



SHIRALKAR & CO

ADVOCATES AND SOLICITORS

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TITLE CERTIFICATE

To
M/S. K. MORDANI CONSTRUCTIONS LLP
Amore Commercial Premises,
Office No's-105, 1st Floor,
Junction of 2nd & 4th Road,
Khar (West),
Mumbai- 400052.

I. DESCRIPTION OF THE PROPERTY

All that piece and parcel of land admeasuring 986.63 sq. mts. and bearing Plot No. 438, TPS III, CTS No. F/91, belonging to Suraj Prakash Housing Society Limited, lying being and situate at, 14th Road, Khar west, Mumbai- 400052 in the Revenue Village Bandra F Ward, Taluka Andheri and within the District Mumbai Suburban in the Registration District of Mumbai and Mumbai Suburban District.

(hereinafter referred to as the said property)

II. DOCUMENTS

We have perused photocopies of the following documents:-

- (a) Indenture dated 20th July, 1964, registered with the Office of Sub Registrar of Assurances at BOM 2266 of 1964 executed between one Balkrishna Rochlani (therein referred to as the Vendor) of the First Part and (i) K.V. Kemani, (ii) L.B. Chotrani and (iii) Mrs. P. B. Rochalani (therein referred to as the First Confirming Parties) of the Second Part and Gul Jagtiani (therein

referred to as the Second Confirming Party) of the Third Part and Lachmandas Chellaram (therein referred to as the Third Confirming Party of the Fourth Part and Gopal N. Gurbaxni (therein referred to as the Fourth Confirming Party of the Fifth Part and (i) Lal Radhakishin Gehani and (ii) Ishwarlal Varumal Khilnani (therein referred to as the Fifth Confirming Parties) of the Sixth Part and (i) B. S. Wadhvani (ii) H. B. Hingorani and (iii) S. G. Sukhija (therein referred to as the Sixth Confirming Parties) of the Seventh Part and Suraj Prakash Co-Operative Housing Society Limited (therein referred to as the Purchasers) of the Eighth Part;

- (b) Development Agreement (Development Agreement for brevity) dated 18th October, 2010 registered at the office of the Sub-Registrar of Assurances at Bandra under Serial No. BDR-1 12061 of 2010, executed by and between the said Society herein, of the One Part and the Neelam Balwani and eight others (therein referred to as the Members) of the Second part and the M/s Hicons Developers (therein referred to as the Developers) of the Other Part;
- (c) Deed of Assignment of Development rights dated 2nd July, 2013 registered with the Office of Sub Registrar of Assurances under Serial no. BDR -5316 of 2013, executed between M/s Hicons Developers Private Limited (therein referred to as the Original Developers) of the First Part , Suraj Prakash Co-Operative Housing Society Limited (therein referred to as the Society) of the Second Part and M/s K Mordani Constructions LLP (therein referred to as the New Developers) of the Third Part;
- (d) Property Register Card in respect of the said Property;
- (e) Search Report dated 27th December, 2012, by Mr. Pradeep S. Waghmare.

III. DEVOLUTION OF THE PROPERTY

A. By and under an Indenture dated 20th July, 1964, registered with the Office of Sub Registrar of Assurances at BOM 2266 of 1964 executed between one Balkrishna Rochlani (therein referred to as the Vendor) of the First Part and (i) K.V. Kemani, (ii) L.B. Chotrani and (iii) Mrs. P. B. Rochalani (therein referred to as the First Confirming Parties) of the Second Part and Gul Jagtiani (therein referred to as the Second Confirming Party) of the Third Part and Lachmandas Chellaram (therein referred to as the Third Confirming Party of the Fourth Part and Gopal N. Gurbaxni (therein referred to as the Fourth Confirming Party of the Fifth Part and (i) Lal Radhakishin Gehani and (ii) Ishwarlal Varumal Khilnani (therein referred to as the Fifth Confirming Parties) of the Sixth Part and (i) B. S. Wadhvani (ii) H. B. Himgorani and (iii) S. G. Sukhija (therein referred to as the Sixth Confirming Parties) of the Seventh Part and Suraj Prakash Co-Operative Housing Society Limited (therein referred to as the Purchasers) of the Eighth Part, the said Bal Krishin Manghir Mal Rochlani, with the consent and confirmation of the Second, Third Fourth, Fifth, Sixth and Seventh Confirming Parties therein, sold transferred and conveyed, absolutely and forever, to Suraj Prakash Co-Operative Housing Society Limited, all that piece and parcel of land bearing Plot No. 438 of TPS III, bearing CTS No. F/91, admeasuring 986.63 sq. meters or thereabouts together with a building standing thereon known as "Suraj Prakash", lying being and situate at 14th Road, Khar (West), Mumbai 400 052, in the Revenue Village Bandra F Ward, Taluka Andheri and within the District Mumbai Suburban in the Registration District of Mumbai and Mumbai Suburban District and which is hereinafter referred to as "the said property" and is more particularly described in the Schedule hereinabove;

B. In the circumstances aforesaid the said Suraj Prakash Co-Operative Housing Society Limited (the Society for brevity) became absolutely seized and possessed of and otherwise well and sufficiently entitled to the said property as Owners thereof;

