to the concerned Government Authority/ies (as applicable and payable) and as more particularly mentioned/ reflected in the said referred Registered Deed of Conveyance & the said Registered Development Agreement & as more particularly mentioned hereinabove.

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4. That according to the said Search Report dated:04-10-2016, ,apart from the Mortgage for Rs.96,000/- erstwhile created with LIC, which now stands cleared as per the Society's Written Representation dated:12-02-2017, there are otherwise No Encumbrance/s and/or Lien, Charge or Mortgage valid, registered and/or subsisting as on date of the Search Report dated:04-10-2016, in respect of the said property. That according to the said Society, they are the Lawful Owners in respect of the said property viz:Land admeasuring 1125 Square Yards or thereabouts equivalent to 940.65 Square Metres or thereabouts, together with the Society Building standing thereon, as on date hereof and that there are at present No Encumbrances or Lien or Charge or Mortgage of any nature whatsoever valid or subsisting, in eye of law, to & in respect of the said property.

5. That accordingly in the premises aforesaid, it appears to me that the said Property is otherwise not encumbered and accordingly in the premises aforesaid, the title of the said property is appearing as such clear and marketable subject to the rights of the occupants/members therein & society taking due steps for execution & registering the Deed of Re-Conveyance & therefore taking into account these afore-said factors, (Subject to the Further Due Complete Title Search),

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prima-facie it appears to me that the Title of the said property based on the aforesaid Search Report and the Registered Documents as reflected from the respective recitals of the Registered Document/s, is otherwise as such clear and there appears otherwise No prima facie defect in title. This Title Certificate is issued at the instance & request of myclients, Messers Sheetal Developers.

Dated:09-03-2017.
Place:Mumbai.

Mr. Monesh Sharma
[Advocate, High Court,Mumbai.]

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THE SCHEDULE OF THE SAID PROPERTY

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On or towards the West: By Plot No.1.

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On or towards the South: By Plot No.15.

Dated:09-03-2017.
Place:Mumbai.

Mr. Monesh Rajnikant Sharma
[Advocate, High Court, Mumbai.]