

PREETI BRAHMANIA
B.Sc., M.B.B.S (A.M), L.L.M, C.S.
ADVOCATE & LEGAL CONSULTANT

Ex-Officer - Indian Air Force

Visiting Faculty - University of Mumbai

TO WHOMSOEVER IT MAY CONCERN

Sub : Property bearing Cadastral Survey No. 564 of Mahim Division admeasuring 1300.18 sq.mtrs i.e. 1555 sq. yards situated at S.B. Marg, Tulsi Pipe Road, Mahim, Mumbai 400 016 of Mahim Division within the Fort of Bombay in the Registration District and Sub- district of Bombay and Final Plot No. 273 of Town Planning Scheme Mahim No. III and registered in the books of Collector of Land Revenue under Old No. 72, 122, 124 and 396 New No.12887, Old Survey No. Nil and New Survey No. 178 (hereinafter referred to as "the said property").

1. This is in furtherance to the earlier Title certificate dated 4th November 2011 issued by me. A copy of which is annexed herewith as **Annexure "A"**.
2. The name of Ruparel Estates (India) Private Limited has been reflected as "the Owner" in the Column of the Holder in the Extract of Property Register Card in respect of the Property.
3. Subsequent to the issuance of the above mentioned Title Certificate, Ruparel Estates (I) Pvt. Ltd. have applied for and have obtained Intimation of Disapproval ("I.O.D.") dated 20th April, 2013 bearing No. EB/6279/GN/A and the Commencement Certificate dated 8th October 2013, bearing No. EEBPC/6279/GN/A from the Municipal Corporation of Greater Mumbai for construction of the proposed new building on the said Property.
4. I have perused the photo copies of the above mentioned documents. I have not issued any fresh public notice since the issuance of the earlier certificate till date nor have I taken any further search in respect of the said property.
5. Save & except the aforesaid documents I have not perused any other documents.
6. On the basis of the aforesaid documents, Ruparel Estates (I) Pvt. Ltd. appears to have free, clear and marketable title to the said property and is entitled to carry out the development of the proposed building on the said Property.

Dated this 10th day of April 2014


Ms. Preeti Brahmnia
Advocate

Encl : As above

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This is to record that for the purpose of investigating the title of Ruparel Estates India Pvt. Ltd. to property bearing Cadastral Survey No. 564 of Mahim Division admeasuring 1300.18 sq.mtrs i.e. 1555 sq. yards with building standing thereon and known as "Nair Mahal" and situated at S.B. Marg, Tulsi Pipe Road, Mahim, Mumbai 400 016 of Mahim Division within the Fort of Bombay in the Registration District and Sub- district of Bombay and Final Plot No. 273 of Town Planning Scheme Mahim No. III and registered in the books of Collector of Land Revenue under Old No. 72, 122, 124 and 396 New No.12887, Old Survey No. Nil and New Survey No. 178 (hereinafter referred to as "THE SAID PROPERTY"), I have relied on the searches taken with the Sub-Registrar of Assurances at Bombay for the year 1947 to 2006 (for 60 years) and search taken with the Sub-Registrar of Assurances at Bombay for the year 2006 to 2010 (for 5 years) through search clerk, Mr. N. D. Rane.

1. I have perused the Revenue Records viz., Certified True copy of the extract of the Property Registered Card. The Property Card in respect of the said property shows the names of the said Govind P. Nair, Prakashini Govindam Khitty Menon and Jayshree Nair, being the trustees of G. P. Nair Family Trust as the Owners of the said Property. A photo copy of the Property Registered Card is annexed hereto and marked as ANNEXURE "A".
2. M/s. Markand Gandhi & Co., Advocates & Solicitors, have caused a public notice inviting claims in respect of the said property published in newspapers namely in Free Press Journal and Kalakamudi on 22nd August 2006 and 24th August 2006 respectively. I have relied upon the Letter dated 3rd October 2011 issued by M/s. Markand Gandhi and Co., Advocates & Solicitors, whereby they have confirmed that they have not received any claims till date in pursuance to the said public notices. I have not issued any public notice in respect of the said Property thereafter.
3. The said property is not under any reservation under the development plan save and except as stated shown in the D.P. Remark dated 22 October 2008.

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bearing Nos. CHE/759/DPCity/G/N. A photo copy of the D. P. Remark with the Plan is annexed hereto and marked as ANNEXURE "B".

4. The T.P. Remark dated 24th October 2008 bearing Nos. CHE/DP/575/TPS/R shows that the user of said Property is Residential with shopping fronting Senapati Bapat Marg (Tulsi Pipe Road) and the said Property is not affected by Town Planning Road. However the same is affected by future road widening of Senapati Bapat Marg (Tulsi Pipe Road). A photo copy of the T. P. Remark with the Plan is annexed hereto and marked ANNEXURE "C".
5. The Photo copy of search report dated 1st September 2006 reflects that some of the pages of Index II for the years 1965, 1971, 1973, 1974, 1976, 1977, 1979 to 1981 and 1998 are torn and computer books are not maintained properly from the year 2002 onwards. I have relied on the photo copy of the search report as it stands, a copy of the said Search Report is annexed hereto as ANNEXURE "D".
6. The facts as far as the said Property is concerned as they appear are as under:-
 - (a) Prior to 1970, one G.P. Nair Family Trust was the owner of the said property.
 - (b) By a Deed of Conveyance dated 16th July 2008 duly registered with the Sub-Registrar of Assurances at Bombay BBE/5110/2008 on 29th July 2008 made and entered into between the said G.P. Nair Family Trust through its trustees, (1) Smt. Prakashini Govindan Kutty Menon and (2) Smt. Jayshree Gopkumar Nair (formerly Jayshree Parmeshwar Nair), (therein referred to as "the Vendors"), of the First Part and (1) Smt. Prakashini Govindankutty Menon, (2) Smt. Jayashree Gopkumar Nair (formerly Jayashree Parameshwar Nair), (3) Smt. Radha Jayakumar Nair (formerly Kum. Radharani Menon), (4) Ms.. Kartihka Gopkumar Nair, (5) Ms.. Purnima Gopkumar Nair, (6) Kum. Padma Suresh Kaimal Nee Govindankutty

