

MAHENDRA C. JAIN

ADVOCATE & SOLICITOR

Tharani Mansion, 1st Floor, M. A. Road, Andheri (West), Mumbai - 400 058.
Tel. : 2628 7083 Mobile : 98334 86024

TITLE CERTIFICATE

Ref.: All that piece and parcel of land or ground admeasuring 925 square yards equivalent to 773.40 sq. meters or thereabouts being C.T.S. No. F/1524 of Village Bandra, together with building standing thereon known as "SRI KRISHNA", situate lying and being at Plot no. 763 of T.P.S. III, 5th Road, Khar (West), Mumbai - 400 052 in the registration District of Mumbai City and Sub - District Mumbai Suburban belonging to **Sri Krishna Co-operative Housing Society Ltd.**, a Co. operative Housing Society registered under the Provisions of Maharashtra Co-operative Societies Act, 1960 vide its registration No.BOM/WHW/HSG(TC)/9208 of 1996 dated 20th January, 1996 having its registered office at Plot No.763, TPS III, CTS No.F 1524. (hereinafter referred to as the "said property").

THIS IS TO CERTIFY that for the purposes of investigating the title of M/s Samyakth Realities, a Partnership firm registered under the Provisions of Partnership Act, 1932 hereinafter called and referred to as "the said Developers", I have relied upon the following documents Viz:-

1. Property Card extract dated 15th April 2015 in respect of above captioned immoveable property.
2. Photo copy of the registration certificate of the society under the Maharashtra Co-operative Societies Act, 1960 known as Sri Krishna Co-operative Housing Society Ltd. bearing registration no.



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BOM/WHW/HSG/TC 9208 of 1996.

3. Search Report dated 15-7-2015 submitted by Mr. Rakesh Tank, Search Clerk of Shri Manoj K. Bhatia, Advocate, High Court from the office of the sub Registrar of Assurances at Mumbai, Bandra SRO from the year 1986 to 2015 (30 years) and computer records for entries from the year 2002 to 2015 in the office of Sub-Registrar of Assurances Andheri in respect of the above captioned property.
4. Development Plan remark dated 19th September 2014 bearing No. CHE/745/DPWS/HW issued by Assistant Engineer Development Plan H/W Ward, Municipal Corporation of Greater Mumbai in respect of the above captioned property.
5. Town Planning Scheme remarks dated 17th September 2014 bearing No. CHE/OP/485/TPS/R issued by Assistance Engineer (Town Planning), Municipal Corporation of Greater Mumbai in respect of the above captioned property.
6. Photo copy of Letter dated 16/12/2014 bearing No. MUMBAI/DY/H-West/1161 issued by Deputy Registrar or Co-operative Societies H-West Ward, under section 79 (A) of the Maharashtra Co-operative Societies Act, 1960 confirming appointment of M/S SAMYAKTH REALTIES for redevelopment of the above captioned property.



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7. Development Agreement dated 18th December, 2014 bearing registration no. BDR-15-616-2015 executed between SRI KRISHNA CO-OPERATIVE HOUSING SOCIETY LIMITED and Mrs. KRISHNABAI GORDHANDAS WADHWA & Others (Members of the Society) and M/s SAMYAKTH REALTIES in respect of the above captioned property.
8. Power of Attorney dated 19th January 2015 bearing No. BOR-15-617-2014 executed between SRI KRISHNA CO-OPERATIVE HOUSING SOCIETY LIMITED in favour of MR. ATUL JAIN AND MRS. RACHNA JAIN, PARTNERS OF M/S SAMYAKTH REALTIES.
9. Photo Copy of Application dated 10th July, 2015 made to City Survey Office by Prof. M. R. Wadhvani Secretary of SRI KRISHNA Co-operative Housing Society Ltd. for deletion of entry of "Government Mortgage",
10. Photo Copy of Affidavit-cum-Indemnity Bond dated 6th July 2015 executed by SRI KRISHNA Co-operative Housing Society Limited in favour of City Survey office.

i. **Original documents Verified for the Purpose of title verification:-**

1. Certified copy of Property Card extract dated 15th April 2015 in respect of above captioned immovable property.



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2. Photo - copy of the registration certificate of the society under the Maharashtra Co-operative Societies Act, 1960 known as SRI KRISHNA Co-operative Housing Society Ltd. bearing registration no. BOM/WHW/HSG/TC 9208 of 1996.
3. Search Report dated 15-07-2015 of Mr. Rakesh Tank, Search Clerk of Advocate Mr. Manoj K. Bhatia from the offices of the Sub Registrar of Assurances at Mumbai, Bandra SRO from the year 1986 to 2015 (30 Years) and computer records from the year 2002 to 2015 for entries in the office of Sub-Registrar of Assurances Andheri in respect of the above captioned property.
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5. Town Planning Scheme remarks dated 17th September 2014 bearing No. CHEIDP/485/TPS/R issued by Assistant Engineer (Town Planning, Municipal Corporation of Greater Mumbai in respect of the above captioned property
6. Photo copy of Letter dated 16/12/2014 bearing No. MUMBAI/DY/H-West/1161 of 2014 issued by Deputy Registrar of Co-operative Societies H-West Ward under section 79 (A) of the Maharashtra Co-operative Societies Act, 1960 confirming appointment of M/S SAMYAKTH REALTIES for re-



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development of the above captioned property.

