

**M/s. S. P. Chaugule & Co.**

Advocate High Court  
C/1, Maniar Bldg., 2/32, Tardeo Road,  
Mumbai – 400 034

**TITLE CERTIFICATE**

To whomsoever it may concern

This is to certify that as per the instructions of my clients **M/S. SHREERAJ DEVELOPERS LLP**, a LLP firm duly registered under the provisions of LLP Act, 2008 having its registered office at G-3, Natwar Chambers, 94, Nagindas Master Road, Fort, Mumbai: 400 023, I have investigated the title of said M/s. Shreeraj Developer LLP in connection with property (1) ALL THAT piece or parcel of land situated at (i) C.T.S no.1778/1 and 3 admeasuring 446.35 square yards i.e. approximately 247.50 and 125.70 square metres respectively aggregating to 373.20 square metres (ii) C.T.S no.1779/1 to 23 admeasuring 2093.27 square yards i.e. approximately aggregating to 1750.23 square metres (iii) C.T.S no.1780/1 to 11 admeasuring 101.66 square yards i.e. approximately aggregating to 85.00 square metres (iv) C.T.S no.1781, 1781/1 to 8 admeasuring 697.98 square yards i.e. approximately aggregating to 583.60 square metres (v) C.T.S no.1782/1 to 4 admeasuring 249.96 square yards i.e. approximately aggregating to 209.00 square metres (vi) C.T.S nos.1783, 1783/1 to 6 admeasuring 987.41 square yards i.e. approximately aggregating to 825.60 square metres and (vii) C.T.S nos.1785 and 1807/1/A admeasuring 122.11 square yards i.e. approximately 85.10 and 17 square metres respectively i.e. aggregating 102.10 square metres and all of them aggregately admeasuring 4698.74 square yards equivalent to 3928.73 square metres all lying and being at Mauje Dahisar, Mumbai or thereabouts alongwith structures standing thereon (hereinafter referred to as the **“said Property No.-1”**) and (2) ALL THAT piece or parcel of land situated at (i) C.T.S no.1778 admeasuring 2294.30 square metres i.e. approximately 2743.98 square yards (ii) C.T.S no.1779 admeasuring 5572.70 square metres i.e. approximately 6664.94 square yards (iii) C.T.S no.1780 admeasuring 290.40 square metres i.e. approximately 347.3 square yards (iv) C.T.S no.1782 admeasuring 448.50 square metres i.e. approximately 536.40 square yards and (v) C.T.S no.1807/A admeasuring 4269.00 square metres i.e. approximately 5105.72 square yards and all of the said properties aggregately admeasuring 12874.9 square metres equivalent to 15,398.38 sq yards all lying and being at Mauje Dahisar, Mumbai alongwith structures standing thereon (hereinafter referred to as the **“said Property No.-2”**). The said Property No. 1 & 2 hereinafter collectively called and referred to as the **said Property and/or Properties**.

On perusal of the documents made available to me in connection with the said property and on the basis thereof I state as under:-



1. (A) Shri. Manubhai Manchand (son of Shri. Manchand Chunibhai)  
(B) Shri.Premchand Chunibhai  
(C) Shri.Manchubhai Chunibhai  
(D) Shri.Jivanbhai Chunibhai and  
(E) Shri. Bapubhai Chunibhai (hereinafter referred to as “the Owners”) were the owners off and/or sufficiently entitled to the said property as described hereinabove.
2. The names of the Owners are entered as Owners in the Property Register Card of the said properties as “Manubhai Manchand , Premchand Chunilal and others.
3. The only Lineage descendants/legal heirs of the Owners are as follows:-

**A. SHRI MANUBHAI MANCHAND**

- (ia) Smt. Manglaben Manubhai
- (iia) Smt. Malvika Maharlal Siswawala nee Malvika Manubhai Shroof
- (iiia) Shri. Maulik Manharlal Siswawala
- (iva) Ms. Manali Manharlal Siswawala
- (va) Smt. Maithili Pravin Kenneth nee Maithili Manharlal Siswawala

**B. SHRI. PREMCHAND CHUNIBHAI**

- (ib) Smt. Padmavati Premchand
- (iib) Shri. Pravichandra Premchand
- (iiib) Smt. Pravinaben Pravinchandra
- (ivb) Shri. Nainesh Premchand
- (vb) Smt. Prafulla Nainesh
- (vib) Ms. Saloni Nainesh
- (viib) Ms.Shimoni Nainesh
- (viiib)Smt. Nina Vikram Sheth

**C. SHRI. MANCHUBHAI CHUNIBHAI**

- (ic) Smt.Kantaben Manchubhai
- (iic) Shri. Chandrakant Manchubhai
- (iiic) Smt.Taraben Chandrakant
- (ivc) Shri.Janak Manchubhai
- (vc) Smt. Urvashi Janak
- (vic) Shri. Dhairav Janak
- (viic) Ms.Kuntal Janak
- (viic) Ms. Devanshi Janak





**D. SHRI. JIVANBHAI CHUNIBHAI**

- (id) Smt.Kavitaben Jivanbhai
- (iid) Shri. Jatin Jivanbhai
- (iiid) Smt. Jyoti Jatin
- (ivd) Shri. Pankaj Jatin
- (vd) Smt. Nita Pankaj
- (vid) Ms.Kanan Pankaj
- (viid) Ms. Baby Jatin
- (viiid) Shri. Ajit Jivanbhai
- (ixd) Smt. Kalpana Ajit
- (xd) Shri. Kikabhai Jivanbhai
- (xid) Smt. Jayshree Kikabhai
- (xiid) Shri. Anand Kikabhai
- (xiiid) Smt. Deepa Anand
- (xivd) Ms. Ameer Kikabhai
- (xvd) Ms.Simee Kikabhai

**E. SHRI. BAPUBHAI CHUNIBHAI**

- (ie) Smt. Urmilaben Bapubhai
- (iie) Shri. Satish Bapubhai
- (iiie) Smt. Nalini Satish
- (ive) Smt. Sonal Wilkin Bakshi nee Sonal Satish
- (ve) Smt. Sejal Uday Desai nee Sejal Satish.

