

SHARAD WAKCHOURE

Advocate, High Court, Mumbai

Resi: Flat No. 1403, 14th Floor, D-Wing,
Shri Laxminarayan Building,
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Mumbai - 400 009.

Office: C/o. M/s. Kishore Thakordas & Co.
29/41, Tamarind Lan, 1st Floor,
Rajabhadur Compound,
Fort, Mumbai - 400 023.

Fax No. 022-22641825

Mob. No. 8080101388

Correspondence only with the Office Address

TITLE CERTIFICATE

To,

M/s. Vardhan Associates
G-7, Surya Mahal,
Ground Floor, 5,
Burjorji Bharucha Marg,
Off. N.M. Road, Fort,
Mumbai 400 023

Respected Sir,

Re: Property bearing New Survey No.329, Hissa No.1 vide C.T.S. No.432,432/1 to 51, admeasuring 1418.20 sq. mtrs or thereabouts known as "ChikalWadi" situate, lying and being at Pandit Solicitor Road, off. Ranisati Marg, Malad (E), Taluka - Borivali, Mumbai - 400 097.

M/s. Vardhan Associates. Owners & Developers

Pursuant to your instruction, I have investigated your title to the above referred property more particularly described in the schedule hereunder written.

1. One Vishnu Bhatkhande (hereinafter called 'the Original Owner') was seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land and ground bearing New Survey No.329, Hissa No.1 vide C.T.S.No.432, 432/1 to 51 (Admeasuring 1418.20 Sq. Meters as per Property Card) situate, lying, being at Pandit Solicitor Road, off. Ranisati Marg, Malad (E), Taluka - Borivali,

B

Mumbai - 400097, together with the structures standing thereon known as "ChikalWadi" and more particularly described in the Schedule hereunder written (hereinafter referred to as **"The Said Property"**).

2. The Original Owner died on or about 19-09-1936 leaving his Last Will & Testament dated 03-06-1931, thereby bequeathing all his remainder property including the said property to his brother Mr. Hari Narayan Bhatkhande.

3. The said Mr. Hari Narayan Bhatkhande died on or about 20.06.1937, leaving his Last Will & Testament, dated 27-11-1935 thereby bequeathing inter alia the said property to his son Mr. Dattatray @ Kedar Hari Bhatkhande for his life term i.e. life interest and then to his sons absolutely in equal shares (i.e. Madhav, Keshav & Prabhakar) while providing for right of maintenance to his wife Smt. Ramabai under the said Will.

4. The said Mr. Dattatray Hari Bhatkhande died intestate on or about 10.12.1943 leaving behind him, his widow Smt. Ramabai, three sons the said Madhav Bhatkhande, Keshav Bhatkhande & Prabhakar Bhatkhande, being the only legal heirs and/or representatives according to the law by which he was governed at the time of his death.

5. The said Madhav Bhatkhande and Keshav Bhatkhande filed a Petition in the High Court of Judicature at Bombay, being T.I.J. Petition No.319 of 1950 and Letters and Administration with the said Will



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annexed thereto were granted to them on 03-11-1959 in respect of the said Last Will & Testament of the deceased late Hari Narayan Bhatkhande. In the premises the said Madhav Keshav and Prabhakar became entitled to the said property.

6. By three separate Deeds of Conveyance, all dated 18-10-1994 and registered with the office of Joint Sub-Registrar of Assurances Borivall, Mumbai) under Serial Nos. BDR-2/1249 of 1994, BDR-2/1251 of 1994 and BDR-2/1253 of 1994 respectively the said (1) Madhav Bhatkhande (2) Keshav Bhatkhande And (3) Prabhakar Bhatkhande, being the Vendors therein granted, conveyed and transferred (with the consent and confirmation of the said Smt. Ramabai and their respective wives and children) unto the said Mr. Kamalkant Murlidhar Sharma, being the Purchaser therein and the Vendor herein their respective undivided share, right, title, interest in the said property and more particularly described in the Schedule hereunder written.

7. In the premises, the said Mr. Kamalkant Murlidhar Sharma was seized and possessed of or otherwise well and sufficiently entitled to the said property and more particularly described in the Schedule hereunder written.

8. As the previous Owner was intending to sell and transfer the said property, M/s. Vardhan Associates (The Present Owners) negotiated with them for purchasing and acquiring the said property. However, before purchasing the same the present Owners taken search in respect of the said property from 1971 to 2010 wherein the title of the previous Owner in respect of the said property was marketable, free

encumbrances and reasonable doubts. You had also issued Public Notices in three Newspapers, i.e. Free Press Journal (English), Navshakti (Marathi) and Janmabhoomi (Gujarati) on 3rd May, 2010 inviting claims and objections from the general public in respect of the said property, however did not receive any claim or objections pursuant to the said Public Notices.

9. Pursuant to the same, by Deed of Conveyance dated 10th June 2010, the said Mr. Kamalkant Murlidhar Sharma as the Vendor and M/s. Vardhan Associates as the Purchasers duly registered with the office of Sub-Registrar of Assurance under Serial No. BDR-11/05474-2010, on 10th day of June, 2010. the said Vendor did thereby sell, convey and transfer the said piece or parcel of land and ground bearing New Survey No.329, Hissa No.1 vide C.T.S.No.432, 432/1 to 51 (Admeasuring 1418.20 Sq. Meters as per Property Card) situate, lying, being at Pandit Solicitor Road, off. Ranisati Marg, Malad (E), Taluka - Borivall, Mumbai - 400097 together with the structures standing thereon known as "ChikalWadi" and more particularly described in the Schedule hereunder written for consideration and on terms and conditions more particularly contained therein.

