



Khan Mohammed Naseem

B. A., D.L.L. & L.W., B.L.S., LL. B.

Advocate High Court

Mob.: 9321030708
9082734254

4th Floor, Bombay Advocates Association, Small Cause Court, Bandra (E) Branch,
A. K. Marg, Bandra (East), Mumbai - 400 051.

Ref. No.: 07/2022

Date : _____

CERTIFICATE OF TITLE

TO WHOMSOEVER IT MAY CONCERN

I, the undersigned Advocate, authorized to practice in the State of Maharashtra, India, having an established office at, 4th Floor, Bombay Advocates Association, Small Causes Court, Bandra Branch, A. K. Marg, Bandra (E), Mumbai – 400051, being familiar with the Land Records, Court Records and other records related to Title Search have examined the records in respect of all that piece and parcel of Land, hereditaments and premises together with fully tenanted structure/ building standing thereon and known as Jay Niketan (since demolished), situate lying and being at Junction of 1st Road (now renamed as Chitrakar Dhurandar Marg) and 16th Road at Khar in the village of Danda in the South Salsette Taluka of the Bombay Suburban District of Bombay City and Bombay Suburban containing by admeasurement 1128 square yards equivalent to 943.10 square meters or thereabouts being Plot No. 509 in the suburban Scheme No. VII, Khar, Danda bearing Mutation No. 2183 in the Registrar of the Records of Rights and the said buildings and structures are assessed by the Municipality of Bandra under H/ West Ward No. 4598, Khar Scheme, bearing C.T.S. No. E/ 176 to E/ 179, Village Bandra and bounded as follows:

On or towards the North by : By Plot No. 510 of the said Scheme;

On or towards the South by : By 1st Road (now known as Chitrakar Dhurandar Marg);

On or towards the East by : By Plot Nos. 513 and 514A of the said Scheme;

On or towards the West : By 16th Road. (hereinafter referred to as *the said property*)



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That may relate to the title and encumbrances thereon of the land herein described, for a period covering at least 45 years and I certify that said record disclose the following :

CHAIN OF TITLE

- A. By Deed of Conveyance dated 15/06/1981, registered with the Sub-Registrar of Assurance at Mumbai, under Serial No. BOM/ S/ 1733/ 1981 dated 14/05/1981, executed between Mr. Vasudeo Ganpat Jaykar, therein referred to as the Vendor and Mr. Yusuf M. Lakdawala, therein referred to as the Purchaser, the Vendor therein sold to the Purchaser therein, all that piece or parcel of land with fully tenanted building, messuages, tenements standing thereon situated at Junction of 1st Road (now renamed as Chitrakar Dhurandhar Marg) and 16th Road at Khar in the village of Danda in the South Salsette Taluka of the Bombay Suburban District of Bombay City and Bombay Suburban containing by admeasurement 1195 square yards equivalent to 999.02 square meters or thereabouts being Plot No. 509 in the suburban Scheme No. VII, Khar, Danda bearing Mutation No. 2183 in the Registrar of the Records of Rights and the said building and structures are assessed by the Municipality of Bandra under H/ West Ward No. 4598, Khar Scheme, bearing C.T.S. No. E/ 176, E/177, E/178 and E/ 179, Village Bandra on the terms and condition mentioned therein.
- B. Mr. Yusuf M. Lakdawala is therefore seized and possessed of and well and sufficiently entitled to sell and transfer all that piece or parcel of land and ground, hereditaments including the fully tenanted structure standing thereon more particularly described in the schedule written hereunder.



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C. By Deed of Conveyance dated 23/08/2007, registered with the Sub-Registrar of Assurance at Mumbai, under Serial No BDR-1 / 10017 / 2007 dated 23/08/2007 executed between Mr. Yusuf M. Lakdawala therein referred to as the Vendor and M/s. Pranay Constructions a partnership Firm (now known as M/s. Next Constructions), registered under the provision of the Indian Partnership Act, 1932 and having its registered office address Flat No. 301, 3rd Floor, Kohinoor Co-operative Housing Society Limited, 24th Road, T.P.S. III, Opp. Body Opus, Khar (West), Mumbai – 400052 at the time of registration of the deed, (at present having their office address at 1st Floor, Delphin House, Survey No. 273, Hissa No. 1, CTS No. C/1481, Carter Road, Bandra (West), Mumbai- 400050), therein referred to as the Purchaser, wherein Mr. Yusuf M. Lakdawala, the Vendor had agreed to convey to the Purchaser by way of absolute sale and conveyance to them the said piece or parcel of land and ground, hereditaments including fully tenanted structure standing thereon and premises more particularly described in the Schedule hereinunder written and the inheritance thereof.

