

TITLE CERTIFICATE
TO WHOMSOEVER IT MAY CONCERN

Ref: Land bearing Survey No.209 corresponding to CTS No.2308 (part) admeasuring 1965.12 Sq.Mtrs of Village:Dahisar, Taluka:Borivali, Mumbai Suburban District (hereinafter referred to as "the said land").

On request of Mr. Haresh K. Nanwani, Director of M/s. Veekaylal Investment Co. Pvt. Ltd. ("Developer") having office at 1017/1018, Dalamal Tower, Nariman Point, Mumbai-400021, I have certified the title of the referred property as under:

1. On 30.05.2017 Advocate Ms. Manisha P. Seth issued the title certificate in respect of the above referred property and I have issued a subsequent title certificate dated 01.01.2022. In addition to above mentioned title certificates, the Developer has brought to me the details of some pending litigations which were filed against the Developers.
2. Based on the litigation documents provided to me by the Developers, the details of the litigation are as under:

**A. SUIT NO 3183 OF 1988 – VIJAY & HARESH CORPORATION
VS VEEKAYLAL INVESTMENT CO. PVT. LTD & ORS.- HIGH
COURT AT BOMBAY**

SUMMARY:

The Plaintiff therein has filed this suit inter alia seeking for specific performance against the Defendants (Developer) for the Agreement dated 31.01.1974.

This suit has been pending since 1988 before the Hon'ble High Court, however, there is no restraining order passed against the Developers which affects the right, title and interest of the Developers on the subject property.

STATUS:

This suit is pending before the Court on Evidence Stage.

**B. SUIT NO 58 OF 2022 –MS. HASUMATI PATEL VS. VIJAY &
HARESH CORPORATION & ORS.- CITY CIVIL COURT AT
DINDOSHI**

SUMMARY:

The Plaintiff herein has filed this suit for dissolution of a Partnership Firm named Vijay & Haresh Corporation where the Developer is one of the Partners in the Firm.

The Plaintiff has moved this suit before the Court wherein the Hon'ble Court had granted an ex-parte order dated 02.01.2022 against the Developers.

The Developer moved a Notice of Motion bearing No. 132 of 2022 to set aside the order dated 02.01.2022 wherein vide order dated 21.01.2022 the Hon'ble Court allowed the Notice of Motion filed by the Developer and vacated the ex-parte order dated 02.01.2022 by setting aside the same.

STATUS:

Now, this case is for reply of the Defendants on the Notice of Motion filed by the Plaintiff for interim injunction.

**C. SUIT NO 3235 OF 1992 – ASHOK GOVIND RAO VS
VEEKAYLAL INVESTMENT CO. PVT. LTD & ORS.- HIGH
COURT AT BOMBAY**

SUMMARY:

Mr. Ashok Rao, Plaintiff herein, has filed this suit for Specific performance of an Oral Agreement and/or to recover from the defendants the damages and other reliefs mentioned therein.

This suit has been pending since 1991 before the Hon'ble High Court, however, there is no restraining order passed against the Developers which affects the right, title and interest of the Developers on the subject property.

RAJEEV R. SHARMA
BSC. LLB, PGPCL, PGDADR
ADVOCATE HIGH COURT BOMBAY

This suit came to be dismissed vide order dated 15.09.2017 for want of prosecution as Plaintiffs was not pursuing the suit.

STATUS:

Plaintiff has filed Notice of Motion for Restoration bearing Notice of Motion No. (L) 607 of 2018 which is pending till now.

**D. SUIT NO 1666 OF 2010 –M/S. SHREE SAINATH ASSOCIATES
VS. VEEKAYLAL INVESTMENT CO. PVT. LTD.- CITY CIVIL
COURT AT DINDOSHI**

SUMMARY:

The Plaintiff has filed this suit inter alia seeking for a declaration from this Hon'ble court that the agreement for sale dated 30th November 1984 is valid subsisting and binding upon the parties.

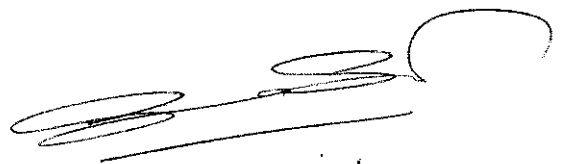
This suit has been pending since 2010 before the Hon'ble City Civil Court at Dindoshi, however, there is no restraining order passed against the Developers which affects the right, title and interest of the Developers on the subject property.

STATUS:

This case is pending before the Hon'ble Court for framing of issues.

3. On perusal of the record and proceeding along with orders passed in the aforementioned cases , I opine that there is no restraining order passed against the Developer and the Developer is entitled to construct, book, sell, transfer or otherwise create third party rights and or receive and appropriate the sale proceeds thereof.
4. In my opinion the above referred land is free, clear and marketable in nature.

Dated this 15th Day of February 2022



Advocate Rajeev R Sharma