



Ref. No. LC/SN/169/17

06<sup>th</sup> October 2017

TRIDHAATU MORYA DEVELOPERS LLP,  
B-Wing, 5th Floor, Shrikant Chambers,  
Near R.K. Studio, Chembur,  
Mumbai 400071

**TITLE CERTIFICATE**

**Re: All piece and parcel of non-agricultural land bearing C.T.S. No. 79 and C.T.S. No. 87, of Village Deonar, Taluka Kurla situate, lying and being at Deonar Village Road, Deonar, Mumbai – 400088, more particularly described in the Schedule hereunder written (“the said Property”)**

The photocopies of the following documents with respect to the said Property bearing Old Survey No. 29(pt) admeasuring in total approximately 7,007.90 square meters, which is now physically sub-divided and designated as two separate plots being Plot ‘A’ and Plot ‘B’, wherein the designated Plot ‘A’ admeasures approximately 3,208.75 square meters (which includes (i) the land admeasuring approximately 226.54 square meters under the naala that flows through the western boundary thereof, (ii) a portion of the larger land bearing C.T.S. No. 79 admeasuring 2534.05 square meters and (iii) the entire land bearing C.T.S. No. 87 admeasuring 674.7 square meters) AND the designated Plot ‘B’ admeasuring approximately 3,799.15 square meters (which includes the land admeasuring approximately 146.60 square meters and approximately 354.40 square meters surrendered and handed over to the Municipal Corporation of Greater Mumbai), being the remaining portion of the land bearing C.T.S. No. 79, with both designated Plot ‘A’ and Plot ‘B’ being of Village Deonar, Taluka Kurla, situate, lying and being at Deonar Village Road, Deonar, Mumbai – 400088 which is more particularly described herein below, have been provided to us for the purpose of legal scrutiny:

**I) DOCUMENTS FURNISHED:**

1. 2<sup>nd</sup> April 1956 Copy of the Indenture made between Shah Jivraj Fulchand, (therein referred to as the party of the First Part), Kundanmal Chunilal (therein referred to as the party of the Second Part) and Mohanlal Ratanchand and Vardhichand Ratanchand (therein referred to as



- the party of the Third Part) and registered with the office of the Sub-Registrar of Assurances at Bombay under Serial No. 3692 of 1956 on 14<sup>th</sup> June 1956.
2. 29<sup>th</sup> July 1959 Copy of the Articles of Agreement made between Shri. Jivraj Fulchand (therein referred to as the Vendor) and Shri Edmund Britto (therein referred to as the Purchaser).
  3. 7<sup>th</sup> May 1960 Copy of Indenture dated 7<sup>th</sup> May, 1960 made between Jivraj Fulchand (therein referred to as the Vendor) and Edmond Britto and Mrs. France Edmond Britto (therein referred to as the Purchaser).
  4. 15<sup>th</sup> March 2003 Copy of the Order issued by Shri. S. J. Natekar, Civil Judge Senior Division, Panaji in Inventory Proceedings No. 29/1994/A in Civil Miscellaneous Application No. 45/2001/A filed in the Court of Civil Judge Senior Division at Panaji, wherein Land at Deonar Mumbai, admeasuring 6588.30 square meters, CTS Nos. 79 and 87 and assessed under Municipal Nos. 5013, 5013 (3A), (3B), (3C) and (3D) of M-East Ward is allotted to Mrs. France Yvonne Britto, whose name was allowed to be entered by mutation in City Survey Records deleting the name of the deceased Edmund Flavian Britto.
  5. 03<sup>rd</sup> August 2013 Copy of Gift Deed made between Mrs. France Britto (also known as France Edmund Britto and France Yvonne Britto) therein referred to as the Donor, and Ms. Lily Britto (also known as Lily Clarke), Dr. (Mrs.) Elissa Dooley (also known as Elissa Britto), Dr. (Mr.) John Britto (also known as John Joseph Britto), Dr. (Mr.) Joseph Britto, Mrs. Rita Edwards (also known as Rita Britto), Mr. Amar J. Britto (also known as Amar Joseph Britto), therein collectively referred to as the Donees, and registered with the office of the Sub-Registrar of Assurances at Kurla under serial no. KRL1-6995 of 2013.