FINDINGS AND CONCLUSION:

- 1) I have investigated the title of M/s. Next Constructions earlier known as M/s. Pranay Constructions and I have perused all the aforesaid documents as stated in chain of title submitted to me by M/s. Next Constructions in respect of the said property and it is observed that the good and marketable title of the said property and the land thereon vests as per the City Survey in the name of Mr. Vasudeo Ganpat Jaykar.
- 2) Mr. Yusuf M. Lakdawala had purchased the said property from Mr. Vasudeo Ganpat Jaykar by Deed of Conveyance dated 15/06/1981,



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registered with the Sub- Registrar of Assurance at Mumbai, under Serial No. BOM/ S/ 1733/ 1981 dated 14/05/1981 and therefore Mr. Yusuf M. Lakdawala was well seized and possessed of and sufficiently entitled and became the absolute owner/ landlord of the said property more particularly described in the schedule written hereunder.

- 3) Further as per the entry in Property Rule Card 56.10 square meter area setback area for road widening and which is required to handover to the MCGM.
- 4) Therefore with the execution of the aforesaid Deed of Conveyance dated 23/08/2007 bearing registration no. BDR-1/10017/2007 the property more particularly described in the Schedule herein underwritten by Mr. Yusuf M. Lakdawala original owner shall vest with M/s. Pranay Constructions, partnership firm (now known as M/s. Next Constructions), having its registered address at 1st Floor, Delphin House, Near Rizvi College, Survey No. 273, Hissa No. 1, Carter Road, CTS No. C/1481, Bandra (West), Mumbai-400050.
- 5) The said M/s. Pranay Constructions have changed their name via Deed of Variation dated 13/01/2010 to M/s. Next Constructions and accordingly the said change had been incorporated and recorded in the records such as PAN Card etc.
- 6) As per the mutation entry on Property Rule Card via entry no. 6116 dated 14/01/2020 the name of Mr. Yusuf M. Lakdawala had been mutated and via entry no. 6117 dated 14/01/2021 on Property Rule Card the name of M/s. Pranay Constructions had been incorporated and as per records no



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objection as to any entry found by me in the Office of the City Survey Office- Bandra.

- 7) Further as per the mutation entry no. 6219 dated 22/06/2020 the name of M/s. Next Constructions had been mutated (incorporated) for all the C.T.S. nos. which are E/176, E/177, E/178 and E/179 in the Property Rule Card of the said property and as per records no objection or any proceeding, objections as to these entries has been found by me in the City Survey Office, Bandra and also no such objections, proceedings, applications are pending with any of the Office of Government Authority.
- 8) Further I have checked the records with the Small Causes Court, Bandra Branch, Mumbai, and City Civil Court (Dindoshi – Borivali Division) and the records of the Hon'ble Bombay High Court and I found that no cases, litigation, application is pending regarding the Title of M/s. Next Constructions with regards to the said property in these courts.

I therefore certify that the title of M/s. Next Constructions as an Owner and Landlord of the property described in the schedule hereunder written is clear and marketable and free from reasonable thoughts and encumbrances and further M/s. Next Constructions is entitled to develop, redevelop and otherwise dispose of the said property.

THE SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of Land, hereditaments and premises together with fully tenanted structures/ buildings standing thereon situate lying and being at Junction of 1st Road (now renamed as Chitrakar Dhurandhar Marg) and 16th



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Road at Khar in the village of Danda in the South Salsette Taluka of the Bombay Suburban District of Bombay City and Bombay Suburban containing by admeasurement 1128 square yards equivalent to 943.10 square meters or thereabouts being Plot No. 509 in the suburban Scheme No. VII, Khar, Danda bearing Mutation No. 2183 in the Registrar of the Records of Rights and the said buildings and structures are assessed by the Municipality of Bandra under H/ West Ward No. 4598, Khar Scheme, bearing C.T.S. No. E/ 176, E/ 177, E/178 and E/ 179, Village Bandra and bounded as follows:

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Dhurandar Marg;
On or towards the East by : By Plot Nos. 513 and 514A of the said
Scheme;
On or towards the West : By 16th Road.

Thanking you,

Yours Faithfully,

Khan Mohammed Naseem
Advocate High Court
Bandra Court A. K. Marg,
Bandra East Mumbai - 400 051
(Advocate)

Place : Mumbai.

Date : 10/01/2022