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GANAPATHY ASSOCIATES

Advocates & Solicitors

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Email: ganapathyassociates@vsnl.net; ganapathyassociates@gmail.com

TITLE VERIFICATION AND NON-ENCUMBRANCE CERTIFICATE

To
Mr. Suresh C. Jain and Mr. Bherulal B.Parmar,
Partners, M/s. Metro Capital
Address: The Ambience Court, Unit No.1001, 10th Floor,
Plot No.2, Sector-19D, Vashi, Navi Mumbai-400 703.

SCHEDULE OF PROPERTY

All that piece and parcel of land or ground situate lying and being at Village Chembur, Taluka - Kurla, Mumbai bearing Survey No.14(Part), CTS No. 504 and 504/1, Plot No.11/A admeasuring about 214.4 sq. mtrs. as per revenue records or thereabouts together with all the things permanently attached thereto or standing thereon and bounded as under:

On or towards the North: Plot No. 10/B

On or towards the South: Plot No. 11/B

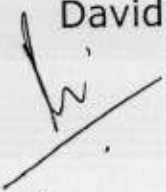
On or towards the East: After Care Hospital

On or towards the West: 30' Municipal Road



1. As per your request we have investigated the title of the property mentioned in the schedule above written. We have investigated the title of the said property by examining the title Deeds, extracts of the property card and Index-II register. We have also conducted a search through searcher, Mr. Ashish Zaveri of the property records of the said property maintained at the Sub-Registrar office at Mumbai, Bandra, Nahur, Chembur for the period from 1962-2014.

2. It is seen that by and under Lease Deed dated 20/09/1979, which is registered with the Sub-Registrar of Assurances on 24th December 1979 vide Serial No.BOM/S/2289/1/12 of 1979, the Postal CHSL. granted sub-lease of the plot being Plot No.11/A, bearing Survey No.14(Part), C.T.S. No.504, and 504/A,admeasuring 214.4 sq. mtrs. or thereabouts and situate at Village - Chembur, Taluka Kurla and more specifically described in the scheduled above mentioned. (Hereinafter referred to as "**the said Property**") in favour of M. Ghee Varghese David for a period of 973 years. Thereafter, Mr. M.G.



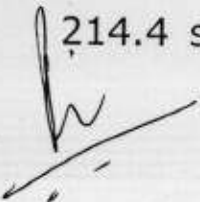
Varghese David died and the said plot devolved on his heirs and legal representatives namely (1) Ben David, (2) Bon David and (3) Beena Vinsan Panikar. After the death of said M.G. Varghese David his name has been deleted and the names of his legal representatives i.e. (1) Ben David, (2) Bon David and (3) Beena Vinsan Panikar have been recorded in the property register card as Lessee of the said property.

3. It is seen that by and under Deed of Assignment dated 20/06/2003, which is registered with the Sub-Registrar of Assurances on 20th June, 2003 vide Sl. No.BDR-3/4496/2003, the said (1) Ben David, (2) Bon David and (3) Beena Vinsan Panikar assign their conveyed/assigned their respective right, title and interest in the said property in favour of Mr. Surendra Haraklal Badala. The names of the said (1) Ben David, (2) Bon David and (3) Beena Vinsan Panikar have been deleted and name of Surendra H. Badala has been recorded in the property register card as lessee in respect of the said property. It is seen that thereafter, by



and under Deed of Assignment dated 30/12/2010, which is registered with the Sub-Registrar of Assurances on 4th March, 2011 vide Sl. No.BDR-3/2424/2011, the said Mr. Surendra Haraklal Badala assigned his right, title and interest in the said property in favour of **M/s. Metro Capital** acting through their Partner, Mr. Bherulal B. Parmar. The aforesaid transaction is reflected in the Index-II register.

4. Based on the examination of title deeds and other documents, and also based on the extracts of the PR Cards and the Index-II register as well as from the searches taken by searcher, Mr. Ashish Zaveri in the offices of Sub-Registrar of Assurances at Mumbai, Bandra, Chembur and Nahur and search report dated 15/11/2014 of Mr. Ashish Zaveri, we are of the opinion that Mr. Bherulal. B. Parmar and Mr. Suresh C. Jain, Partners of M/s. Metro Capital have clear and marketable title to the property bearing Plot No.11/A, bearing Survey No.14(Part), C.T.S. No.504, and 504/A, admeasuring 214.4 sq. mtrs. or thereabouts and situate at Village -

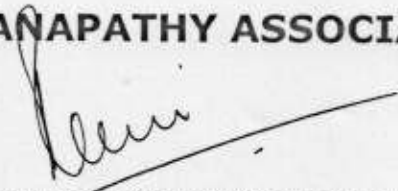


Chembur, Taluka Kurla (more particularly described in the schedule written hereinabove).

