

R.S. Raymond

B.A., LL.B.

ADVOCATE SUPREME COURT OF INDIA

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Ref. No. 146.20/ 9) /2015

Date :

TITLE CERTIFICATE

Re: Piece or Parcel of land admeasuring 967.30 sq.mtrs. bearing Plot No. 179 or Suburban Scheme III, Chembur, bearing CTS Nos. 1090, 1090/1 to 1090/6 of Village Chembur, Taluka Chembur, in the Registration District and Sub-District of Mumbai and Mumbai Suburban, together with the building 'Venkatesh Sadan' standing thereon, lying, being and situate at station Avenue Road, Chembur, Mumbai-400 071, within the limits of Brihanmumbai Mahanagarpalika (hereinafter referred to as the said property')

1. One Sitaram Krishna Ranade was seized, possessed of or otherwise entitled to piece or parcel of land admeasuring 1154 sq.yds. or thereabout bearing Plot No. 179 of Suburban Scheme III, Chembur in the Registration District and sub-District of Mumbai and Mumbai Suburban within the limits of Brihanmumbai Mahanagarpalika (hereinafter referred to as the 'said Plot').

2. Vide Indenture dated 13th September 1962 BETWEEN [1] the said Sitaram Krishna Ranade (therein referred to as 'the Vendor') of the First Part, [2] Dhirajlal M. Mehta (therein referred to as the Confirming Party') of the Second Part AND [3] (i) Dhirajlal M. Mehta, (ii) Vakhatbai M. Mehta, (iii) Pranjivan M. Mehta, (iv) Ashwanikumar M. Mehta, (v) Pahlajrai J. Jaisingh, (vi) Sakhibai J. Jaisingh and (vii) Kaushyalya P. Jaisingh, all carrying on business in the firm, name and style of M/s. Dhirajlal M. Mehta & Jaisingh Construction Co., (therein referred to as the 'the Purchasers') of the Third Part, the said Sitaram Krishna Ranade granted, sold, released conveyed and assured unto the purchasers piece pr parcel of land admeasuring 1154 sq.yds. or thereabout bearing Plot No. 179 of Suburban Scheme III, Chembur in the Registration District and sub-District and Suburban District of Mumbai and Mumbai Suburban within the limits of Brihanmumbai Mahanagarpalika.
3. The said Dhirajlal M. Mehta & Jaisingh Construction Co. thereafter constructed on the said plot a building to be known as 'Venkatesh Sadan' comprised of Ground + 3 Upper Floors, consisting of 18 Flats and 2 Garages.
4. The said Dhirajlal M. Mehta & Jaisingh Construction Co. vide diverse Agreements for sale entered into BETWEEN (i) Dhirajlal M. Mehta, (ii) Vakhatbai M. Mehta, (iii) Pranjivan M. Mehta, (iv) Ashwanikumar M. Mehta, (v) Pahlajrai J. Jaisingh, (vi) Sakhibai J. Jaisingh and (vii) Kaushyalya P. Jaisingh AND the Flat Purchasers, sold to diverse persons all 18 Flats and 2 Garages in the said building 'Venkatesh Sadan'.

5. All the Purchasers of Flats and Garages in 'Venkatesh Sadan' formed themselves into Co-operative Housing Society, namely Venkatesh Sadan Co-operative Housing Society Limited, registered under the Maharashtra Co-operative Societies Act, 1960, under Registration No. BOM/HSG/1192 of 1966 and having its Registered Office at Plot No. 179, Station Avenue Road, Chembur, Mumbai 400 071 (hereinafter referred to as 'the said Society') and all the Purchasers of Flats and Garages in the building 'Venkatesh Sadan' became members of the said Society.
6. Pursuant to the incorporation of the said society, the society called upon the said Dhirajlal M. Mehta & Jaisingh Construction & Co. to execute a conveyance of the said plot and the building 'Venkatesh Sadan' constructed thereon in favour of the society.
7. Vide Indenture dated 07.02.1969 BETWEEN (i) Dhirajlal M. Mehta, (ii) Vakhatbai M. Mehta, (iii) Pranjivan M. Mehta, (iv) Ashwanikumar M. Mehta, (v) Pahlajrai J. Jaisingh, (vi) Sakhibai J. Jaisingh and (vii) Kaushyalya P. Jaisingh, all partners of Dhirajlal M. Mehta & Jaisingh Construction Co. (therein referred to as 'the Vendors') of the One Part AND Venkatesh Sadan Co-operative Housing Society Limited (therein referred to as 'the Purchasers') of the other part, the said Dhirajlal M. Mehta and others & Jaisingh Construction & Co. granted, released, conveyed and transferred unto the said Society for ever piece or parcel of land admeasuring 1154 sq.yds. or thereabout bearing plot No. 179 of Suburban Scheme III, Chembur in the Registration District and Sub-District of Mumbai and Mumbai Suburban within limits of Brihanmumbai



Mahanagarpalika, together with the hereditaments, premises and the building 'Venkatesh Sadan' standing thereon.

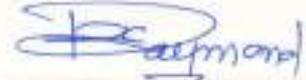
8. Pursuant to the Survey conveyed, plot No. 179 was numbered as CTS Nos. 1090, 1090/1 to 1090/6, admeasuring 967.30 sq.mtrs. or thereabout.
9. Venkatesh Sadan Co-operative Housing Society Limited is thus seized, possessed of or otherwise absolutely entitled to piece or parcel of land admeasuring 967.30 sq.mtrs. bearing Plot No. 179 or Suburban Scheme III, Chembur, bearing CTS Nos. 1090, 1090/1 to 1090/6 of Village Chembur, Taluka Chembur, in the Registration District and Sub-District of Mumbai and Mumbai Suburban, together with the building 'Venkatesh Sadan' standing thereon, lying, being and situate at Station Avenue Road, Chembur, Mumbai 400 071, within the limits of Brihanmumbai Mahanagarpalika, more particularly described in the Schedule hereunder written and hereinafter referred to as 'the said property.'
10. We have caused searches to be taken by Professional Searchers for the year 1961 to 2015 (for 55 years) in the Offices of the Sub-Registrar at Bandra and Mumbai and for the years 1955 to 2015 at Chembur-Nahur.
11. On perusal of the search Notes we do not find any document adverse or otherwise affecting the title of the Society to the said property.
12. In the circumstances we are of the opinion that the title of the Society to the said property is clear, marketable and free from encumbrances.

THE SCHEDULE HEREINABOVE REFERRED TO:-

Piece or Parcel of land admeasuring 967.30 sq.mtrs. bearing Plot No. 179 or Suburban Scheme III, Chembur, bearing CTS Nos. 1090, 1090/1 to 1090/6 of Village Chembur, Taluka Chembur, in the Registration District and Sub-District of Mumbai and Mumbai Suburban, together with the building 'Venkatesh Sadan' standing thereon, lying, being and situate at station Avenue Road, Chembur, Mumbai-400 071, within the limits of Brihanmumbai Mahanagarpalika (hereinafter referred to as the said property')

Dated this 4th day of March, 2015.

For RAYMOND & CO.,



Proprietor

Advocates and Solicitors