

**CHITNIS VAITHY & CO.** (Regd.)  
ADVOCATES & SOLICITOR

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OUR REF. :

SDC/272/2014

DATE :

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that as per the instructions of our clients, Deep Homes and Constructions LLP., having its Registered Office at Hajuri Road, Near Eastern Express Highway, Thane (West) -400 604, we have investigated their title to the property described in the schedule hereunder written and that we have to state on their title to the said property as follows:-

- (a) We took our independent search in the offices of Sub-Registrar of Assurances at Bombay and Thane as also with the Registrar of Companies, Bombay in respect of the said property for the last over 40 years. We have also perused the relevant Property Cards, mutation entries and other revenue record showing the title of the Owners to the said property described in the Schedule hereunder written. We have also perused the relevant record maintained with the offices of Town Planning Department as also with the offices of Thane Municipal Corporation, particularly its Assessment Department.



- (b) Public Notices were issued in Times of India, dated 13<sup>th</sup> May, 2010, Loksatta dated 13<sup>th</sup> May, 2010 , Mumbai Samachar dated 13<sup>th</sup> May, 2010 and Thane Vaibhav dated 11<sup>th</sup> May, 2010 by Mr. Yatin R.Shah, Advocate & Solicitor and that he had invited claims and/or objections from the persons having and/or claiming any share, right, title and interest in the said property described in the schedule hereunder written .
- (c) In response to the said Public Notices, Mr. Yatin R.Shah, Advocate and Solicitor, received objection from M/s Dave & Co., pursuant to their letter of 26<sup>th</sup> May, 2010 on behalf of their client, Shyam Ahuja Pvt.Ltd. stating therein that Shyam Ahuja Pvt.Ltd. has been in occupation and possession of the warehouse premises on the said property described in the schedule hereunder written
- (d) We have however to state that pursuant to the Deed of Surrender dated 22<sup>nd</sup> July, 2010 executed by Shyam Ahuja Pvt.Ltd., in favour of Mercantile Plastic Pvt.Ltd. Shyam Ahuja Pvt.Ltd. has surrendered its possession and/or occupation of the said warehouse premises in favour of Mercantile Plastic Pvt.Ltd. and has withdrawn the said objection.
- (e) Save and except the said objection of Shyam Ahuja Pvt. Ltd. Mr. Yatin R. Shah , Advocate & Solicitor did not receive any claim and/or objection from any person/s in pursuance of the said Public Notices.

- (f) Prior to February, 1972, the said property described in the schedule hereunder written belonged to Mohamed Shafeeq Vohra and Mohamed SalimVohra.
- (g) By Registered Deed of Conveyance , dated 3<sup>rd</sup> February, 1972, made between Mohamed Shafeeq Vohra and Mohamed Salim Vohra, being the Vendors therein referred to of the First Part and Mercantile Plastic Pvt.Ltd. being the Purchaser therein referred to of the Other Part, the said Mohamed Shafeeq Vohra and Mohamed Salim Vohra sold, transferred and conveyed and Mercantile Plastic Pvt. Ltd. purchased the said property described in the schedule hereunder written for the consideration and in the manner mentioned in the said Registered Deed of Conveyance dated 3<sup>rd</sup> February, 1972 .
- (h) The said Deed of Conveyance was duly registered with the Sub-Registrar of Assurances at Mumbai under Serial No. R-955 of 1972 on 6<sup>th</sup> June, 1972. The name of Mercantile Plastic Pvt.Ltd. has been included in the relevant revenue record .
- (i) Pursuant to the fresh certificate of incorporation and consequent upon change of name issued by the Registrar of Companies, Maharashtra State, Mumbai on 30<sup>th</sup> July, 2011, the name of Mercantile Plastics Pvt.Ltd. has been changed to Deep Homes and Constructions Pvt.Ltd.



- (j) Pursuant to the Certificate of Registration, dated 27<sup>th</sup> March, 2012 on conversion of Deep Homes & Constructions Pvt.Ltd. to Deep Homes & Constructions LLP issued by the Registrar in Form No.19 under Rule 32 (1) in pursuance of the provisions of Section 58(1) of the Limited Liability Partnership Act, 2008, the name Deep Homes & Constructions Pvt. Ltd. was changed to Deep Homes & Constructions LLP.
- (k) We therefore certify that based on the search taken by us, the perusal of Revenue Record and other documents, as mentioned above, and in the circumstances mentioned hereinabove, the title of Deep Homes and Constructions LLP is clear, marketable and free from all encumbrances and reasonable doubts.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece and parcel of land situate lying and being at Naupada Village, Taluka Thane in the Registration District and Sub-District of Thane bearing S.Nos. 106/2, 108/6, 114/3 pt., 115/1, 115/2 pt., 115/3 pt., 116/1 pt. and bearing city Survey No. 1201 part, admeasuring 13717, 8/9 sq. Yds., equivalent to 11469.54 sq. mts. and forming O.P. No. 196 B of T. P. S. I, Thane which is formed as Final Plot No.136 B, T.P.S. I, Thane admeasuring 10070.90 Sq. Yds. Equivalent to 8420.28 Sq. Mts.and bounded as follows i.e. to say:-

On or towards North : by C. T. S. No. 1786  
On or towards East : by C. T. S. No. 1201 (p)

On or towards South

: by C. T. S. No. 1380

On or towards West

: by C. T. S. No. 1202 and  
1249 (pt.)

Dated this 16<sup>th</sup> day of June, 2014.

For M/s Chitnis Vaithy & Co.,



S.D. CHITNIS

Partner.

Advocates & Solicitors.  
for Deep Homes & Constructions LLP.

Titlecertificate