We hereby certify that Mr. Bherulal. B. Parmar and Mr. Suresh C. Jain, Partners of M/s. Metro Capital having address The Ambience Court, Unit No.1001, 10th Floor, Plot No.2, Sector-19D, Vashi, Navi Mumbai-400 703, have clear and marketable title to the property being bearing Plot No.11/A, bearing Survey No.14(Part), C.T.S. No.504, and 504/A, admeasuring 214.4 sq. mtrs. or thereabouts and situate at Village - Chembur, Taluka Kurla (more particularly described in the schedule written hereinabove).

This title verification and non-encumbrance certificate is prepared by us on 4th day of December, 2014 at Mumbai.

For M/s. **GANAPATHY ASSOCIATES**



**(Mrs. RANI GANAPATHY MOHOLKAR)
PARTNER**

GANAPATHY ASSOCIATES

Advocates & Solicitors

201/90A, SHABAD, SINDHI SOCIETY, CHEMBUR, MUMBAI-400071
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TITLE VERIFICATION AND NON-ENCUMBRANCE CERTIFICATE

To

Mr. Suresh C. Jain and Mr. Bherulal B.Parmar,
Partners, M/s. Metro Capital

Address: The Ambience Court, Unit No.1001, 10th Floor,
Plot No.2, Sector-19D, Vashi, Navi Mumbai-400 703.

SCHEDULE OF PROPERTY

All that piece and parcel of land or ground situate lying and being at Village Chembur, Taluka - Kurla, Mumbai bearing Survey No.14(Part), CTS No. 503, Plot No.11/B admeasuring about 197 sq. mtrs. as per revenue records or thereabouts together with all the things permanently attached thereto or standing thereon and bounded as under:

On or towards the North: Plot No. 11/A

On or towards the South: Plot No. 12

On or towards the East: After Care Hospital

On or towards the West: 30' Municipal Road



1. As per your request we have investigated the title of the property mentioned in the schedule above written. We have investigated the title of the said property by examining the title Deeds, extracts of the property card and Index-II register. We have also conducted a search through searcher, Mr. Ashish Zaveri of the property records of the said property maintained at the Sub-Registrar office at Mumbai, Bandra, Nahur, Chembur for the period from 1962-2014.

2. The Postal CHSL. granted sub-lease of the plot being Plot No.11/B, bearing Survey No.14(Part), C.T.S. No.503admeasuring 197 sq. mtrs. or thereabouts and situate at Village - Chembur, Taluka Kurla and more specifically described in the scheduled above mentioned. (Hereinafter referred to as "**the said Property**") in favour of Verumal Relaram Mirchandani. Mr. Verumal Relaram Mirchandani died leaving behind his son, Mr. Vishin Verumal Mirchandani as his only heir and legal representative. Subsequently, the said Vishin Verumal



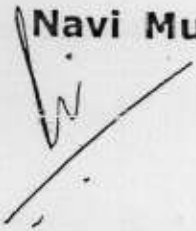
Mirchandani died leaving behind the following as his only heirs and legal representatives namely (1) Koshi Vishin Mirchandani, (2) Sachi Ramesh Vaswani, (3) Hemlata Jayesh Farwal and (4) Prachi Vinod Khemani. After the death of said Vishin Verumal Mirchandani, his name has been deleted and the names of said legal representatives have been recorded in the property register card as Lessees of the said property.

3. By and under Deed of Assignment dated 22/07/2011, which is registered with the Sub-Registrar of Assurances on 22nd July, 2011 vide Sl. No.BDR-3/8052 /2011, the said (1) Koshi Vishin Mirchandani, (2) Sachi Ramesh Vaswani, (3) Hemlata Jayesh Parwal and (4) Prachi Vinod Khemani conveyed/assigned their respective right, title and interest in the said property in favour of Mr. Harshad Laxmilal Kothari, partner of M/s. Metro Capital.



4. Based on the examination of title deeds and other documents, and also based on the extracts of the PR Cards and the Index-II register as well as from the searches taken by searcher, Mr. Ashish Zaveri in the offices of Sub-Registrar of Assurances at Mumbai, Bandra, Chembur and Nahur and search report dated 15/11/2014 of Mr. Ashish Zaveri, we are of the opinion that Mr. Bherulal. B. Parmar and Mr. Suresh C. Jain, Partners of M/s. Metro Capital have clear and marketable title to the property bearing Plot No.11/B, bearing Survey No.14(Part), C.T.S. No.503, admeasuring 197 sq. mtrs. or thereabouts and situate at Village - Chembur, Taluka Kurla (more particularly described in the schedule written hereinabove).

