

R. N. OZA & COMPANY

LEGAL CONSULTANTS & ADVOCATES
HIGH COURT

Mr. R.N. OZA
B. Com. (Hons) LL.B.
Mrs. C.R. OZA
B. Com. (Hons) LL.B.

214/215, Laljis' Shopping Centre,
2nd Floor, S. V. Road, Borivli (W),
Mumbai - 400 092.
Email: r.n.oza.legal@hotmail.com

Ref. _____

Date _____

TITLE REPORT

To,
M/s. N. Rose Developers Pvt. Ltd.
Heaven Plaza, 1st floor,
Shanti Nagar Dongri,
S.V.road, Fahisar (East)
Mumbai - 400 068.

Sir/s,

As per instruction of M/s. N. Rose Developers Pvt. Ltd. Search Clerk Mr. D. K. Patil taken search for the property bearing S. No. 125, H. No.4, C.T.S. No.1625 (Part), S. No.125, H. No.6, C.T.S. No.1648 (Part) admeasuring 12088.45 sq.mtrs. S. No. 125, H.No.5B, C.T.S. No.1654(part), S. No.125, H. No.8, C.T.S. No. 1653 (Part), S.No.180, H.No.2, C.T.S. No. 1663B (Part), S.No.126, H. No.2, C.T.S. No.1657 (Part) admeasuring 26264.13 sq.mtrs. situate at Village Dahisar, Taluka Borivli, Mumbai Suburban District from 2011 to 2015 in the office of Sub-Registrar of Goregaon, Borivli and Magathane. We have found following documents:

1. By Deed of Cancellation dated 1/6/2010 made between M/s. Shradha Developers (Partner Narayan A. Shelar & Ors.) of One Part and M/s. Reliance Construction Co. (sole Prop. Mohammed Raiees Y.Belim) as the owner of first part (1) Mohammed Raiees Y.Belim (2) Prakash Survey party of the second part (party of the first part and party of the second part collectively called as Reliance Group) of Other Part. Whereby the parties hereto cancelled development agreement dated 30/03/2007 registered under Sr. No.BDR/2456/2007 and this Deed of Cancellation is duly registered in the office of Sub-Registrar at Borivall-2 under Sr. No. BDR/5/706/2011 on 24/01/2011.
2. By Development Agreement dated 26/6/2010 made between M/s. Reliance Construction Co. (sole Prop. Mohammed Raiees Y.Belim) as the owner of first part (1) Mohammed Raiees Y.Belim (2) Prakash Survey party of the second part (party of the first part and party of the second part collectively called as Reliance Group) as the Owners of the First Part and M/s. Shradha Developers (Partner Vajubhai Madhavbhai Vaghashia) as the Party of the

Second Part and M/s. N. Rose Developers Pvt. Ltd. (Director – Natverial Shankarlal Purohit & Ors.) as the Developers of the Other Part. Whereby the Owners have granted development rights in respect of land bearing S. No. 125, H. No.4, C.T.S. No.1625(Part), S. No.125, H. No.6, C.T.S. No.1648(Part) admeasuring 12088.45 sq.mtrs. S. No.125, H No.5B, C.T.S. No.1654(part), S. No.125, H. No.8, C.T.S. No. 1653(Part), S.No.180, H No.2, C.T.S. No. 1663B (Part), S.No.126, H. No.2, C.T.S. No.1657(Part) admeasuring 26264.13 sq.mtrs. for Rs. 3,00,00,000/- and the said document is duly registered in the office of Sub-Registrar at Borivali-2 under Sr. No. BDR/5/736/2011 on 25/01/2011.

S.R.O. Goregaon & Borivali (Computerized Index) from 2011 to 2015 (10 years)

	2011	
<u>BDR/5</u>	<u>Undertaking</u>	<u>05.01.2011</u>
<u>262</u>		<u>05.01.2011</u>
2011		

M/s. Reliance Construction Co.

of the One Part

To

Slum Rehabilitation Authority

of the Other Part

Schedule: The property being land bearing C.T.S. No. 1625(part), 1648(part), 1653(part), 1654(part), 1657(Part), 1663B(part) situate at Village Dahisar, Taluka Borivli Mumbai Suburban District.

	2011	
<u>BDR/5</u>	<u>Undertaking</u>	<u>05.01.2011</u>
<u>264</u>		<u>05.01.2011</u>
2011		

M/s. Reliance Construction Co.

of the One Part

To

Slum Rehabilitation Authority

of the Other Part

Schedule: The property being land bearing C.T.S. No. 1625(part), 1648(part), 1653(part), 1654(part), 1657(Part), 1663B(part) situate at Village Dahisar, Taluka Borivli Mumbai Suburban District.

DIAL : 28991914
DIAL : 28991641

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Ref _____

Date _____

BDR/5
265
2011

2011
Undertaking

05.01.2011
10.01.2011

M/s. Reliance Construction Co.

"of the One Part"

To

Slum Rehabilitation Authority

"of the Other Part"

Schedule: The property being land bearing C.T.S. No. 1625(part), 1648(part), 1653(part), 1654(part), 1657(Part), 1663B(part) situate at Village Dahisar, Taluka Borivli Mumbai Suburban District.

