



Ref No: JLaw/2017/DP/PBR/ 314

Date: 17.11.2017

To,
M/S PINAKI PROJECTS,
701 Origin 108,
CTS NO. 447, Kumbharwada,
Bhakti Bhavan Road, Chembur,
Mumbai 400 071

TITLE REPORT

I. Description:

All that piece and parcel of land bearing Plot No.152 corresponding to CTS No. 198 and CTS No. 198/1, Village Chembur, Taluka Kurla, and situate lying and being at Sindhi Society, Chembur, Mumbai 400 071 in the registration district and sub-district of Mumbai city and Mumbai Suburban (hereinafter referred to as "the said Plot") together with the structure thereon being building of ground plus 2 upper floors known as "Shewa Sadan" (hereinafter referred to as "the said Structure"). The said Plot and the said structure hereinafter collectively referred to as "**the said Property**".

II. Title Documents:

For the purpose of this certificate, we have reviewed the following documents:

- i. Photocopies of the Property Cards for plot of lands bearing CTS Nos. 198 and 198/1 standing in the name of The Sindhi Immigrant Co-operative Housing Society Limited.
- ii. Photocopy of Deed of Assignment dated 6.06.2014 duly registered with Sub-Registrar of Assurances under Serial No. KRL3-4658/2014 on 6.06.2014 made and entered into between (1)(a) Mrs. Rita Panchal, (b) Mrs. Jyoti Nangia, (c) Mrs. Madhu Chauhan, (d) Mrs. Neena Jagasia (e) Mr. Anil Vazirani, (2) Mrs. Kamli Vishindas Vazirani, (3) Mrs. Ganga Tarachand Vazirani (4) Mr.

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- Prem Fatehchand Vazirani (Assignors therein) and Mr. Atul Ishwardas Chordiya (Assignee therein)
- iii. Photocopy of Deed of Assignment dated 10.01.2017 duly registered with Sub-Registrar of Assurances under Serial No. KRL-5-346/2017 on 10.01.2017 made and entered into between Mr. Arul Ishwardas Chordiya (Assignor therein) and Mr. Samkit Rakyan (Assignee therein)
 - iv. Photocopy of Development Agreement dated 26.04.2017 duly registered with the Sub-Registrar of Assurances under Serial No. KRL-1-3923/2017 on 26.04.2017 made and entered into between Mr. Arul Ishwardas Chordiya and Mr. Samkit Rakyan (Owner-Member therein) and M/s Pinaki Projects (Developers therein).
 - v. Photocopy of Power of Attorney dated 26.04.2017 duly registered with the Sub-Registrar of Assurances under Serial No. KRL-1-3924/2017 on 26.04.2017 in favour of M/s Pinaki Projects
 - vi. Photocopy of Title Report dated 5.06.2014 issued by Hariani & Co. in favour of Mr. Atul Ishwardas Chordia
 - vii. Photocopy of Title Report dated 30.12.2016 issued by M/s. Legal Catalyst in favour of Mr. Atul Ishwardas Chordia
 - viii. Public Notices dated 10.07.2017 published in newspapers viz. Free Press Journal and Navshakti
 - ix. Search Report dated 11.07.2017 of Manoj Kunde in the office of the Sub-Registrar of Assurances at Mumbai in respect of the said Property from the year 1988 to 2017 (30 years), in the office of Sub-Registrar of Bandra from the year 1988 to 2017 (30 years), in the office of Sub-Registrar of Chembur from the year 1995 to 2017 (23 years) in the office of Sub-Registrar of Kurla-1, 2, 3, 4 & 5 from the year 2002 to 2017 (16 years).

III. Brief History of Title in respect of the said Property:

Based on the aforesaid documents and information furnished to us, we observe as follows:

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