We hereby certify that Mr. Bherulal. B. Parmar and Mr. Suresh C. Jain, Partners of M/s. Metro Capital having address at The Ambience Court, Unit No.1001, 10th Floor, Plot No.2, Sector-19D, Vashi, Navi Mumbai-400 703 have clear and marketable



title to the property being bearing Plot No.11/B, bearing Survey No.14(Part), C.T.S. No.503, admeasuring 197 sq. mtrs. or thereabouts and situate at Village - Chembur, Taluka Kurla (more particularly described in the schedule written hereinabove).

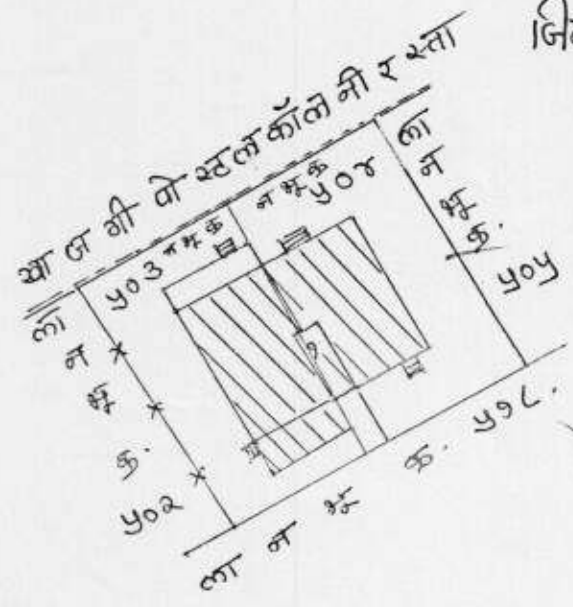
This title verification and non-encumbrance certificate is prepared by us on 4th day of December, 2014 at Mumbai.

For **M/s. GANAPATHY ASSOCIATES**

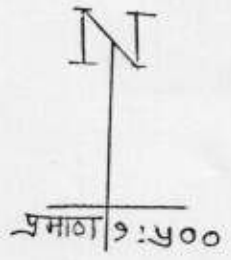

(Mrs. RANI GANAPATHY MOHOLKAR)
PARTNER

अर्जादार श्री. भेरूनाथ परमार यांचे दिनांक १७/०४/२०१४ चे नक्कल अर्जाव्ये नगर भूमापन चेंबूर येथील न.भू.क्र. ५०३, ५०४, ५०४/१ ची देखींग कळाय आलेख क्र.३८चे आधारे तयार केलेली कारणा पुरती नकाशा नक्कल प्रत.

नगर भूमापन :- चेंबूर
तालुका :- कुर्ता
जिल्हा :- मुंबई उपनगर



१. सदरची नक्कल मूळ नगर भूमापन आलेख/पुनर्विलोकन आलेखावरून देणेत आले आहे.
२. सदरची नक्कल मूळ नगर भूमापनचे वेळेची जागेची ए.व्ही. दर्शविते/पुनर्विलोकनाचे वेळी जागेवर आढळून आलेली दर्शविते.
(जेथे अल्प असे रमा टिकणी मूळ नगर भूमापनाचे वर्ष अथवा पुनर्विलोकन कोमत्या कालावधीसाठी करणेत आले याबाबत तपविले समुद्र कराता.)
३. सदरची नक्कल आलेखीत अद्यावत रिचरी नाली, जागेची अद्यावत स्थिती दर्शविता त्या नकाशासाठी मोजणी करून घेणे आवश्यक आहे.



टिप :- सदरचे नकाशाचे लाल शाईचे.....बांधकामे व काळचाशाईचे.....बांधकामे आहेत.

(Signature)

श्री. बी. कार. नवसे
अध्यक्ष
नगर भूमापन अधिकारी, चेंबूर

अर्ज क्रमांक.....३२५.....एकूण नोंदी/नकाशे.....३.....
अर्ज दाखल दिनांक १५-०४-२०१४ नकाशेचे शुल्क १५०.....
नक्कल तयार दिनांक १०-१५-२०१४ कागज फी.....१५.....
नकाशा दिल्याची दिनांक ०२-०८-२०१४ एकूण फी.....१८०.....

(Signature)
श्री. जे. ए. नगरसरे
परिरक्षण भूमापक क्र.२
नगर भूमापन अधिकारी, चेंबूर

(Signature)
(श्री. अ. वी. किणी)
वरिष्ठ लिपीक
नगर भूमापन अधिकारी, चेंबूर.

खरी नक्कल
(Signature)
नगर भूमापन अधिकारी
चेंबूर