7. Development Agreement dated 18th December 2014 bearing registration No. BDR-15-616-2015 executed between SRI KRISHNA CO-OPERATIVE HOUSING SOCIETY LIMITED and Mrs. KRISHNABAI GORDHANDAS WADHWA & Others (Members of the Society) and M/S SAMYAKTH REALTIES in respect of the above captioned property.

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9. Photo Copy of Application dated 10th July, 2015 made to City Survey Office by Prof.. M R Wadhvani Secretary of SRI KRISHNA Co-operative Housing Society Ltd. for deletion of entry of "Government Mortgage".

10. Photo Copy of Affidavit-cum-Indemnity Bond dated 6th July, 2015 executed by SRI KRISHNA Co-operative Housing Society Limited in favour of City Survey Office.

II. History of the root of the title:

(a) One Shree Ramanagar Co-operative Housing Society Ltd., a Co-operative Housing Society, then registered under the Bombay Societies Act, 1925 vide Registration No. B-424 of 1948 dated 15.02.1948 was seized and



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possessed of or otherwise well and sufficiently entitled to all that pieces and parcels of land or grounds bearing Plot Nos. 579, 580, 581, 582, 583, 586 588 590, 761 and 763 along with the structures standing thereon. Situate, lying and being at Village Bandra, Taluka Andheri, now in the Registration Dist. And sub Dist. Of Mumbai Suburban situated at Khar (West), Mumbai – 400 052 hereinafter referred to as the "said original society").

(b) By Order No. Mumbai/H-W/101/Shree Ramanagar Division/Year 96 dated 20th January 1996, the said original society was dissolved and simultaneously divided into 9 (nine) different societies namely (i) New Shri Ramanagar Co-operative Housing Society Ltd, (Plot No.579 and 586) (ii) Vintage Apartments Co-operative Housing Society Ltd.,(Plot No.580) (iii) Harsha Co-operative Housing Society Ltd., (Plot No.581) (iv) Prem Bhavan Co-operative Housing Society Ltd.,(Plot No.582) (v) Om Satnam Co-operative Housing Society Ltd.,(Plot No.583) (vi) Guru Darshan Co-operative Housing Society Ltd. (Plot No.588) (vii) New Rising Sun Co-operative Housing Society Ltd.,(Plot No.590) (viii) Anand Apartments Co-operative Housing Society Ltd. (Plot No.761) and (ix) Sri Krishna Co-operative Housing Society Ltd.,(Plot No.763). A true photocopy of the said order is annexed hereto and marked as Annexure "A";

(c) In pursuance of the aforesaid orders as mentioned above a new society namely SRI KRISHNA CO-OPERATIVE HOUSING SOCIETY LTD. was formed and registered under the Provisions of Maharashtra Co-operative Societies Act, 1960 vide its Registration No.



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BOM/WHW/HSG/(TC)/9208/1996 dated 20/01/1996 having its registered office at Plot No. 763 of T.P.S. III, 5th Road, Khar (West), Mumbai-400052 (hereinafter called and referred to as "the said Society") consisting of total 11 members and accordingly the said SRI KRISHNA CO-OPERATIVE HOUSING SOCIETY LTD. became the absolute owner and absolutely seized and sufficiently entitled to all that piece and parcel of land bearing Plot No. 763 of T.P.S. III having area admeasuring about 925 sq. yards equivalent to 773.40 sq. meters along-with the structures standing thereon and bearing City Survey No. F/1524 of Village Bandra, Taluka Andheri, in the Registration District and Sub-District of Mumbai Suburban and situate, lying and being at 5th Road. Khar (West). Mumbai-400052 (herein after for brevity's sake referred to as the "Said Property").

(d) The Building on the said property being more than 60 years old and in dilapidated condition and needed major structural repairs and considering the heavy cost thereof, the said SRI KRISHNA Co-operative Housing Society Ltd. considered it desirable to demolish the same and reconstruct a new building by utilizing the Plot FSI and TDR-FSI/Fungible FSI relating to and arising out of the said property.

(e) The said property being occupied by a registered co-operative housing society under the Maharashtra Co-operative Societies Act, 1960 bearing registration no. BOM/WHW/HSG/TC 9208 of 1996 namely SRI KRISHNA Co-operative Housing Society Limited has appointed M/s. Samyakth Realities as re-developer with respect to the said property (hereinafter referred to as the "said Developer").



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(f) By a Letter dated 16/12/2014 bearing No. MUMBAI/DY/H-West/1161 of 2014 issued under section 79 (A) of the Maharashtra Co-operative Societies Act, 1960, the Deputy Registrar of Co-operative Societies H-West Ward, has confirmed the appointment of M/S SAMYAKTH REALTIES for re-development of the above captioned property.

