

Ref. No. : 236/19

Date : _____

Certificate on title on the Basis Of Documents produced

Re : Property bearing Final Plot No 484 485 and 488A of TPS IV Mahim on which buildings known as Radha Niwas, Satya Nivas and Kasturchand Estate are constructed which are fully occupied and now acquired by Colo Colour Pvt Ltd under various documents Later on amalgamated and renumbered by Superintendent and Survey of Land Records (CSLR)'s office as F.P. No 484

1. Our clients M/s Colo Colour Pvt Ltd have produced for our perusal Conveyance in respect of the properties mentioned in First and Second Schedule and Third Schedule each of them is signed by Shareholders of the original owner having respectively undivided interest in the said properties and whereby the entire interest has been conveyed ;

2. We had issued Certificate of Title based on the documents produced bearing Ref No 303/14 dated 13 May 2014. For Convenience the Title Certificate issued by us is annexed hereto as Annexure-1.

3. We understand that our clients had submitted a proposal to the Municipal Corporation of Greater Mumbai for amalgamation of Final Plot Nos 484, 485 and 488 A which was approved under No EB/7202/GN/A of 16/07/2014 which is annexed hereto as Annexure-2.

4. We also understand that the office of C.S. LR based on the approval of Municipal Corporation of Greater Mumbai for amalgamation renumbered the amalgamated F.P.Nos 484,485 and 488A as Final Plot No 484 T.P.S.IV Mahim as F.P.No 484 and issued P.R Card of the amalgamated plot which is annexed as Annexure -3

5. We understand that after the title Certificate issued by us Vide No 303/14 dated 13th May 2014 which is enclosed herewith there are no Public Notices or any claims raised against our clients.

6. We understand that there is no Litigation pending between owners, co-owners and/or with regard to Title of the property and further property vests exclusively in Colo Colors Pvt. Ltd.

7. We also understand that there are no mortgages charges, encumbrances of any nature whatsoever other than the tenants/occupiers occupying tenements on renumbered amalgamated Plot No 484.
8. We also understand that there are no acquisition proceedings or reservation or disputes against the said properties at the instance of any person whomsoever including Revenue Authorities.
9. From the Title Certificate No 303/14 dated 13-05-2014 issued by us, and the permission for amalgamation of Final Plot Nos 484,485,488A Renumbered by the office of City Surrey and Land Record as Final Plot No 484 as described in the Fourth Schedule issued by the City Survey and Land Records Office .

In view of the above Title Certificates bearing Nos. 303/14 dated 13th May 2014 continues to be valid with the above modification;

The First Schedule Above Referred To

ALL THAT piece and parcel of Land or ground the message tenement or dwelling house standing thereon knowing "Radha Niwas" situated of and lying at Bhavani Shankar Road, Dadar, Bombay-400028, bearing Cadastral Survey No

1441 of Lower Parel Division and bearing F.P.NO 485 of T.P.S. IV (Mahim) admeasuring 1015.89 sq meters or thereabouts bearing Assessment Ward No GN-3257(7-7A) and Municipal House Nos 1-3-3B-5-5A-7-7B/7C.

The Second Schedule Above Referred To

ALL THAT piece and parcel of Land or ground with the message tenement or dwelling house standing thereon known as "Satya Niwas" situate of and lying at Bhavani Shankar Road,Dadr, Bombay 400028, bearing Casdestral Survey No 1653,2/1653 of Lower Parel Division and bearing F.P No 484 of T.P.S. IV(Mahim) admeasuring 649.67 sq meters or thereabouts bearing Assessment Ward No 3257(B) AND Municipal House No 13A Bhavani Shankar Road.

The Third Schedule Above Referred

ALL THOSE piece or parcel of land or ground containing by admeasurement 1806.03 sq meters or thereabouts together with the structure consisting of buildings, sheds, units, galas and chappras standing thereon situate, Lying and being at Kasturchand Mill Compound (Kumbharwada), Senapati Bapat Marg, within City of Bombay and Final Plaot No.484A bearing Assessment Ward Nos GN 3250(20 3250 (2G) 3250

(2AA) 3250 (2BB) 3250 , 3250 (2D) 3250 (3) 3250 (2B) AND 3250 (2N) AND Municipal House No 3246, Dadar Road now Known as M.C.Jawle Marg and bounded, as follows that is to say on/or towards the North/East by the property of Kiran Pratapsingh Asher & Others occupied by the Departmental Stores Services Pvt Ltd on or Towards the North/West by a Final Plot No 485 and partly by Final Plot No 480 on or towards the South/East partly by Property of Kiran Pratapsingh Asher & Others occupied by the Departmental Stores Service Pvt Ltd and partly by property known as Vijaynagar Building and on or towards the South/West by the property bearing Flat No 485 as shown in the approved plan for subdivision and amalgamation sanctioned under No EB/2212/GN/A of 16.10.1995.

The Fourth Schedule Above Referred To

ALL THAT piece and parcel of land being renumbered Final Plot No . 484 T.P.S IV Mahim situate Lying and being at junction of Bhavani Shankar Road, M.C. Jawale Marg, Dadar, Bombay- 400028, in the City and Island abd Sub-Registration District Sub-District of Mumbai and Mumbai Suburban of Mumbai containing on actual measurement 3471.59 sq mts or thereabouts together with the messuages,

hereditaments, premises and dwelling house standing thereon the Collector of Land Revenue under Cadastral Survey Nos 1653, 2/1653, 1390 (part) & 1/1382 (part) of lower Parel Division and in the Books of the Collector of Municipal rates and Taxes under Assessment Ward No GN-3257 (7-7A), 3257 (B), GN 3250 (2), 3250 (2G), 3250(2AA), 3250 (2BB), 3250 (2E), 3250 (2D), 3250 (3), 3250 (2B) AND 3250 (2N) AND Municipal House 1-3-3b-5-5A-7-7B/7C, 13A, 3246 and bounded as follows :

North : M.C. Jawle Marg, Bhavani Shankar Road.

East : F.P No 486, Dadar Departmental Stores.

West : E.P No 483, Bhavani Shankar Road.

South : F.P. 481 & 482, Kasturchand Mill Compound.

DATED THIS 12th DAY OF JULY 2019

For THAKORDAS & MADGAVKAR

SOLE PROPRIETOR

ADVOCATES AND SOLICITORS.