

Babs Corner
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Fort, Mumbai - 400 001.
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Ref. No. 146.71 274 /2014

Date :

TITLE CERTIFICATE

Re :- ALL THAT piece and parcel of land admeasuring 912 sq. yds. equivalent to 762.548 sq. mtrs. or thereabouts, bearing Plot no.55 of Suburban Scheme No.III of Section 'A' (herein after referred to as 'the said Plot') bearing CTS Nos.935, 935/1 to 935/6 of Village Chembur, Taluka Kurla in the Registration District and Sub-District of Mumbai and Mumbai Suburban, together with the building 'Bhaveshwar Vilas', lying being and situate at 17th Road, Chembur, Mumbai - 400 071, (hereinafter referred to as the 'Said Property')

1. M/s. Velji Harkha Patel & Co., a partnership firm was seized and possessed of or otherwise entitled to piece and parcel of land admeasuring 912 sq. yds. Equivalent to 762.548 sq. mtrs or thereabouts, bearing Plot No.55 of Suburban Scheme No.III of Section 'A' bearing CTS Nos.935, 935/1 to 935/6 of village Chembur, Taluka Kurla in the Suburban, bearing Plot No.55 of Suburban Scheme No.III Section 'A' Chembur, lying being and situate at 'Bhaveshwar Vilas', Plot No.55, 17th Road, Chembur, Mumbai - 400 071 (herein after referred to as 'the said Plot').



2. M/s. Velji Harkha Patel & Co., constructed on the said Plot, a building comprising of ground +2 upper floors containing 18 flats known as 'Bhaveshwar Vilas'.
3. Vide diverse Agreements for Sale and executed between M/s. Velji Harkha Patel & Co. and the various flat purchasers, M/s. Velji Harkha Patel & Co, sold on ownership basis, flats in the building 'Bhaveshwar Vilas'.
4. The Purchasers of flats in the building 'Bhaveshwar Vilas' formed themselves into a co-operative housing Society known as Bhaveshwar Vilas Co-operative Housing Society Ltd. a Cooperative Housing Society registered under Maharashtra Co-operative Societies Act, 1960 under registration No.BOM/HSG-501 of 1963 and having its registered office at Plot No.55, 17th Road, Chembur, Mumbai – 00 071 (hereinafter referred to as the 'said Society')
5. Vide Indenture dated 30th March, 1964 made between M/s. Velji Karkha Patel & Co., (therein referred to as 'the Vendor') of the One Part and the Society (therein also referred to as 'the Society') of the Other Part, the said M/s. Velji Harkha Patel & Co., granted, conveyed, transferred and assured unto the Society all and singular the piece or parcel of land admeasuring 912 sq. yds. Equivalent to 762.548 sq. mtrs. or thereabouts, bearing Plot No.55 of Suburban Scheme No.III of Section 'A' (herein after referred to as 'the said Plot') bearing CTS No.935, 935/1 to 935/6 of Village Chembur, Taluka Kurla in the

Registration District and Sub-District of Mumbai and Mumbai Suburban, together with the building 'Bhaveshwar Vilas', (hereinafter referred to as 'Bhaveshwar Vilas') lying being and situate at 17th Road, Chembur, Mumbai – 400 071, the said plot and the said building 'Bhaveshwar Vilas' are hereinafter jointly and referred to as the 'said Property).

6. The Society is thus absolutely entitled to and well and sufficiently entitled to the said plot and the said building comprising of ground +2 upper floors and consisting of 18 flats which are occupied by the members of the Society.
7. Vide Developer Development Agreement dated 3rd day of July, 2014 executed between the Society (therein referred to as 'the Society') of the First Part and M/s. Tridhaatu Bhaveshwar Developers LLP (therein referred to as 'the Developers') of the Second Part and Mrs. Lakshmi Janardhanan and others (therein referred to as 'the Members') of the Third Part, the Society appointed M/s. Tridhaatu Bhaveshwar Developers LLP as developer of the said property upon the terms and conditions contained therein. The said Development Agreement dated 3rd day of July, 2014 is adequately stamped and registered with the Sub Registrar of Assurances under Sr. No.KRL-1/5629/2014.
8. We have caused searches to be taken by a professional searcher at the office of the Sub-Registrar of Assurances at Mumbai and Bandra.



We have perused the search notes furnished by the professional searcher. Upon perusal of the same we do not find any document registered against the said property.

9. We have also perused the public notices caused to be published on behalf of the Developer in Free Press Journal dated 15th July, 2014 in English language and Navshakti also dated 15th July, 2014 in Marathi language notifying that the Society has appointed the Developers as Developer in respect of the said property and inviting any objection/claims. We certify that no objection/claims whatsoever from anybody or person were received within the notified period of 15 days or any time thereafter.

10. In the circumstances we are of the opinion that:

- (i) Title of the said Society to the said 'property' (more particularly described in the Schedule hereunder written) appears to be clear and marketable and free from encumbrances:
- (ii) In view of the Development Agreement dated 3rd day of July, 2014 executed between the Society and the said M/s. Tridhaatu Bhaveshwar Developers LLP, M/s. Tridhaatu Bhaveshwar Developers LLP are entitled to develop the said 'property' by demolishing the existing building the constructing on the said property a 'New Building';
- (iii) That the said M/s. Tridhaatu Bhaveshwar Developers LLP are also entitled to sell, deal and/or dispose of the Developers Flats

being the flats available for sale after allotting flats to the members of the Society as provided for in the Development Agreement dated 3rd July, 2014 in the New Building to be constructed on the said 'property'.

SCHEDULE HEREINABOVE REFERRED TO

ALL THAT piece and parcel of land admeasuring 912 sq. yds. equivalent to 762.548 sq. mtrs. or thereabouts, bearing Plot no.55 of Suburban Scheme No.III of Section 'A' (herein after referred to as 'the said Plot') bearing CTS Nos.935, 935/1 to 935/6 of Village Chembur, Taluka Kurla in the Registration District and Sub-District of Mumbai and Mumbai Suburban, together with the building 'Bhaveshwar Vilas', lying being and situate at 17th Road, Chembur, Mumbai – 400 071, (hereinafter referred to as the 'Said Property')

Dated this 10th day of September, 2014.

For RAYMOND & CO.,



Proprietor
Advocates and Solicitors

