

Mrs. S. M. Thakkar

Mr. M. S. Parekh

Mrs. A. J. Jasani

PURNANAND & CO.

(REGD.)

ADVOCATES & SOLICITORS

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To
M/S. D. S. DEVELOPERS,
Meghdoot, Vallabh Baug Lane,
Damji Shamji Shah Chowk,
Ghatkopar (East),
Mumbai - 400 077

M/754

Dear Sirs,

Re: Title Certificate of land bearing Survey No. 22,
CTS No. 175-D admeasuring 9849.30 sq. mtrs
situate at village Kirol

At your request, we have investigated your title in respect of land bearing Survey No. 22, CTS No. 175-D admeasuring 9849.30 sq. mtrs situate at village Kirol Lal Bhadur Shastri Marg, Ghatkopar (w), Mumbai 400086 (hereinafter referred to as the "said Property").

We have perused title deeds. We had caused search to be taken of the records with the Sub Registrar of Assurances and issued public notice in news papers inviting claims. Search Report shows that some of the records in the office of Sub-Registrar of Assurances are in torn conditions/missing/not ready for search.

On the basis of documents that are placed before us, it appears that :

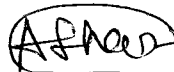
- (a) M/s. Mahindra & Mahindra Ltd. was entitled to land bearing Survey No. 22 and CTS No. 175 admeasuring about 52,635 sq. yds. at Village Kirol, Mumbai Suburban District (hereinafter referred to as the "said Larger Property").
- (b) By an order dated 23rd December 1997 passed by Office of the District Collector, the said Larger Property was sub divided into 6 plots and allotted different CTS Nos. i.e. 175-A, 175-B, 175-C, 175-D, 175-E and 175-F. As per the said Order area of CTS No. 175-D is 9849.30 Sq. Mt. (The said CTS No. 175-D is herein after referred to as the "said property").

- (c) Originally the said property was under Industrial Zone. By an order dated 14th October, 2010, MCGM has permitted change of user of said Property from industrial to residential purpose on the terms and conditions therein contained.
- (d) By a Deed of Conveyance dated 7th March 2011, duly registered with the office of the Sub Registrar of Assurances at Kurla under serial no. BDR3/2543/2011, the said Mahindra & Mahindra Ltd. sold and conveyed the said Property to the Mahindra Lifespace Developers Ltd at or for the consideration and on the terms and conditions therein contained.
- (e) By an Memorandum of Understanding dated 18th April 2012, the Mahindra Life space Developers Limited have agreed to sell, transfer and convey the said property to D. S. Construction or their nominees at or for a consideration and on the terms and conditions therein contained. The said D. S. Construction has requested the Mahindra Life space Developers Ltd., to execute conveyance of the said property in your favour.
- (f) By a Deed of Conveyance dated 30th June 2012 duly registered with the Sub-Registrar of Assurance at Kiorl under Sr. No. BDR-3 7816 of 2012 as rectified by a Deed of Rectification dated 20th April 2014 duly registered with the Sub-Registrar of Assurances at Kiorl under Sr. No. KRL-1 3233 of 2014, the said Mahindra Lifespace Developers Ltd. with the consent of the said D. S. Construction Co., sold, transferred and conveyed the said Property along with benefit of road set back FSI credit to you at or for the consideration and on the terms & conditions therein contained.
- (g) Pursuant to the said Conveyance your name has been brought on record as owner in Property Register Card.

Subject to what is stated hereinabove, your title in respect of said property is clear and marketable free from reasonable doubts.

Dated 24th day of July, 2014.

For M/s. Purnanand & Co.



Partner