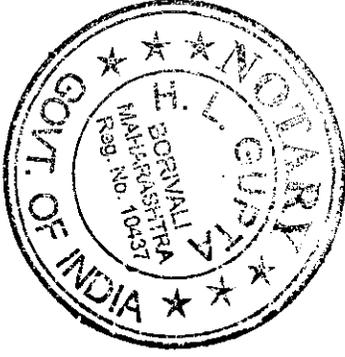


MISS BHANU KANTILAL RASPUTRA

ADVOCATE, SOLICITOR & NOTARY .

B/603, 6th floor, Orbit Tower, Plot No.236-A, Garodia Nagar Service Road, Garodia Nager,
Ghatkopar (East), Mumbai 400 077. P.No.9820185379

TO WHOMSOEVER IT MAY CONCERN



TITLE CERTIFICATE

Ref: All that piece and parcel of land or ground with structure, Hutments, building standing thereon situate at lying and being at land bearing Survey No. 30, Hissa No. 2 and Survey No. 31, Hissa No.1, corresponding CTS No. 403 to 441 with upon numbers admeasure 26107.2 sq. mtrs., or thereabouts as per P.R. Cards of Village Kurar, Taluka Borivali within Mumbai Suburban District (hereinafter for the sake of brevity said land and structure collectively referred to as " the said Property").



Under instruction of M/S MAULI SAI DEVELOPERS PVT. LTD, the Registered Company, registered under the provisions of the Indian Company Act, 1956 having its office address at 1st Floor, Mauli Plaza, Mauli Bharat Udyog Nagar, Beside Sainath Industrial Estate, Land Mark Pravasi Industrial Estate, kotkar Road, Goregaon (East), Mumbai- 400 063, I have investigated the title of the captioned referred property as under:

1. I have seen certified notarized true copies of the following documents as mentioned below for Investigation of Title in respect of referred property:-
 - a. P.R. Cards,
 - b. 7/12 extracts,
 - c. Indenture dated 13th Jun 1975 being conveyance is duly registered with Sub-Registrar of Assurance under Sr. No. 2814 dated 21/07/1975 in favour of the purchaser Sitaram Bhalchandra Sukthankar ,

Bhanu Rasputra



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- d. Probate from the Hon'ble High Court vide petition number 826 of 2002 on dated 24th January 2003 by Keshub Mahindra being the surviving executor of the last Will of late Sitaram Bhalchandra Sukthankar dated 2nd May 1975,
- e. Deed of Transfer dated 29th January 2003 registered on 31.01.2003 under no. 705 of 2003 as per said Will dated 2nd May 1975 in the favour of Ranjan Sitaram Sukthankar (Mrs Rajan Mitchell) and Roopa Sitaram Sukthankar,
- f. Conveyance dated 10th March, 2006 executed by Owners Ranjan Sitaam Sukthankar (Mrs. Ranjan Mitchell) and Roopa Sitaram Sukthankar in the favour of MAULI SAI DEVELOPER PVT. LTD. registered on 18th March, 2006 under no.BDR10- 01962 -2006,

2. The title of the referred property flows as under:-

- a. I have gone through P.R. Cards and 7/12 extracts and the Indenture dated 13th June 1975 entered into between Shantaram Bhalchandra Sukthankar who is shown as Vendor therein and Sitaram Bhalchandra Sukthankar who is shown as Purchaser therein, Wherein the vendor sold, assigned, transferred, conveyed all his rights, title, interest in respect of the various properties including the land mentioned in the reference herein above .
- b. That there recital in Indenture dated 13th June, 1975 that the referred land originally belong to one Shri Bhalchandra Sitaram Sukthankar who died on 6th April, 1940, leaving a Will dated 30th March 1940 wherein he appointed his wife late Dr. Malinibai as sole executrix, that the said late Dr. Malinibai was granted probate by Hon'ble High Court however before the said property as schedule herein under left by the deceased Bhalachandra Sitaram Sukthankar the sole executrix Dr. Malinibai died in London on 16th April 1955 and

B. Rasputra



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therefore the said unadministrated property and credits of the deceased Bhalchandra Sitaram Sukthankar was vested in the Shantaram Bhalchandra Sukthankar and Sitaram Bhalchandra Sukthankar as administrator as he bonis of the estate of deceased by virtue of deed transfer dated 10th March 1960 and rectification dated 15th January 1967 by John Vishnu Boing Sukthankar and Lalnath Vishnu Sukthankar. That the Indenture dated 13th Jun 1975 being conveyance is duly registered with Sub-Registrar of Assurance under Sr. No. 2841 dated 21/07/1975 thereby the purchaser Sitaram Bhalchandra Sukthankar became the absolute sole owner of the property mentioned in the schedule hereunder written.



c. That the said Sitaram Bhalchandra Sukthankar died on 18th February 1999 leaving behind him a Will dated 2nd May 1975 wherein he bequeath all his immovable property including property mentioned in the schedule herein to his wife Usha Sitaram Sukthankar and his two daughters Ranjan Sitaram Sukthankar (Mrs. Ranjan Mitchell) and Roopa Sitaram Sukthankar, late Sitaram Bhalchandra Sukthankar appointed Keshub Mahindra and his wife Usha S. Sukthankar as the executor of his last Will, that his wife Usha S. Sukthankar also died on 22nd November 2002 and Keshub Mahindra being the surviving executor of the last Will of late Sitaram Bhalchandra Sukthankar dated 2nd May 1975 obtained probate from the Hon'ble High Court vide petition number 826 of 2002 on dated 24th January 2003 and by Deed of Transfer dated 29th January 2003 the said Keshub Mahindra transferred, conveyed all immovable property including property herein mentioned in the Schedule of deceased as per said Will dated 2nd May 1975 in the

H. L. Rasputra

