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Ref. No.: TC/080/2014-15

Date: 13th February 2015

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

THIS IS TO CERTIFY that I have taken search in respect of all that piece and parcel of land at - Plot No. 36, admeasuring 2590 sq. yards and a portion of Plot No. 35, Sheet No. 7, admeasuring 50.00 sq. yards., total admeasuring 2640 sq. yards, situated at - Industrial Area, Ulhasnagar-421004, District - Thane, within the limits of Ulhasnagar Municipal Corporation, Taluka & Sub-District Registration Ulhasnagar, District and District Registration Thane (hereinafter shall be called and referred to as "the said Property") belonging to M/S. SHREE KRISHNA ENTERPRISES

I have read and perused the following documents:-

01. Deed of Rectification dated 22.09.2014, executed and registered by and between Gurbux Rijhumal Tolani HUF, through its Karta Mr. Gurbux Rijhumal Tolani, as the Vendor of the One Part and M/s. Shree Krishna Enterprises, a Partnership Firm, as the Purchaser of the Other Part, registered before the Office of the Sub-Registrar of Assurances, Ulhasnagar, at Serial No. 1791/2014 dated 22.09.2014.
02. Receipt of Registration issued by the Office of the Sub-Registrar of Assurances, Ulhasnagar, at Serial No.1791/2014 dated 22.09.2014.
03. Index II issued by the Office of the Sub-Registrar of Assurances, Ulhasnagar-2, at Serial No. 1791/2014 dated 22.09.2014.
04. Stamp Duty Receipt dated 18.09.2014, for Rs.100/- Issued by Mr. Amit R. Gandhi, Stamp Vendor, Ulhasnagar - 421 001.
05. Sale Deed dated 02.06.1992, executed and registered by and between Gurbux Rijhumal Tolani H.U.F., through its Karta and Manager Mr. Gurbux Rijhumal Tolani, as the Vendor of the One Part and M/s. Shree Krishna Enterprises, a partnership firm, through its partner Mr. Sunder N. Bajaj, as the Purchasers of the Other Part, registered before the Office of the Sub-Registrar of Assurances, Ulhasnagar-1, at Serial No. 1899/1992 dated 02.06.1992.
06. Receipt of Registration at Serial No. 1899/1992 dated 02.06.1992, issued by the Office of the Sub-Registrar of Assurances, Ulhasnagar.
07. Index II, at Serial No. 1899/1992 dated 02.06.1992, issued by the office of the Sub-Registrar of Assurances, Ulhasnagar.
08. Sale Deed dated 28.05.1992, executed and registered by and between Mr. Ghansham Rijhumal Tolani, as the Vendor of the One Part and M/s. Shree Krishna Enterprises, a partnership firm, through its partner Mr. Kishin A. Manshani, as the Purchasers of the Other Part, registered before the Office of the Sub-Registrar of Assurances, Ulhasnagar.

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09. Change of Name Letter bearing No. SDO/Plot/C-4/SR-202 dated 29.01.1993, issued by the Office of the Sub-Divisional Officer, Ulhasnagar Division, Ulhasnagar, in respect of the part of the said property in the name of M/s. Shree Krishna Enterprises.
10. Change of Name Letter bearing no. SDO/Plot/C-4/SR-203 dated 29.01.1993, issued by the Office of the Sub-Divisional Officer, Ulhasnagar Division, Ulhasnagar, in respect of the part of the said property in the name of M/s. Shree Krishna Enterprises.
11. Conveyance Deed bearing No. ADM/C-4/Plot/AS/CDR.No.18 dated 27.01.1992, issued by the Managing Officer, Ulhasnagar Township, Ulhasnagar, under the provisions of Displaced Persons (Compensation & Rehabilitation) Act, 1954, in the name of Mr. Ghansham Rijhumal Tolani.
12. Verification of Conveyance Deed Letter bearing No. SDO/C/GBP/Plot/WS-563 dated 13.08.1994, issued by the Office of the Sub-Divisional Officer, Ulhasnagar Division, Ulhasnagar, addressed to The Chief Officer, Ulhasnagar Municipal Council, Ulhasnagar - 421003, in respect of the said Property, in favour of Mr. Ghansham Rijhumal Tolani.
13. U.L.C. Order bearing No. ULC/ULN/6(1)/LSR-617 dated 06.02.1993, issued by the Office of the Competent Authority, Urban Land (Ceiling & Regulation), Ulhasnagar Agglomeration, Thane.
14. Approval Order of Building Plan for construction works bearing NO/UMC/TPD/BP/77/93/243 dated 16.10.1993, issued by Ulhasnagar Municipal Council in the name of Shree Krishna Enterprises.
15. Approved Plans.
16. Title Certificate dated 25.05.1992, issued by Mr. I. P. Hingorani, Advocate High Court.
17. Property Tax Payment Receipt dated 30.03.2012 for Rs.48,384/-, issued by Ulhasnagar Municipal Corporation, in the name of Mr. Ghansham Rijhumal Tolani.
18. Search Report dated 26.12.2012, issued by Mr. Jeetu L. Bhagtyani, Advocate High Court, alongwith Search Receipt dated 24.12.2012.
19. Building Commencement Certificate, bearing No.: UMP/NRV/B.P/7677/93 dated 04.04.2013, issued by Ulhasnagar Municipal Corporation.
20. Letter bearing No. ADM/C-4/Plot/WS-27 dated 27.01.1993, issued by the Office of the Administrator, Ulhasnagar Township, Ulhasnagar, addressed to Competent Authority, Urban Land (Ceiling & Regulation), Ulhasnagar Agglomeration, Thane.