BDR/5
706
2011

2011
Cancellation Deed

01.06.2010
24.01.2011

M/s. Shraddha Developers
(Partner Narayan A. Shelar & Ors.)

"of the One Part"

To

M/s. Reliance Construction Co.
(Sole Prop. Mohammed Raiees Y. Belim)

"of the Other Part"

Re : This Cancellation Deed is in respect of Development Agreement dated 30/3/2007 registered under No. BDR/5/2456/2007.

Schedule: The property being land with structure totally admeasuring 38312.67 sq.mtrs. bearing C.T.S. No. 1625(part), 1648(part), admeasuring 12088.45 sq.mtrs. and C.T.S. No. 1653(part), 1654(part), 1657(Part), 1663B(part) admeasuring 26224.22 sq.mtrs. situate at Village Dahisar, Taluka Borivli Mumbai Suburban District.

BDR/5
736
2011

2011
Development Agreement
Rs.3,00,00,000/-

26.06.2010
25.01.2011

(1)M/s. Reliance Construction Co.
(2)M/s. Shraddha Developers
(Partner Narayan A. Shelar & Ors.)

"as the Owners"
"of the One Part"

To

M/s. N. Rose Developers Pvt. Ltd.

"as the Developers"
"of the Other Part"

Schedule: The property being land with structure bearing S. No. 125, H. No.4, C.T.S. No.1625 (Part), S. No.125, H. No.6, C.T.S. No.1648(Part) admeasuring 12088.45 sq.mtrs. S. No.125, H.No.5B, C.T.S. No.1654(part), S. No.125, H. No.8, C.T.S. No. 1653(Part), S.No.180, H.No.2, C.T.S. No. 1663B(Part), S.No.126, H. No.2, C.T.S. No.1657 (Part) admeasuring 26264.13 sq.mtrs. situate at Village Dahisar, Taluka Borivli, Mumbai Suburban District.

BDR/5
10448
2011

2011
Undertaking

14.12.2011
14.12.2011

M/s. N. Rose Developers Pvt. Ltd.

"of the One Part"

To

Slum Rehabilitation Authority (Bandra)

"of the Other Part"

Schedule: The property being land bearing C.T.S. No. 1625(part), 1648(part), 1653(part), 1654(part), 1657(Part), 1663B(part) situate at Village Dahisar, Taluka Borivli Mumbai Suburban District.

R. N. OZA & COMPANY

LEGAL CONSULTANTS & ADVOCATES
HIGH COURT

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B. Com. (Hons) LL.B.
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Ref _____

Date _____

BDR/5
10627
2011

2011
Undertaking

19.12.2011
19.12.2011

M/s. N. Rose Developers Pvt. Ltd.

"of the One Part"

To

Slum Rehabilitation Authority (Bandra)

"of the Other Part"

Schedule: The property being land bearing C.T.S. No. 1625(part), 1648(part), 1653(part), 1654(part), 1657(Part), 1663B(part) situate at Village Dahisar, Taluka Borivli Mumbai Suburban District.

2012 } Nil
2013 } Nil

BDR/5
6478
2014

2014
Undertaking

20.08.2014
02.09.2014

M/s. N. Rose Developers Pvt. Ltd.

"of the One Part"

To

---Blank---

"of the Other Part"

Schedule: The property being land bearing C.T.S. No. 1625(part), 1648(part), 1653(part), 1654(part), 1657(part), 1663B(part) situate at Village Dahisar, Taluka Borivli Mumbai Suburban District.

BDR/5
1961
2015

2015
Undertaking

19.03.2015
19.03.2015

M/s. N. Rose Developers Pvt. Ltd.

"of the One Part"

To

---Blank---

"of the Other Part"

Schedule: The property being land bearing C.T.S. No. 1625(part), 1648(part), 1653(part), 1654(part), 1657(part), 1663B(part) situate at Village Dahisar, Taluka Borivli Mumbai Suburban District.

2015 } Index Not Ready

Note : In Sub-Registrar Goregaon & Borivali (Computerized Index) for years 2011 to 2014 are not properly maintained.

S.R.O.Magathane (Computerized Index) from 2011 to 2015 (5 years)

2011 }

To } Nil

2014 }

2015 } Index Not Ready

Note : In Sub-Registrar Magathane (Computerized Index) for years 2011 to 2014 are not properly maintained.

Note : In all Sub-Registrar Offices many Index-II books for computerized record i.e. from 2011 onwards are in partly and some of them are in fully torn condition.

While perusing abovesaid documents it appears to us that except abovesaid registered documents no documents is referred to. While perusing the same it appears that title of M/s. N. Rose Developers Pvt. Ltd. in substance not affected.

Mumbai, Dated 15th day of September, 2015.

For M/s. R.N.OZA & CO. (ADVOCATES)


R.N.OZA (ADVOCATE)

Roll No.: Mah/857/1977

Enrolled on : 19.10.1977