6. 17<sup>th</sup> October 2013 Copy of Development Agreement entered into between Mrs. France Britto (also known as France Edmund Britto and France Yvonne Britto), Ms. Lily Britto (also known as Lily Clarke), Dr. (Mrs.) Elissa Dooley (also known as Elissa Britto), Dr. (Mr.) John Britto (also known as John Joseph Britto), Dr. (Mr.) Joseph Britto, Mrs. Rita Edwards (also known as Rita Britto), Mr. Amar J. Britto (also known as Amar Joseph Britto), therein collectively referred to as Owners of One Part and Acron Developers Private Limited of the Other Part, and registered with the office of the Sub-Registrar of Assurances at Kurla under serial no. KRL-1-8952 of 2013.
7. 7<sup>th</sup> November 2013 Copy of the Deed of Conveyance registered in the office of the Sub-registrar of assurances at Kurla, Mumbai Suburban District under Serial No. KARAL-1/9447/2013 on 8<sup>th</sup> November 2013 and executed between Mrs. France Britto (therein referred to as "the Vendor") of the One Part and Acron Developers Pvt. Ltd. (therein referred to as "the Purchaser") of the Other Part.
8. 19<sup>th</sup> November 2013 Copy of the Deed of Rectification registered in the office of the Sub-Registrar of Assurances at Kurla 1, under Serial No. Karal - 9718 - 2013 on 19/11/2013 and executed by and between Mrs. France Britto (also known as France Edmund Britto and France Yvonne Britto), Ms. Lily Britto (also known as Lily Clarke), Dr. (Mrs.) Elissa Dooley (also known as Elissa Britto), Dr. (Mr.) John Britto (also known as John Joseph Britto), Dr. (Mr.) Joseph Britto, Mrs. Rita Edwards (also known as Rita Britto), Mr. Amar J. Britto (also known as Amar Joseph Britto) (therein collectively referred to as the Owners) of one Part and Acron Developers Pvt. Ltd. (therein referred to Acron) of the other Part.

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9. 27<sup>th</sup> June 2016 Copy of IOD of the proposed building on the said Property, bearing reference no. CHE/ES/1486/M/E/337 (NEW) issued by the Executive Engineer (Building Proposal), MCGM in respect of the development of the said Property issued to Smt. France Edmund Britto.
10. 1<sup>st</sup> July 2016 Copy of CC bearing reference no. CHE/ES/1486/M/E/337 (NEW) issued by Executive Engineer, Building Proposal, MCGM addressed to Mrs. France Britto.
11. 09<sup>th</sup> August 2017 Request for Revalidation of CC sent by Aakar Architect & Consultants to Executive Engineer, (E.S.)-I.
12. 09<sup>th</sup> May 2017 Copy of the Deed of Conveyance (Plot A) entered into between Acron Developers Pvt. Ltd. (therein referred to as the Vendor) of One Part and Tridhaatu Morya Developers LLP (therein referred to as Purchaser) of the Other Part and registered before the sub-registrar of assurances at Kurla 1 bearing serial No. 4484-2017 dated 09/05/2017.
13. 09<sup>th</sup> May 2017 Copy of Power of Attorney (Plot A) issued by Acron Developers Pvt. Ltd. to Tridhaatu Morya Developers LLP and registered before the sub-registrar of assurances at Kurla 1 bearing serial No. 4485-2017 dated 09/05/2017.
14. 09<sup>th</sup> May 2017 Copy of Undertaking (Plot A) issued by Tridhaatu Morya Developers LLP and registered before the sub-registrar of assurances at Kurla 1 bearing serial No. 4493-2017 dated 09/05/2017.
15. 09<sup>th</sup> May 2017 Copy of Deed of Revocation issued by Dr. (Mrs.) France Britto (also known as France Edmund Britto and France Yvonne Britto), Ms. Lily Britto (also known as Lily Clarke), Dr.(Mrs.) Elissa Dooley (also known as Elissa Britto), Dr.(Mr.) John Britto (also known as John Joseph Britto), Dr.(Mr.) Joseph Britto, Mrs. Rita Edwards (also known as Rita Britto), Mr. Amar J. Britto

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