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Padmakumari Menon and (7) Kum. Lakshmi Gopakumar Nair, (therein referred to as "the Confirming Party"), of the Second Part and Ruparel Estates India Pvt. Ltd., (therein referred to as "the Purchasers"), of the Third Part, the Vendors therein have, with consent and confirmation of the Confirming Party therein have sold, conveyed, transferred and assigned the said Property to Ruparel Estates India Pvt. Ltd., for the consideration and on the terms and conditions set out therein.

- (c) By Deed of Rectification dated 1 November 2011, duly registered with the Sub-Registrar of Assurance under serial no BBE-3/10160/2011 on 11 November 2011 made and entered by and between (1) Smt. Prakashini Govindan Kutty Menon, (2) Smt. Jayashree Gopkumar Nair (Formerly Jayashree Parmeshwar Nair), being the only then trustees of the G. P. Nair Family Trust, (therein referred to as "the First Vendors") of the First Part and (1) Smt. Prakashini Govindan Kutty Menon, (2) Smt. Jayashree Gopkumar Nair (formerly known as Jayashree Parmeshwar Nair, (3) Smt Radha Jayakumar Nair (formerly known as Kum. Radharani Nair) (4) Kartika Gopkumar Nair, (5) Purnima Gopkumar Nair, (6) Padma Suresh Kaimal Nee Govindankutty Padmakumari Menon, (7) Lakshmi Gopkumar Nair, being the only beneficiaries of G. P. Family Trust, (therein referred to as "the Second Vendors") of the Second Part and Ruparel Estates India Pvt. Ltd., (therein referred to as "the Purchasers"), of the Third Part, the Deed of Conveyance dated 16 July 2008 was duly rectified as more particularly setout therein.

7. i have perused the following documents:

- i. Certified True copy of Property Register Card in respect of the said Property.
- ii. Photocopy of Public Notice published in Free Press Journal and Kalakamudi on 22nd August, 2006 and 24th August 2006 respectively in respect of the said Property.
- iii. Photocopy of Search Report dated 1st September 2006 in respect of the said Property.

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- iv. Certified True copy of Deed of Conveyance dated 16th July 2008, duly registered with the Sub-Registrar of Assurances at Bombay BBE/5110/2008 on 29th July 2008 made and entered into between the said G.P. Nair Family Trust through its trustees, (1) Smt. Prakashini Govindan Kutty Menon and (2) Smt. Jayshree Gopkumar Nair (formerly Jayshree Parmeshwar Nair), (therein referred to as "the Vendors"), of the First Part and (1) Smt. Prakashini Govindankutty Menon, (2) Smt. Jayashree Gopkumar Nair (formerly Jayashree Parameshwar Nair), (3) Smt. Radha Jayakumar Nair (formerly Kum. Radharani Menon), (4) Ms. Kartihka Gopkumar Nair, (5) Ms. Purnima Gopkumar Nair, (6) Kum. Padma Suresh Kaimal Nee Govindankutty Padmakumari Menon and (7) Kum. Lakshmi Gopkumar Nair, (therein referred to as "the Confirming Party"), of the Second Part and Ruparel Estates India Pvt. Ltd. (therein referred to as "the Purchasers"), of the Third Part, in respect of the said Property.
- v. Photocopy of Deed of Rectification dated 1 November 2011, duly registered with the Sub-Registrar of Assurance under serial no BBE-3/10160/2011 on 11 November 2011 made and entered by and between (1) Smt. Prakashini Govindan Kutty Menon, (2) Smt. Jayashree Gopkumar Nair (Formerly Jayashree Parmeshwar Nair), being the only then trustees of the G. P. Nair Family Trust, (therein referred to as "the First Vendors") of the First Part and (1) Smt. Prakashini Govindan Kutty Menon, (2) Smt. Jayashree Gopkumar Nair (formerly known as Jayashree Parmeshwar Nair, (3) Smt Radha Jayakumar Nair (formerly known as Kum. Radharani Nair) (4) Kartika Gopkumar Nair, (5) Purnima Gopkumar Nair, (6) Padma Suresh Kaimal Nee Govindankutty Padmakumari Menon, (7) Lakshmi Gopkumar Nair, being the only beneficiaries of G. P. Family Trust, (therein referred to as "the Second Vendors") of the Second Part and Ruparel Estates India Pvt. Ltd., (therein referred to as "the Purchasers"), of the Third Part.
- vi. Photocopy of D.P. Remark dated 22nd October 2008 bearing Nos. CHE/759/DPCity/G/N, in respect of the said Property

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vii. Original T.P. Remark dated 24th October 2008 bearing Nos. CHE/DP/575/TPS/R in respect of the said Property.

viii. Original Letter dated 03.10.11 October 2011 of M/s. Markand Gandhi & Co., Advocates & Solicitors.

Save and except the aforesaid documents, I have not perused any other documents.

8. On the basis of the aforesaid documents & what is aforesaid, Ruparel Estates India Pvt. Ltd., appears to have a free, clear and marketable title to the said Property.

Note : The Originals of documents mentioned in above paras were not available during the course of investigation hence the present Title Report is drawn up on the bases of the photo copies of the above mentioned documents and the search taken at office of Sub-Registrar's of Assurance at Bandra through the search clerk.

Dated this 4th day of November, 2011.



Preeti Brahmnia
Advocate