10. Thereafter the Property Card in respect of the said property has been duly mutated in your name i.e. M/s. Vardhan Associates, the present Owners.

11. Accordingly you are seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land and ground bearing New Survey No.329, Hissa No.1 vide C.T.S.No.432, 432/1 to



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51 (Admeasuring 1418.20 Sq. Meters as per Property Card) situate, lying, being at Pandit Solicitor Road, off. Ranisati Marg, Malad (E), Taluka - Borivall, Mumbai - 400097., together with the structures standing thereon known as "ChikalWadi" and more particularly described in the Schedule hereunder written as absolute Owners thereof.

12. The said property described in the schedule hereunder written comprises several structures in occupation of the Occupants/ protected Structure Holders which have been demolished now for redevelopment.

13. The record reflect that the said property was declared as a Slum Area and censused under section 4(1) of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment Act) 1971 as amended upto date vide Notification No. SAA/MALAD/67 dated 30th September, 1986.

14. The inhabitants/occupants of the said property have formed Society in the name of Omkareshwar (S.R.A.) CHS Ltd. (Registration No. MUM/SRA/HSG/(T.C)12630) and appointed you as Developers/ Promoters to implement the Slum Rehabilitation Scheme under D.C.R. 33(10) amended from time to time on the said property and executed the Development Agreement and Irrevocable Power of Attorney both dated 26th November, 2011 and for redevelopment in your favour. Thus, you are absolutely entitled to develop and implement Slum Rehabilitation Scheme under D.C.R. 33(10) on the said property more particularly described in the Schedule hereunder written.

15. Pursuant thereto you have obtained the following approvals;

- (i) Letter of Intent (LOI) bearing No.SRA/ ENG/ 2649/ PN/PL/LOI dated 18th October, 2013 in respect of the said property.
- (ii) Intimation of Approval ("IOA") bearing No.SRA/ENG/ 3244/PN/PL/AP dated 24th day of September, 2015 in respect of Rehab building namely Omkareshwar (SRA) CHS LTD.
- (iii) Revised Letter of Intent (LOI) as per DCPR 2034 bearing No.SRA/ENG/2649/PN/PL/LOI dated 9th day of December, 2019 in respect of the said property.
- (iv) Amended Intimation of Approval ("IOA") for Non-Composite building bearing No.SRA/ ENG/2344/PN/PL/AP dated 18th day of December, 2019 in respect of Sale Wing - "A" namely **Vardhan Royale** and Rehab Wing - "B" namely "Omkareshwar SRA CHS. Ltd..
- (v) Commencement Certificate ("CC") bearing No. SRA/ ENG/3244/PN/PL/AP dated 7th day of January, 2019 in respect of the rehab Wing- "B" namely "Omkareshwar (SRA) CHS LTD". which is further endorsed on 14th day of January, 2020 and wherein the C.C is converted from rehab building (B Wing) into non composite building consisting of Sale Wing "A" and Rehab building Wing "B" and to grand full CC to Rehab Wing "B" (Basement,



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Ground and 20 upper floors), including Over Head Water Tank (O.H.W.T.) and Lift Machine Room (L.M.R.), as per approved amended plans dated 18.12.2019.

- (vi) Commencement Certificate ("CC") bearing No.SRA/ENG/3244/PN/PL/AP dated 7th day of January, 2019 further endorsed on 18th day of February, 2020 wherein C.C is granted for work upto Plinth Level Wing-A namely "Vardhan Royale" for non-composite building as per approved amended plans dated 18.12.2019.

16. I have perused the Title Deeds pertaining to the above referred property, the Property Register Card, Revenue Records, Search Report taken with the office of Sub-Registrar of Assurances at Mumbai, Public Notices and approvals and sanctions granted by SRA and other Concerned Authorities in respect of the said property and on the basis thereof I am of the opinion and do hereby certify that you have a clear and marketable title free of encumbrances and reasonable doubts to the said property described in the schedule hereunder written and are entitled to redevelop the same and/or to mortgage the same for obtaining and availing loan facility and/or creating third party rights in respect of the said property/premises to be constructed in the sale portion area of the said property.

THE SCHEDULE HEREINABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground togetherwith the structures standing thereon known as "ChikalWadi" (assessed to MMC property taxes vide No.P-6991(3)/29/4B, P-6991/29/4, P-6992(2)/



29/5A, P-6994/29/7, P-6995(2)/29/B, and P-6996/29/8 bearing Old Survey No.239 and New Survey No.329, Hissa No.1 vide C.T.S.No.432, 432/1 to 51 (Admeasuring 1418.20 Sq. Meters as per Property Register Card) of the Revenue Village : MALAD (EAST), Taluka: BORIVALI, District: MUMBAI SUBURBAN; within the Registration District and Sub-District of City of Mumbai and Mumbai Suburban; situated at Pandit Solicitor Road, Off. Ranisati Marg, Malad(E), Mumbai-400 097.

Dated this 20th day of February, 2020.

Yours Faithfully



Sharad Wakchoure
Advocate, High Court, Bombay