(g) The Property registered card of the said property reflects and mentions the name of one Shree Ramanagar Co-operative Housing Society Ltd. as its holder and owner and there is entry dated 19/12/1951 of Mortgage for Rs.24,000/- in name of Govt. of Bombay and another entry dated 05/08/1954 of Mortgage for Rs.4,08,000/- with other property in name of Govt. of Bombay.

(h) By an Affidavit-cum-Deed of Indemnity dated 6th July 2015 executed by Prof. M. R. Wadhvani, the present Hon Secretary of Sri Krishna Co-operative Housing society Limited, it appears that the said amount of Rs 24,000/- and the amount of Rs.4,08,000/- has already been paid by (1) Pay Order No.904183 dated 10/10/2008 for Rs.24,000/- and another (2) Pay Order No.904184 dated 10/10/2008 for Rs.4,08,000/- both drawn on IDBI Bank, Versova Branch, Andheri (West), Mumbai. The true photo copies of the said pay orders are annexed to the said Affidavit cum Deed of Indemnity dated 6th July 2015. The Receipt as issued by the Govt. for redemption is also perused by me. According to the said society the said lien/ mortgage was cleared in full and final settlement of the entire mortgage amount by and through the said Pay Orders as mentioned above. Further the said Sri Krishna Co-operative Housing Society Limited has through its said Hon'



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Secretary undertaken that if any further amounts are due and payable by the said Sri Krishna Co-operative Housing Society Ltd in respect of their said Plot no.763, the said society shall pay it immediately on demand and the said society has further indemnified and kept indemnified the City Survey Officer, Bandra and his successors in office and also the state of Maharashtra from and against any claims made or raised by any Government authority/Collector, MSO for repayment of the aforesaid dues in respect of the Plot bearing No. 763, with C.T.S. No. F/1524 of Village Bandra and to repay the said amounts if demanded pursuant to the said mortgage and have indemnified and kept indemnified the said City Survey Officer, Bandra and its successors in office and the State of Maharashtra against all costs, charges and expenses that they may suffer or incur on account of the deletion of the entries of the said encumbrances/mortgages in respect of the property bearing C. T.S. No. F/1524 of Village Bandra.

f) The said SRI KRISHNA Co-operative Housing Society Ltd. granted the development rights in respect of the said Property to the Developers i.e. SAMYAKTH REALTIES under the Development Agreement dated 18th December 2014 bearing registration no. BDR-15-616-2015, interalia demolishing the existing building and constructing new building on the said plot of land by consuming/utilizing F.S.I. of the said Plot and additional F.S.I. permitted either by way of TDR including Fungible FSI or in any other mode as may be permitted from time to time due to change in the DRC rules and policy at or for the Valuable consideration and upon the terms and conditions therein mentioned.



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g) The said **SRI KRISHNA Co-operative Housing Society Ltd.** has also granted Power of Attorney dated 19th January 2015 in favour of Mr. ATUL B. JAIN and Mrs. RACHNA A. JAIN, Partners of M/s. SAMYAKTH REALTIES which Power of Attorney was duly registered under S. No. BSE-15/617 of 2015.

h) As per Search Report dated 15-07-2015 of Mr. Rakesh Tank, Search Clerk of Advocate Shri Manoj K. Bhatia, no adverse entries are found from the office records of the Sub Registrar of Assurances at Mumbai, Bandra SRO from the year 1986 to 2015 (30 years) and from year 2002 to 2015 in computer records for entries in the office of Sub-Registrar of Assurances Andheri in respect of the above captioned property.

III. FINAL CERTIFICATE

ON THE BASIS of verification of the above referred documents and Search taken of the records in the Office of the sub Registrar at Old custom House and Bandra, **I HEREBY CERTIFY** that the Developers M/s SAMYAKTH REALTIES are fully authorized to develop the said Property of M/s SRI KRISHNA CO-OPERATIVE HOUSING SOCIETY LTD.

I FURTHER CERTIFY that the said Property of SRI KRISHNA CO-OPERATIVE HOUSING SOCIETY LTD. is having a clear and marketable title free from any kind of third party rights, title and interest on the said property or any part thereof.



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Hence this TITLE CERTIFICATE is issued at the request of Mr. ATUL B JAIN and Mrs. RACHANA JAIN, Partners of M/s SAMYAKTH REALTIES and is addressed to Mr.ATUL B JAIN and Mrs. RACHANA A. JAIN, Partners of Ms SAMYAKTH REALTIES only..

THE SCHEDULE OF THE PROPERRTY ABOVE REFERRED TO:

All that piece and parcel of land admeasuring 925 square yards, equivalent to 773.40 sq.meters or thereabouts being C.T.S. No. F/1524, Village Bandra, together with building standing thereon known as "SRI KRISHNA" situated, lying and being at Plot No.763 of TPS III, 5TH Road, Khar (West), Mumbai 400 052 in the Registration dist. And sub Dist. Of Mumbai Suburban,

DATED THIS 17th DAY OF JULY, 2015.

MAHENDRA C. JAIN



ADVOCATE AND SOLICITOR