4. The said Shri. Jatin Jivanbhai, Smt. Jyoti Jatin, Shri. Pankaj Jatin and Ms. Baby Jatinbhai had filed in the Hon'ble Court of Civil Judge (Senior Division) at Surat (Gujarat) Special Suit No.208 of 1985 against Shri.Manubhai Manchand and 27 others inter-alia praying for that the joint properties held by the Owners be distributed amongst their lineage and heir ship.
5. Pursuant to the Decree dated 24<sup>th</sup> October 1985 passed by the Hon'ble Court of Civil Judge (Senior Division) at Surat in Special Suit no.208 of 1985 the following family members AND thereafter their lineage descendants/legal heirs became entitled to the said properties as Owners to the exclusion of all others:-

**A. SHRI. MANUBHAI MANCHAND (deceased):-**

- (ia) SMT.MANGLABEN MANUBHAI **(deceased)**
- (ia) SMT. MALVIKA MANHARLAL SISWAWALA NEE MALVIKA



MANUBHAI SHROOF.

- (iiia) SHRI. MAULIK MANHARLAL SISWAWALA (**deceased**)
- (iva) MS.MANALI MANHARLAL SISWAWALA
- (va) SMT.MAITHILIPRAVIN KENNETH NEE MAITHILI MANHARLAL SISWAWALA

**B. SHRI. PREMCHAND CHUNIBHAI (deceased)**

- (ib) Shri. Nainesh Premchand

**C. SHRI. MANCHUBHAI CHUNIBHAI (deceased)**

- (ic) Smt.Kantaben Manchubhai (deceased)
- (iic) Shri. Chandrakant Manchubhai (deceased)
- (iiic) Smt.Taraben Chandrakant (deceased)
- (ivc) Shri.Janak Manchubhai
- (vc) Smt. Urvashi Jank
- (vic) Shri. Dhairav Janak

**D. SHRI. JIVANBHAI CHUNIBHAI (deceased)**

- (id) Shri. Jatin Jivanbhai

**E. SHRI. BAPUBHAI CHUNIBHAI (deceased)**

- (ie) Smt. Urmilaben Bapubhai (deceased)
- (iie) Shri. Satish Bapubhai
- (iiie) Smt. Nalini Satish
- (ive) Smt. Sonal Wilkin Bakshi nee Sonal Satish
- (ve) Smt. Sejal Uday Desai nee Sejal Satish.

In view of what has been mentioned above and pursuant to the Decree dated 24<sup>th</sup> October 1985 and as per the lineage descendant of the family only the following persons became entitled to the said property:-

- (1) SMT. MALVIKA MANHARLAL SISWAWALA NEE MALVIKA MANUBHAI SHROOF.**
- (2) MS.MANALI MANHARLAL SISWAWALA**
- (3) SMT.MAITHILIPRAVIN KENNETH NEE MAITHILI MANHARLAL SISWAWALA**
- (4) SHRI. NAINESH PREMCHAND**
- (5) SHRI. JANAK MANCHUBHAI**
- (6) SMT. URVASHI JANAK**
- (7) SHRI. DHAIRAV JANAK**





(8) SHRI. JATIN JIVANBHAI

(9) SHRI. SATISH BAPUBHAI

(10) SMT. NALINI SATISH

(11) SMT. SONAL WILKIN BAKSHI NEE SONAL SATISH

(12) SMT. SEJAL UDAY DESAI NEE SEJAL SATISH

The said Family members are hereinafter collectively called & referred to as **the Vendors**

6. The Advocates for my clients had published public notice on 01<sup>st</sup> September 2010 in three newspapers named Free Press Journal, Navshakti and Mumbai Samachar inviting claims and/or objections in connection with the said properties. No claims and/or objections have been received from General Public in response to the said notices by the Advocate of my clients.
7. My clients have also caused a search to be taken in connection with the said properties at the office of the Sub Registrar (Mumbai and Bandra) from the year 1968 to 2011 and Borivali from the year 2002 to 2011 and Goregaon from the year 2005 to 2011. There no adverse entries and/or encumbrances and/or charges recorded in the said search.
8. By and under two separate duly Registered Deed of Conveyance each dated 26<sup>th</sup> October 2010, the said Vendors sold, assigned, transferred and conveyed all their right, title and interest in the said properties to my clients. The said Conveyances are duly registered on 23<sup>rd</sup> February 2011 under Serial no. BDR-12-01523-2011 and BDR-12-01521-2011 respectively.
9. In view of the above and on going through the said documents, I am of the Opinion that the said M/s. Shreeraj Developers LLP is the Owner/landlord of the said property and the title of the said Shreeraj Developer LLP to the said property is clear, marketable and free.

Dated this 23<sup>rd</sup> day of November 2011

**For S. P. Chaugule & Co.**

*S. P. Chaugule*

Mr. Suresh P. Chaugule

Advocate High Court

Proprietor