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Date: 11/03/2016

Ref. No. SUB

CERTIFICATE OF TITLE

Ref. : All those pieces and parcels of land or ground admeasuring 1538 square meters equivalent to 1840 square yards or thereabouts bearing Plot No. 60 of T.P.S. III of Village Vile Parle, bearing CTS Nos. 1243, 1243/1 to 1243/12 of Village Vile Parle, Taluka Andheri in the Registration Sub-District of Bandra and in the Registration District of Mumbai Suburban situated at Rashtriya Shala Road, Vile Parle (West), Mumbai - 400 056 together with buildings and structures standing thereon and known as "Trivedi Niwas" consist of (i) a bungalow structure consisting of ground and one upper floor, (ii) a residential chawl consisting of ground and one upper floor and (iii) a building of ground plus two upper floors and two other structures.

Pursuant to the instructions of our clients **M/S. SILVERLITE INFRA PROJECTS** having their office at B-1/306, Laram Centre, M.A. Road, Andheri (West), Mumbai - 400 058 we have investigated the Title of our clients to the property captioned above and also described in the schedule hereunder written. Our report on the title is as under : -

1. **SHRI RAVISHANKAR GAGUBHAI CHARITABLE TRUST (REGD.)** (hereinafter referred to as the Trust) was the owner of or otherwise well and sufficiently entitled to all those pieces and parcels of land or ground admeasuring 1538 square meters equivalent to 1840 square yards or thereabouts bearing Plot No. 60 of T.P.S. III of Village Vile Parle, bearing CTS Nos. 1243, 1243/1 to 1243/12 of Village Vile Parle, Taluka Andheri in the Registration Sub-District of Bandra and in



the Registration District of Mumbai Suburban situated at Rashtriya Shala Road, Vile Parle (West), Mumbai - 400 056 together with buildings and structures standing thereon and known as "Trivedi Niwas" consist of (i) a bungalow structure consisting of ground and one upper floor, (ii) a residential chawl consisting of ground and one upper floor and (iii) a building of ground plus two upper floors and two other structures and more particularly described in the schedule hereunder written and hereinafter referred to as the said Property.

2. By an Order dated 17th October 2015 passed by the Hon'ble Charity Commissioner, Maharashtra State, Mumbai after recording the facts and reasons the Application of the Trust is allowed and the sanction is granted to the Trust under Section 36 (1) (a) of the Maharashtra Public Trusts Act, 1950 for sale cum development transaction in respect of the said Property. Pursuant to the passing of the afore-recited Order dated 17th October 2015 the Trust under an Sale Deed dated 2nd November 2015 registered with Sub-Registrar of Assurances at Bandra under Sr. No. BDR/15/421 of 2016 on 16th January 2016 has conveyed, transferred, assured and granted the said property and each part thereof to our clients **M/S. SILVERLITE INFRA PROJECTS**. The name of our clients **M/S. SILVERLITE INFRA PROJECTS** is mutated in the City Survey Record viz; in the Property Register Card as holder/owner of the said Property.
3. On perusal of the documents afore-recited and on taking searches in Registry no claim or lien is found registered for the said Property and on publication of notices for the said Property we have not received any adverse claims or objections against the said Property. However at the time of taking searches the Index II books pertaining to the said Property for several years were completely in torn condition and/or were not available for inspection.
4. We hereby certify that subject to what is stated hereinabove and in paragraph 3 above with regard to torn pages of Index II books the Title of our clients **M/S. SILVERLITE INFRA PROJECTS** to the said Property is clear and marketable, free from all encumbrances.

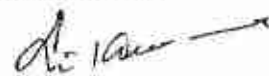


THE SCHEDULE ABOVE REFERRED TO:

All those pieces and parcels of land or ground admeasuring 1538 square meters equivalent to 1840 square yards or thereabouts bearing Plot No. 60 of T.P.S. III of Village Vile Parle, bearing CTS Nos. 1243, 1243/1 to 1243/12 of Village Vile Parle, Taluka Andheri in the Registration Sub-District of Bandra and in the Registration District of Mumbai Suburban situated at Rashtriya Shala Road, Vile Parle (West), Mumbai - 400 056 together with buildings and structures standing thereon and known as "Trivedi Niwas" consist of (i) a bungalow structure consisting of ground and one upper floor, (ii) a residential chawl consisting of ground and one upper floor and (iii) a building of ground plus two upper floors and two other structures.

DATED THIS 11th DAY OF MARCH 2016

M/s. LILANI SHAH & CO.



Partner

Advocates & Solicitors