TITLE FLOW:

WHEREAS the Property at - Plot No. 36, admeasuring 2590 sq. yards and a portion of Plot No. 35, Sheet No. 7, admeasuring 50.00 sq. yards., total admeasuring 2640 sq. yards, situated at - Industrial Area, Ulhasnagar-421004, Dist. Thane, within the limits of Ulhasnagar Municipal Corporation, Taluka & Sub-District Registration Ulhasnagar, District and District Registration Thane (hereinafter shall be called and referred to as 'the said Property'), was originally owned by Government of India.

AND WHEREAS, by a Judgment and Order dated 12.10.1981, passed by the Court of Additional Tahsildar, Managing Officer & Assistant Administrator, Ulhasnagar Township, in Case No. AC/Plot/C-4/ws-434, the Hon'ble Court were pleased to determine and adjudicate that the deceased Mr. Rijhumal Teckchand Tolani held

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10 annas share and his son Mr. Ghansham Rijhumal Tolani held 6 annas share in respect of their claim over 1/2 share in Plot No. 1A-1B. Thereafter, Mr. Rijhumal Teckchand Tolani executed WILL dated 27.09.1987, whereby he bequeathed his own 10 annas share in the following proportions:

- | | | |
|-----|------------------------------|-----|
| 01. | Mr. Ghansham Rijhumal Tolani | 40% |
| 02. | Gurbux Rijhumal Tolani HUF | 60% |

AND WHEREAS Mr. Ghansham Rijhumal Tolani had his already determined 6 annas share as per the aforesaid Judgment of the Additional Tahsildar, Managing Officer & Assistant Administrator. He became beneficiary of further 40% out of his father's 10 annas share as per the aforesaid WILL. Thus, Mr. Ghansham Rijhumal Tolani became entitled to a total share of 62.50% and his brother Gurbux Rijhumal Tolani, who acquired share in the name of Gurbux Rijhumal Tolani HUF, became entitled to share of 37.5%, in the land allotable to them, towards their claim over 1/2 shares in Plot No. 1A-1B. The said deceased Mr. Rijhumal Teckchand Tolani expired on 10.11.1988 and bequeathed his share in favour of Mr. Ghansham Rijhumal Tolani and expressed his will that being highly educated and practicing lawyer, the Conveyance Deed be issued in the name of his son Mr. Ghansham Rijhumal Tolani, in respect of the said Plot Nos. 1A-1B.

AND WHEREAS, before the WILL of the said deceased be executed after his death, the President of India allotted Plot Nos. 35 & 36, in lieu of Plot Nos. 1A-1B.

AND WHEREAS, out of the total area admeasuring 2640 square yards, which is equivalent to 2207.37 sq. meters, the share to an extent of 1379.60 sq. meters, belonged to elder brother Mr. Ghansham Rijhumal Tolani and a share to an extent of 827.76 sq. meters belonged to younger brother Mr. Gurbux Rijhumal Tolani, through Gurbux Rijhumal Tolani H.U.F.

AND WHEREAS both the brothers, in order to obey the directions, as well as to give an effect to the WILL, of their deceased father Mr. Rijhumal Tekchand Tolani, had mutually agreed to have allotted a Conveyance Deed, by the President of India, in favour of an elder brother Mr. Ghansham Rijhumal Tolani.