C. By and under a Development Agreement dated 18th October, 2010 registered at the office of the Sub-Registrar of Assurances at Bandra under Serial No. BDR-1 12061 of 2010, executed by and between the said Suraj Prakash Co-Operative Housing Society Limited (therein referred to as the Society) of the One Part and the Neelam Balwani and eight others (therein referred to as 'the Members') of the Second Part, and the said M/s Hicons Developers (therein referred to as 'the Developers') of the Third Part, the said Society, with confirmation of the members, granted development rights in respect of the said property to the said M/s Hicons Developers, on the terms and conditions more particularly set out in the said Development Agreement;

D. The said M/s Hicon Developers has now been incorporated as Hicon Developers Private Limited;

E. in the premises aforesaid the said M/s Hicons Developers herein became absolutely entitled to redevelop the said property owned by the Society;

F. Deed of Assignment of Development rights dated 2nd July, 2013 registered with the Office of Sub Registrar of Assurances under Serial no. BDR -5316 of 2013, executed between M/s Hicons Developers Private Limited (therein referred to as the Original Developers) of the First Part , Suraj Prakash Co-Operative Housing Society Limited (therein referred to as the Society) of the Second Part and M/s K Mordani Constructions LLP (therein referred to as the New Developers) of the Third Part, the said Hicons Developers, have with the confirmation of the

Society and its members assigned all the rights, benefits and advantages along with duties, liabilities, responsibilities & obligations under the said Development Agreement dated 18th October, 2010 in respect of the property to the M/S. K. Mordani Constructions LLP on the terms and conditions mentioned in the said Deed of Assignment;

G. In the circumstances aforesaid Deed of Assignment of Development Rights dated 2nd July, 2013, the development rights and other rights of the said M/s Hicons Developers in respect of the said property have stood vested in the M/S. K. Mordani Constructions LLP;

IV. SEARCH REPORT AND OTHER OBSERVATIONS

We, on behalf of our clients had caused usual searches to be made in the records of the Sub-Registrar of Assurances at Bombay, Bandra and Andheri-1 to Andheri-4 from the year 1959 to 2012, through Mr. Pradeep S. Whaghmare, Search Clerk, who has handed over to us the Search Report dated 27th December, 2012. It appears from the Search report that, no encumbrances are created in respect of the said property subject to the following:

Note-1

Index II record of the Bandra Village is either partly or completely in torn conditions as shown below :

At Bombay, Sub Registrar Office –

1959 to 1965, 1971 to 1981, 1983 to 1988, 1992, 1995 to 2004

At Bandra Sub Register Office –

1959 to 1966, 1971 to 2006

At Andheri-1 Sub Registrar Office - 2002 to 2005

At Andheri-2 Sub Registrar Office - 2005 & 2006

At Andheri-3 Sub Registrar Office - 2005 & 2006

At Andheri-4 Sub Registrar Office - 2005 & 2007

Note-2

Index II record for the period from 2002 to 2012 is not maintained properly at Andheri-1 to Andheri-4 Sub Registrar Offices.

Note-3

The name of the said Suraj Prakash Co-operative Housing Society Limited is appearing as the Owners on the Property Card in respect of the said Property

V. PUBLIC NOTICE

Public Notice was issued inviting claims from the General Public in the issue of the daily Newspapers, "Times Of India" and "Navshakti" both dated 16th October, 2012 having circulation in Mumbai. We have received 7 letter of objection from Allottees of the said Hicons recording sale of constructed area by the said Hicons. The details of all the Allottees of Hicons is as under :

LIST OF HICONS ALLOTTEES AND THEIR CANCELLATION

SR. NO.	NAME OF ALLOTTEES	DATE OF ALLOTMENT
1A	Vikas Advani & Payal Advani	1 st January 2011
1B	Payal Advani & Vikas Advani	1 st January 2011
1C	Nandkumar Badlani , Honey Badlani, Ravi Advani , Vikas Advani and Vinay Advani	10 th December 2010
2	Palladium Exim Pvt. Ltd	5 th December 2011
3	Yunus Kidia	31 st March 2013

4	Allabax Shaikh	23 rd March 2011
5.	Ilyas Zakaria and Salim Zakaria	19 th July 2011
6.	Imtiyaz Zakaria	19 th July 2011
7.	Veena and Nagesh Navalgund	6 th December 2010

Note-1

Out of the aforesaid claims M/s K Mordani Constructions LLP has caused execution of Deeds of Cancellations in respect of Allotments appearing at Serial No. 1A, 1B, 1C, in the above mentioned table. The said K Mordani Constructions LLP has executed fresh Tripartite Letters of Allotments in favour of the Allottes appearing at Serial No. 2 , 3 and 4 in the above mentioned table.

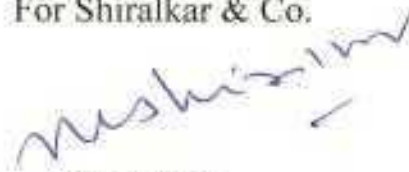
In any case the said letters/ objections do not dispute the right of the said Society in respect of the said Property.

VI. TITLE

In view of the aforesaid and subject to whatever stated hereinabove we are of the opinion that the said Suraj Prakash Co-Operative Housing Society Limited is absolutely entitled to the right title and interest in the said Property and is the owner of the building/structures standing thereon subject to the rights of the existing members to occupy the flats/ shops/ garages and the title of the said Society in respect of the said Property is clear, marketable and free from encumbrances and reasonable doubts.

Dated this 19th day of December 2014

For Shiralkar & Co.



Proprietor.

