

TITLE CERTIFICATE

On production, perusal and on the inspection of documents of title for the last 49 year (as per search report and conveyance deed) of the land property i.e. Non Agricultural Land bearing CTS no. 393 and CTS no. 393/1 situated at Plot No 46B , Sindhi Society, known as Chembur Santosh Co-Operative Housing Society Ltd., Mumbai -400071, in short the Said Property and the documents more particularly described in the Schedule I aggregating to an area admeasuring 686.60 square meters as per conveyance deed and as per the property card(more particularly described in schedule II).

I CERTIFY AS FOLLOWS:

The said property described in Schedule II was owned by Mr. Ramarao Jeevanrao Deshpande and (2) Mrs Sitabai Ramarao Deshpande and by registered Deed of Conveyance dated 10/06/1960 bearing registration No-4674/60 of Book No= 1, dated 29th February 1961, conveyed the said property (more particularly described in schedule II) to Shri Lilaram Alimchand Thadani (2) Indira (daughter of Lilaram Alimchand Thadani) and (3) Pushpa (daughter of Lilaram Alimchand Thadani).

AND the said Lilaram Alimchand Thadani and his daughters, it was sub-divided by them into Plot Nos, 46 (A) 46 (B) 46 (C) 46 (D) 46 (E) 46 (F) 46 (G) and 46 (H) and such sub-division was sanctioned by Bombay Municipal Corporation by their Letter dated 1st June 1963. ,



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AND the said Lilaram Thadani and his said daughters executed registered Conveyance Deed before the Sub- Registrar of Bombay for registration on 13th day of October 1970 under Serial No.- 46-B in favour of Sarvashri Chandrakant Acharya and Deepak Aharya, son of Shri Natwarlal Acharya and Partners of M/s Natwarlal and Sons, a registered partnership firm carrying on business at the premises of M/S D. Damodar (Mithaiwala) at Khodad Circle, Dadar T.T, Bombay- 400014.

AND the said Mr Deepak Natwarlal & Mr Chandrakant Natwarlal Partners of said M/S Natwarlal & Sons (hereinafter referred to as the developer) develop the said property by constructing ground plus upper three floors in all containing 13 flats & as per BMC approved plan.

AND the said developer after developing the Said Property formed a Co-Operative Society of the flat purchasers which is known as and named as 'Bajarangbali Building' at Plot- 46-B, Sindhi Society which was registered under the provisions of Maharashtra co-operative Societies Act, 1960 with the Registrar the Co-Operative Societies in the year 1980, under the name & style of M/s Chembur Santosh Co-Operative Housing Society Ltd. bearing Registration No-Bom/Hsg/60001/ dated 14/02/1980, at the office- 46 B, Sindhi Society , C.S.T. Road , Chembur, Mumbai- 400071 and on the said plot building stands thereon .

AND the said DEEPAK NATWARLAL & CHANDRAKANT NATWARLAL carrying on the business in the name and style of M/s Natwarlal & Sons herein Plot of Land No. 46-B admeasuring 760 sq. Yards/ 635.36 sq. Meters, conveyed the said plot to Chembur Santosh CHS Ltd., vide Conveyance Deed No. P-2065 dated 09/04/1990 for the



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plot area 635.36 sq. meters situated at Chembur Santosh CHS Ltd., Plot No. 46B, Hemu Kalani Marg, Chembur, Mumbai- 400071 and falling within the Registration District and Sub- District of Mumbai having assessment No. MW0802560020000 "M West" Ward.

AND as per Search Report conducted by Search Clerk, Mr. S. M. Shinde dated 10/08/2016 for last 49 years at Bandra S.R.O & Mumbai S.R.O, and 15 year at Chembur S.R.O (B.D.R.313) and for 6 years at Nahur S.R.O. (BDR 7&14) , it does not disclose any lis-pendence, encumbrance , or Lien on the said property.

That the area of the said plot as per the property card is 678.40 square meters .And at present the said property (mention in schedule) owned by CHEMBUR SANTOSH CO- OPERATIVE HOUSING SOCEITY LIMITED. Together with all the privilege easement right, liberty, appurtenant thereto And said Society executed a registered Development Agreement on 15/03/2015 bearing registration no. KRL1-11229/2015 AND Power of Attorney bearing registration no. KRL1-11230/2015 in favour of M/S KINGS BUILDERS AND DEVELOPERS through their Sole Proprietor MR. NILESH LAXMIKANT KUDALKAR having office at A- 103, Nehru Nagar Angolimala CHS Ltd., Nehru Nagar, Kurla, Mumbai- 400024.

AND , the Plot area in the property card of property bearing CTS No. 393 is 678.4 sq. Meters and the plot area in the Conveyance Deed is 635.36 sq. Meter. So there is a balance area of 43.04 sq. Meters. Therefore, the Society approaches Smt. Deepa Premkumar Hira (Nee = Kumari Pushpa Lilaram Thadani), the only surviving legal heir and the



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original owner to convey the balance plot which is approximately 43.04 sq. Meters and additional plot area of CTS No. 393/1 is 8.2 sq. Meters.

AND by virtue of Deed of Conveyance dated 31/08/2018 registered with the office of Sub- Registrar of Assurance at Kurla bearing registration no. KRL4_10734/1/2018, said Smt. Deepa Premkumar Hira (Nee = Kumari Pushpa Lilaram Thadani), the only surviving legal heir and the original owner conveyed the balance plot which is approximately 43.04 sq. Meters under CTS No. 393 and part and parcel of land admeasuring 8.2 sq. Meters of CTS No. 393/1 i.e. total admeasuring 51.24 sq. meters situated at Chembur Santosh CHS Ltd., Plot No. 46B, Hemu Kalani Marg, Chembur, Mumbai- 71 in favour of Chembur Santosh CHS Ltd.

SCHEDULE - I

DOCUMENT REFERRED AS TO:

- 1) **SEARCH REPORT**, conducted by Search Clerk Mr. S.M.Shinde for last 49 years at Bandra S.R.O & Mumbai S.R.O. and 15 year at Chembur S.R.O (B.D.R.313)and for 6 years at Nahur S.R.O. (BDR 7&14)
- 2) **CONVEYANCE DEED** , by and between M/s Natwarlal and sons And Chembur Santosh Co-Operative Housing Society Ltd.
- 3) **DEVELOPMENT AGREEMENT & POWER OF ATTORNEY** executed by and between Chembur Santosh CHS Ltd., in favour of M/S KINGS BUILDERS AND DEVELOPERS.



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- 4) **CONVEYANCE DEED** dated 31/08/2018 by and between Smt. Deepa Premkumar Hira (Nee = Kumari Pushpa Lilaram Thadani) And Chembur Santosh Co-Operative Housing Society Ltd.

SCHEDULE II

OF THE SAID PROPERTY

ALL Piece and Parcel of Non Agricultural Land bearing CTS no. 393 admeasuring area as per the property card 678.40 sq meter with the existing building consisting ground + 3 upper storey situated at Plot No.46 – B , and CTS No. 393/1 admeasuring 8.2 sq. Meters, aggregating to 686.6 sq. Meters at Chembur- Village and bounded as follows:

On or towards North - By Plot No46- A

On or towards South - By 18.30 meter Wide Road

On or towards East - By Plot NO.46- C.

On or towards West - By 9.15 meter Road

OBSERVATION:

That the title of the property mentioned in the Schedule above is clear and marketable at present.



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