AND WHEREAS, accordingly, a Conveyance Deed, bearing No.: ADM/C-4/Plot/AS/CDR.No.18, dated 27.01.1992, was issued, on behalf of the President of India, through Managing Officer, Ulhasnagar Township, Ulhasnagar, in favour of Mr. Ghansham Rijhumal Tolani.

AND WHEREAS from the above and also from an Order, bearing No.: ULC/ULN/6(1)/LSR-3/617, issued by Additional Collector & Competent Authority, Ulhasnagar Township, Ulhasnagar, it is clear that the said Property admeasuring 2640 sq. yards, which is equivalent to 2207.37 sq. meters, belonged jointly to Mr. Ghansham Rijhumal Tolani and Gurbux Rijhumal Tolani H.U.F., in accordance to their respective shares, as mentioned above.

AND WHEREAS by a Sale Deed dated 28.05.1992, executed and registered by and between Mr. Ghansham Rijhumal Tolani, as the Vendor of the One Part, sold his share i.e. 1379.60 sq. meters, out of 2640 sq. yards in the said property to M/s. Shree Krishna Enterprises, a partnership firm, through its partner Mr. Kishin A. Manshani, as the Purchasers of the Other Part, registered before the Office of the Sub-Registrar of Assurances, Ulhasnagar.

AND WHEREAS by a Sale Deed dated 02.06.1992, executed and registered by and between Gurbux Rijhumal Tolani H.U.F., through its Karta and Manager Mr. Gurbux Rijhumal Tolani, as the Vendor of the One Part, sold his share i.e. 827.76 sq. meters, in the said Property to M/s. Shree Krishna Enterprises, a partnership firm, through its partner Mr. Sunder N. Bajaj, as the Purchasers of the Other Part, registered before the Office of the Sub-Registrar of Assurances, Ulhasnagar-1, at Serial No.1899/1992 dated 02.06.1992.

D. S. Prasad

AND WHEREAS Letter of Change of Name, bearing No.: SDO/Plot/C-4/WS/83 dated 19.11.2012, issued by the Office of the Sub-Divisional Officer, Ulhasnagar Division, Ulhasnagar, in respect of the said Property, was issued in the name of Mr. Sunder H. Bajaj, partner of M/s. Shree Krishna Enterprises.

AND WHEREAS by a Deed of Rectification dated 22.09.2014, executed and registered by and between Gurbux Rijhumal Tolani H.U.F., through its Karta Mr. Gurbux Rijhumal Tolani, as the Vendor of the One Part and M/s. Shree Krishna Enterprises, a Partnership Firm, as the Purchaser of the Other Part, registered before the Office of the Sub-Registrar of Assurances, Ulhasnagar-2, at Serial No. 1791/2014 dated 22.09.2014, whereby at the time of execution of Sale Deed dated 02.06.1992, the area of portion of the said Property was mentioned as 827.76 sq. meters which is correct, whereas the area in square yards was wrongly mentioned as 940 sq. yards, instead of 990 sq. yards, therefore in order to rectify and incorporate the necessary correction, the said Deed of Rectification is executed. Further, an appropriate Stamp Duty was paid at the time of the registration of the said Deed of Rectification.

AND WHEREAS by virtue of the aforesaid Sale Deeds, Letter bearing Change of Name and Deed of Rectification, the said M/s. Shree Krishna Enterprises, became owners and entitled to develop the said Property.

AND WHEREAS the said M/s. Shree Krishna Enterprises, therefore submitted the plans for construction, in respect of the said Property and those were sanctioned, vide Building Commencement Certificate, bearing No.: UMP/NRV/B.P/7677/93 dated 04.04.2013, from Ulhasnagar Municipal Corporation.

On perusal of the above documents and Search for 04 years (from 2012 - 2015), with the Office of the Sub-Registrar of Assurances, Ulhasnagar-2, this certificate is issued. The Search bearing Receipt No. 325/2015, dated 12.02.2015, is annexed hereto.

In my Opinion, the title of M/s. Shree Krishna Enterprises, as the owners, in respect of the said property is valid, clear and marketable. The said property is free and exempted from the provisions of Urban Land (Ceiling and Regulation) Act, 1976.

J. K. Dalwani

J. K. DALWANI
ADVOCATE HIGH COURT

