

## V. S. JOG & CO.

ADVOCATES AND SOLICITORS

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VSJ/3975/36/17

: TO WHOMSOEVER IT MAY CONCERN :

THIS IS TO CERTIFY that we have investigated the title of AIRLINES CO-OPERATIVE HOUSING SOCIETY LIMITED, a Society registered under the Maharashtra Co-operative Societies Act, 1960 under No. 958 of 1065, having its registered office at Mayur, 126, Prabhat Colony, Santacruz (East), Mumbai 400 055 ("the Society" for short) to the property more particularly described in the Schedule hereunder written, ("the said Property" for short), by perusing the title-deeds as also relevant Extracts from Property Register Card pertaining to the said Property as also by causing published a Public Notice in this behalf in the issues dated 16<sup>th</sup> February, 2013 of Free Press Journal, an English Daily and of Navshakti, a Marathi Daily as well as by taking searches in the Office of the Sub-registrar of Assurances at Mumbai and Bandra from 1<sup>st</sup> January, 1970 to 13<sup>th</sup> April, 2017 and in the Offices of the Sub-registrar of Assurances at Bandra 1 to 6 (Computer) from 1<sup>st</sup> January, 2002 to 13<sup>th</sup> April, 2017.

THIS IS FURTHER TO CERTIFY that upon such perusal of the said title-deeds and relevant Extracts from Property Register Card, we are satisfied that:-

- a) By, under, for the consideration and on the terms and conditions recorded in an Indenture of Conveyance dated 15<sup>th</sup> February, 1967 executed by Ashok Umedbhai Patel, Smt. Malvikaben Ashok Patel, Vikram Umedbhai Patel and Varsha Umedbhai Patel, all of Mumbai, carrying on business in partnership in the firm name and style of M/s. Solvex Oil Company as the Vendors, several other parties being Confirming Parties to the said Conveyance and the Society as the Purchasers, which Conveyance is registered at the office of the Sub-registrar of Assurances at Mumbai under Sr. No. 774 of 1967, the Society has become full and absolute owner of, is seized and possessed of and even otherwise is well and sufficiently entitled to the said Property alongwith the building standing thereon;
- c) At the time of execution of the said Conveyance, the said Property bore Final Plot Nos. 139 (admeasuring 1203 sq. yds., i. e. to say 1006 sq. mtrs.) and 153 (part) (admeasuring 945 sq. yds., i. e. to say 790 sq. mtrs.) and thus admeasuring in the aggregate 2148 sq. yds., i. e. to say 1796 sq. mtrs. of Town Planning Scheme No. V of Santacruz but that on the variation of the said Town Planning Scheme No. V, the said Property was reconstituted and was given Final Plot No.127, TPS V (1<sup>st</sup> Variation) (Final) of Santacruz and the said Property after such reconstitution admeasures 1807.71 sq. mtrs. as per the Town Planning Scheme Records;
- d) The Brihanmumbai Mahanagarpalika has declared its intention to vary the said Town Planning Scheme V (1<sup>st</sup> Variation) (Final) in which process the said Property shall continue to be numbered as the Final Plot No. 127 but is proposed to admeasure 1742.50 sq. mtrs.;

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e) In the aforesaid circumstances, the Society is seized and possessed of the said Property as is more particularly described in the SCHEDULE hereunder written being the said Property subject only to the proposed variation of the said Town Planning Scheme V (1<sup>st</sup> Variation) (Final).

Further, we have not received from any party any claim of whatsoever nature in response to the public notice as aforesaid caused by us to be issued nor have we, in the course of the searches as aforesaid taken in the offices of the concerned Sub-registrars of Assurances, come across any documents/writings evidencing any *lis pendense* and/or any rights other than the ones herein recorded having been created in respect of the said Property.

THIS THEREFORE IS TO CERTIFY THAT upon such investigation of title to the said Property, we have found the title of the Society to the said Property to be clear, marketable and free from encumbrances.

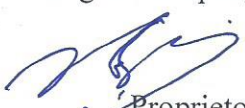
THIS IS TO FURTHER CERTIFY that by a Development Agreement dated 2<sup>nd</sup> February, 2013 registered at the office of the Sub-registrar of Assurances at Andheri under Sr. No. BDR-4/841 of 2013, the Society has granted to our clients, viz. M/s. Paranjape Schemes (Construction) Limited, a company duly incorporated and registered under the Companies Act, 1956 and having its registered office at PSC House, C. T. S. No. 111+111/2, Anand Colony, Off Prabhat Road, Pune 411004 the rights to develop the said Property in the manner, for the consideration and on the other terms and conditions more particularly recorded in the said Development Agreement which Development Agreement till date is valid, subsisting and binding on the parties thereto SUBJECT ONLY TO variation in some of the terms and conditions recorded vide the said Development Agreement which variation has duly been recorded in the Supplementary Agreement dated 29<sup>th</sup> May, 2015 executed between the Society and our clients and registered at the office of the Sub-registrar of Assurances at Andheri-2 under Sr. No. 4060 of 2015.

**: THE SCHEDULE ABOVE REFERRED TO :**

ALL THAT piece and parcel of land situate, lying and being at Plot bearing City Survey No. 2059 & 2073 and Final Plot Nos. 139 & 153 admeasures 2148 sq. yards. i.e. 1796 sq. mtrs. or thereabouts of Town Planning Scheme No.V of Santacruz (E), Mumbai 400 055 as per Property Register Card and 1807.71 sq. mtrs. as per Town Planning records but 1742.50 sq. mtrs. after set-back, within the Registration Sub-District of Andheri, District Mumbai Suburban, within Greater Mumbai and bounded as follows, i. e. to say On or towards the North: By F. P. Nos. 140 and 152 (part); On or towards the South: By F. P. Nos. 138 and 154 (part); On or towards the West : By Prabhat Colony Road No. 2 and On or towards the East : By the Western Express Highway.

Dated this 20<sup>th</sup> day of April, 2017.

For M/s. V. S. Jog & Company,

  
Proprietor.  
Advocates & Solicitors.