

MAHENDRA S KADAM

Advocate

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

TITLE SEARCH REPORT of plot of land bearing Survey No 246, Hissa No 2 and Survey No 247, Hissa No 3, consisting CTS No 946, admeasuring about 713.3 Sq meters together with the building presently known as DAHISAR –MANISHA APT, CHS LTD, having regd. no. 1526 of 1985 situated at S V Road, Parbat Nagar, village – Dahisar (East), Taluka – Borivali, Mumbai.

That the following documents as well as physical search taken for last 50 years, I am issuing this Title Search Report for the abovementioned property :

(i) Conveyance Deed, Development Agreement & Power of Attorney executed between the Landlord/Owner & Society and Developer,

(ii) Property card / order of collector for area correction,

(iii) D P Plan / City Survey Plan,

(iv) Building Completion Certificate,

(v) Assessment Bill,

(vii) Society Registration Certificate

(viii) Search Report

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1) That the plot of land on which society is erected and presently known as Dahisar - Manisha Apt, CHS Ltd is the Co-operative Housing Society duly registered under the Maharashtra Co-operative Societies Act, 1960, having Registration No. 1526 of 1985 and the same is governed under the provisions of Maharashtra Co-operative Societies Act, 1960, Maharashtra Co-operative Societies Rules, 1961 and the adopted Bye-Laws and the day to day management is vested in the Managing Committee elected by the members of the Society. The title of the plot derived to society is as follows :

2) That by virtue of the Deed of Conveyance executed on 06/04/1964 for Rs 4068/- paid to Haji Yukt! Mohammed, the Vendor therein and late Mr Ramchandra Govind Joshi, the Purchaser therein, purchased the plot of land and thus became the owner of the plot bearing Survey No 246, Hissa No 2 and Survey No 247, Hissa No 3, consisting C T S No 946, admeasuring 1017 sq yards equal to 850.34 sq meters situated at S V Road, Parbat Nagar, village - Dahisar(East), Taluka - Borivali, Mumbai. The said Mr Ramchandra Govind Joshi has constructed one residential unit presently known as Manisha Bungalow and two structures in front portion facing S V Road of the said plot which subsequently converted and now known as shops with the total area of 258.92 Sq mtrs.

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3) By virtue of an Agreement dated 10/02/1983, executed between late Mr Ramchandra Govind Joshi and one M/s Rajdeep Enterprises, the present building was constructed on the said plot of land after sanctioned the plans for residential buildings consisting of ground and upper floors and has issued I.O.D/CC. bearing No. CE/5604/BPWS/AR, Dated 11/05/1983.

4) Therefore the said original Nineteen (19) Ownership Flats and Two(2) shop, One(1) Bungalow, and One(1) Commercial Shed aggregating 23 members are occupied as Members of the Society and they are contributing and paying towards monthly outgoings in respect of their respective flats/premises/shop/shed either to the Society or directly to concerned authorities for meeting all the outgoings.

5) That the owner late Mr Ramchandra Govind Joshi expired on 22/02/2007 and his wife Mrs Sudha Ramchandra Joshi also expired on 1/12/1990 leaving behind (1) SMT VARSHA NANDKUMAR JOSHI, (2) MISS PRIYANKA NANDKUMAR JOSHI, (3) MRS AMRUTA AJAY KURNURKAR (4) MR BHARAT RAMCHANDRA JOSHI, (5) MR ARVIND RAMCHANDRA JOSHI, (6) MR DINESH RAMCHANDRA JOSHI, (7) MR RAJAN RAMCHANDRA JOSHI, (8) MRS ANITA ANIL DEO the only legal heirs. That the elder son Mr Nandkumar R Joshi of late Mr Ramchandra G Joshi expired on 21/10/2004 leaving behind the above named owners No 1 to 3 as his only legal heirs to inherit his share in

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the said property. Therefore all the above mentioned legal heirs were entitled to execute, lodged and registered the Conveyance Deed for conveying the property in the name of the society.

6) Accordingly Owners have signed, executed and lodged the Conveyance Deed with Sub-Registrar office at Borivali, Mumbai bearing serial No BRL-3-344/2013 on 17/01/2013 in favour of the society. The Society in its next Extra General Body Meeting held on 19/08/2012, after adopting necessary procedure and norms laid down for the same, accepted the offer given by M/s. NAVKAR BUILDERS & DEVELOPERS and passed a Resolution approving the proposal of M/s. NAVKAR BUILDERS & DEVELOPERS as aforesaid.

7) That search was taken for the said property and no adverse entry or document found to be registered for the said property save and except whatever mentioned hereinbefore. That advertisement for inviting objections was given in the local newspaper ie Navshakti and Free Press Journal for execution of the Development Agreement as well as the title of the said property but nobody came forward for claiming on the rights, interest of the owner. Therefore the title of the property is clear and marketable as satisfied by the Developer.

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- 8) That due to land acquisition on 17/11/1984, the portion of land bearing Survey no 246, Hissa no 2 and Survey no 247, Hissa no 3, consisting CTS No 946, admeasuring 138.7 sq meters was deleted from the entire plot of land admeasuring 850.34 sq meters and correction was made in the property card and thus area of the plot became 713.3 sq meters.

- 9) That Society is the owner, use, occupation and in possession of the said property and thus entitled to sign and execute any document / Development Agreement / Power of Attorney on their behalf with Builder / Developer on any terms and conditions and considerations subject to approval in their Annual or Special General Meeting and other norms prescribed for the same.

- 10) That as such from the perusal of the aforesaid documents and the revenue records and the records of the society and subject to whatever stated hereinabove, in my opinion the title of the said property appears to have marketable title and free from all encumbrances and reasonable doubts.

Place : Mumbai

Date : 14th February, 2013

Yours truly

M S Kadam

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