

Ref. No.

B/8234

TITLE CERTIFICATE

To,
M/s. Sobhaniye JP Developers
Mumbai.

Re: Investigation of title of the property being land and building situated on Plot Nos. 54, 55, 56, and 57 Riddhi Siddhi Apt. Cop. Hsg. Soc. Ltd. {Formerly known as Seth "Bhagwandas Narottamdas Kapol Niwas"} situate in Sewree Wadala Estate of the Municipal Corporation of Greater Bombay admeasuring 3110 Sq. yards i.e. 2600.35 Sq. Mts. bearing C.S. Nos. 612, 613, 614, 615 of Matunga Division, (hereinafter referred to as "the said Property").

We are in receipt of your letter dated 3rd February, 2016. As desired we have inspected and investigated the title in respect of the above property. You also furnished us with a copy of Title Certificate dated 23rd August, 2014 issued by our firm in respect of the above property in favour of M/s. Doshi Sanghvi Builders which we have perused.

I. ASSUMPTIONS

While considering our opinion on the title of the said property, we have made the following assumptions :-

- 1.1 All copy documents confirm to the originals and all originals are genuine and complete.
- 1.2 Each signature on the documents shall be deemed to be genuine signature of the individual/party concerned.

- 1.3 The Agreements are within the capacity and powers of, and have been validly authorised and signed by each party.
- 1.4 That the Agreements have been duly authorised, executed and delivered by each of the parties thereto.
- 1.5 We express no opinion as to the correctness of any warranties given by the parties (expressly or impliedly) to the agreements under or by virtue of the Agreements executed save if and insofar as the matters warranted are the subject matter of specific opinions in this Certificate.

II) We have perused the copies of the following documents:-

- 1) Title Certificate dated 23rd August, 2014 issued by our firm.
- 2) Tender notice published in the edition of Times of India dated 13th October, 2013.
- 3) Tender notice published in the edition of Mumbai Samachar dated 13th October, 2013.
- 4) Letter dated 24th December, 2013 addressed by Riddhi Siddhi Apartment Co-operative Housing Society Ltd.
- 5) Letter dated 31st December, 2013 addressed by the Registrar of Societies.
- 6) Letter dated 22nd December, 2015 addressed by Brihanmumbai Mahanagarपालिका, Office of the Assistant Commissioner (Estates) to M/s. Doshi Sanghvi Builders.
- 7) Development Agreement duly registered dated 18th November, 2014 entered into between M/s. Doshi Sanghvi Builders, M/s. Sobhaniye JP Developers and Riddhi Siddhi Apartment CHSL.

III) (A) We have issued public notices in "Free Press Journal" and "Janmabhoomi" both dated 13th February, 2016 in respect of the said property. In response to the Public Notice, we received the following:-

- (a) Letter dated 23.02.2016 and 8th March, 2016 from N. J. Desai
- (b) Letter dated 23.02.2016 from Mrs. Mrudula Mehta
- (c) Letter dated 18.02.2016 from (i) heirs and legal representatives of late Maganlal Jivanlal Mehta, (ii) heirs and legal representatives of late

Dwarkadas Jivanlal Mehta (iii) heirs and legal representatives of Gunuvantrai Jivanlal Mehta, (iv) heirs and legal representatives of late Harkishandas Jivanlal Mehta.

(d) Letter dated 26.02.2016 from Narsingrao Jinde.

(B) Under your instructions, we have addressed appropriate replies dated 29.02.2016 and 9th March, 2016 to N. J. Desai, letter dated 29th February, 2016 to the heirs of aforesaid legal representatives, and to Mrudula Mehta and reply dated 04.03.2016 to Narsingrao Jinde. We find that there is no direct interest of any of the aforesaid parties in regard with the title of the subject property.

IV) We have also obtained Search Report from one Shri D. K. Patil, Title Investigator, in respect of the said property for the period from 2014 to 2016. In the Title Certificate dated 23rd August, 2014, Search Report of Shri D. K. Patil indicated that search had been taken of the property for the period 1961 to 2014. The searches have been conducted in the Office of the Sub-Registrar of Assurances at Mumbai I, II, III, IV and V. The Search Reports does not indicate any encumbrance on the title to the said property.

V) Upon perusal of the various documents referred to hereinabove, we are of the opinion that there is no lacuna and/or defect in the development rights acquired by you under the Development Agreement dated 18.11.2014 entered into between yourselves and M/s. Doshi Sanghvi Builders and the title of M/s. Doshi Sanghvi Builders subject to what is stated hereinabove is clear and marketable.

We have nothing more to add.

Dated this 9th day of March, 2016.

For M/s. BILAWALA & CO.

(PARTNER)