

VINOD MISTRY & CO.
ADVOCATES, SOLICITORS & NOTARY



VINOD B. MISTRY
ADVOCATES, SOLICITORS & NOTARY
RES.: 2660 9536

SONAL R. AWASTHI
ADVOCATE, HIGH COURT
MOB.: 98334 79742 A-2515/2011

RAJA BAHADUR MANSION, 2ND FLOOR,
20, AMBALAL DOSHI MARG, (HAMAM STREET),
FORT, MUMBAI - 400 023.
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TITLE CERTIFICATE

Sub: Property at L.J. Road, bearing Final Plot
No.206, TPS-III of Mahim Division
admeasuring 2724.24 sq.yards equivalent to
2277.79 sq.mtrs. or thereabouts.

And

Plot of Land bearing F.P. No.207, TPS-III of
Mahim, bearing CS No.1488 of Mahim
Division.

M/s. Parvesh Construction Pvt. Ltd.,

To,

M/S. AVENTA PROPERTIES LLP

THIS IS TO CERTIFY that we have caused searches to
be taken concerning the above property, which is more
particularly described in the First and Second Schedules
hereunder written, in the office of the Sub-Registrar at
Mumbai from 1952 to 2010 as well as Sub-Registrar at
Mumbai No.1,2 and 3 for the period 2002 to 2010.

1. By and under two separate a Deeds of Conveyances,
both dated 28.02.2007 made in favour of M/s. Parvesh
Construction Pvt. Ltd., the said M/s. Parvesh Construction
Pvt. Ltd., acquired and purchased an immovable property
being (i) all that piece and parcel of land or ground with the
buildings standing thereon at Mahim admeasuring 2277.79
sq.mtrs. or thereabouts of Mahim Division, Street No.
632/652, F.P. No. 206 of TPS III, Mahim (more particularly
described in the First Schedule thereunder written) and also
(ii) all that piece and parcel of land and ground with the
buildings standing thereon situated, lying and being at
Mahim and admeasuring 137.27 sq.mtrs. or thereabouts
being C. S. No. 1488 of Mahim Division, Street No. 632/652,
F.P. No. 207 of TPS III, Mahim (more particularly described in
the Second Schedule thereunder written).

2. The property described in the First Schedule hereunder
written is acquired and purchased by the said M/s. Parvesh
Construction Pvt. Ltd., from Dhairyawan Religious and
Charitable Trust being a Public Charitable Trust registered
under the Bombay Public Trust Act 1950 and registered with
the Charity Commissioner, Maharashtra State, Mumbai
(under No. A-618) as per the Deed of Conveyance dated 28th

February 2007 for the consideration and on the terms and conditions more particularly recorded therein as well as in the Order of the Charity Commissioner dated 17th September 2004 and 14th March 2006. The said Deed of Conveyance dated 28th February 2007 concerning the said property described in the First Schedule is duly registered with the Sub-Registrar of Assurances at Mumbai, City No. 2 under Registration No. BBE 2-01851-2007 dated 1st March 2007.

3. The property described in the Second Schedule is acquired and purchased by the said M/s. Parvesh Construction Pvt. Ltd., from Mrs. Ulka Suresh Vijaykar and two others under a Deed of Conveyance dated 28th February 2007 for the consideration and on the terms and conditions more particularly recorded in the said Deed of Conveyance dated 28th February 2007.

4. The said Deed of Conveyance dated 28th February 2007 is duly registered with the Sub-Registrar at Mumbai, City No. II under Serial No. BBE 2-01853-2007 dated 1st March 2007.

5. In the Extract of P. R. Card the name of the said M/s. Parvesh Construction Pvt. Ltd., is shown as the Owners of the said properties described in the First and Second Schedule hereunder written.

6. The said properties described in the First and Second Schedule hereunder written are hereinafter for brevity's sake called as "the said properties".

7. We have caused the Public Notices to be published in the issue of Free Press Journal dated and also in the issue of Mumbai Samachar both dated 30.11.2010 inviting claims or objections. No legal or valid claim concerning the title of the said property is received. Subject to the existing Tenant in the said property, the said M/s. Aventa Properties LLP has purchased the said property with clear and marketable title.

8. In our opinion, subject to the existing Tenants/Occupants and what is set out in the said two Deeds of Conveyance dated 28.02.2007, title to the said property, described in the Schedule hereunder written is clear and marketable title.

**THE FIRST SCHEDULE OF THE PROPERTY ABOVE
REFERRED TO:**

All that piece or parcel of land or ground with the buildings and standing thereon situate lying and being at Mahim containing by admeasurement 2277.79 sq.mtrs. of Mahim

Division, Street No. 632/652, F. P. No. 206 of TPS III, Mahim as follows:

- On or towards the East : By the property of Gajanan Moreshwar Joshi.
- On or towards the West : By Lady Jamshedji Road.
- On or towards the South : By Municipal Market.
- On or towards the North : Part by the property bearing Plot No. 208 TPS III Mahim belonging to Dadoba Jagannath Trust and partly by T. Kataria Marg and partly by Plot No. 207 of the TPS III Mahim.

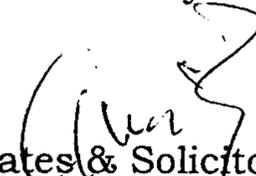
THE SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

All that piece or parcel of land or ground with the buildings and standing thereon situate lying and being at Mahim containing by admeasurement 137.27 sq.mtrs. bearing C. S. No. 1488 of Mahim Division, Street No. 632/652, F. P. No. 207 of TPS III, Mahim as follows:

- On or towards the East : By the property of Gajanan Moreshwar Joshi.
- On or towards the West : By Lady Jamshedji Road formerly of the Trust and now of the Purchasers
- On or towards the South : By another property of the Vendor Trust.
- On or towards the North : Part by the property bearing Plot No. 208 TPS III Mahim belonging to Dadoba Jagannath Trust and partly by T. Kataria Marg and partly by Plot No. 207 of the TPS IV Mahim.

Dated this 27th day of June, 2011

For Vinod Mistry & Co.,


Advocates & Solicitors
High Court, Mumbai.