OM PRAKASH SHUKLA

O. S. Regn. No. 1348

S.E.O., ADVOCATE HIGH COURT

12-A, Matrukripa, 1st Flr., Jn. of Pt. Solicitor Road & Gaushala Lane, Malad (East), Mumbai - 400 097.

Tel.: 2883 6145, 2888 1038 ● Fort: ② 2267 1746, 2267 1687

Resi.: Bunglow No. 6, Shivalik Tower, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivali (E), Mumbai - 400 101.

Tel.: 2870 1728

Ref. No

Date :

TITLE CERTIFICATE

Sub: All that pieces and parcels of land bearing CTS NO. 792/1&2, 809/A/1/1/1 & 5(Pt.) of Revenue Village: Poisar, Taluka: Borivali, Mumbai, admeasuring Sq. mtrs. in R-Zone and 2517.6 sq. mtrs. reserved for D. P. Road respectively.

At the instance of my client, Mg Tele Build Construction Pvt. Ltd., a company incorporated under Indian Companies Act, 1956 having its Registered office at G-44, Gokul Magazi II. Kandiwall (East), Mumbai – 400 101, I have investigated the title of the above mentioned property.

- In and before the year 1951 Nanabhoy Byramjee Jeejeebhoy was seized and possessed of and/or otherwise well and sufficiently entitled to the said land at village: Poisar, described in the schedule hereunder written.
- 2. By a registered conveyance dated 24th July, 1951 (registered with the subregistrar of Assurances at Bombay under Registration No. 4212 of Volume No. I on 17th Novmber, 1951) and expressed to be made between the said Nanabhoy Jeejeebhoy as the vendor of the one part and Byramjee Jeejeebhoy Limited (subsequently known as Byramjee Jejeebhoy Pvt. Limited) a company governed under the provisions of the Companies Act, 1956 as the purchaser of the other part the said Nanabhoy Byramjee Jeejeebhoy sold, granted, assured, conveyed and transferred to the said Byramjee Jeejeebhoy Private Limited inter alia the said land more particularly described in the schedule these under.

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OM PRAKASH SHUKLA

B.A., LL.B.

5. Regn. No. 1348

S.E.O., ADVOCATE HIGH COURT

12-A, Matrukripa, 1st Flr., Jn. of Pt. Solicitor Road & Gaushala Lane, Malad (East), Mumbai - 400 097. Tel.: 2883 6145, 2888 1038 • Fort: © 2267 1746, 2267 1687				
Bunglow No. 6, Shivalik Tower, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivali (E), Mumbai - 400 101. Tel.: 2870 1728				
No	Date :			
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3.	By an Agreement dated 29th June, 1982 and expressed to be made between the			
	said Byramjee Jeejeebhoy Private Limited as the owners of the One Part and the			
	said BREDCO therein referred to as the Developer of the Other Part, BREDCO			
	has acquired development rights inter alia in the said land on the terms and			
	subject to the conditions more particularly stated in the said Agreement dated 29 th			
	June, 1982.	E 19		
4.				
.: *	at Bombay in Company Petition No. 868 of 1988 filed by Byramjee Nanabhoy			
	Jeejeebhoy & ors. as the Petitioners and the said Byramjee Nanabhoy Jeejeebhoy			
	Private Limited & ors as the Respondents, the said land which is described in the			
	Consent terms became vested but subject to the aforesaid Agreement dated 29th			
	June, 1982 in the said Nanabhoy Jeejeebhoy Private Limited without any further			
	act or deed.			
5.	BREDCO has paid full consideration money to the said Byramjee Jeejeebhoy			
	Private Limited and obtained from Nanaoba Jeejeebhoy Private Limited (who			
	were successors in title to the said Pramier rejeebhoy Private Limited as herein			
	recited) an irrevocable Power of Attorney dated 28th February, 1989 in their			
	favour to fully deal with the properties mentioned therein including the said land			
	described in the schedule thereunder wijuse	*		
6.	In the premises BREDCO has fully entitled to deal with various	1		
	properties including the said land and dispose of the same on such terms and			
	conditions as it may deem fit and preper.			

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O. S. Regn. No. 1348

S.E.O., ADVOCATE HIGH COURT

O. S. Regn. No. 1348	3.L.O., AD 100 AL 1	
	1st Flr., Jn. of Pt. Solicitor Road & Gaushala Lane, Malad (East), Mumb Tel.: 2883 6145, 2888 1038 ● Fort: ② 2267 1746, 2267 1687	
esi. : Bunglow No. 6, Shiv	ralik Tower, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivali Tel.: 2870 1728	(E), Mumbai - 400 101.

Tel.: 2870 1728 Date: Ref. No.

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- 7. By Memorandum of Understanding dated 6th day of Octobe, 1986 and Supplementary M.O.U. dated 29th day of January, 1992, executed between BREDCO and Thakur Brothers Agricultural Farm it was agreed between the parties to develop the various property mentioned therein which include the said land described in the schedule thereunder written, in the ratio of 60% by BREDCO and 40% by Thakur Brothers Agricultural Farm.
- 8. As such M/s. Thakur Bros. Agricultural Farm, (hereinafter referred to as "Owners") are owning, occupying and thus absolutely entitled to all that pieces and parcels of land bearing CTS No. 792/1 & 2, 809/A/1/1/1 & 5(Pt.) of Revenue Village: Poisar, Taluka "Borivali, Mumbai admeasuring 9671.1 sq. mtrs. in R-Zone and 2517.6 sq. mtrs. reserved for D. P. Road respectively.
- 9. N.O.C. under section 22 of the Urban Land (Ceiling & Regulation) Act, 1976, has been granted vide Order No. C/ULC/D.III/22/4018,4741,4742, 4743, 4744, 2653 dated 14/05/2002 by the Composition Alinismo.
- 10. By and under a Baseland Agreement dream day of the 2003 duly executed by Thakur Thera Agricultural Farm therein and between the aforesaid Ws AND imy client, 'Tele Build referred to as owner of the PAR Construction Pvt. Ltd' therein referred to as developer of the OTHER PART, my client M/s. Tele Build Construction Programmes benchased the Baseland known as bearing-CTS No. 792/1 & 2, 809/A/1/1/1 & 5(Pt.) of Revenue Village: Poisar, Taluka: Borivali, Mumbai, admeasuring 9671.1 sq. mtrs. in R-Zone and 2517.6 sq. mtrs. reserved for D. P. Road respectively more particularly said property on the terms & condition as stated therein बदर--१६

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OM PRAKASH SHUKLA

B.A., LL.B

O. S. Regn. No. 1348

S.E.O., ADVOCATE HIGH COURT

12-A, Matrukripa, 1st Fir., Jn. of Pt. Solicitor Road & Gaushala Lane, Malad (East), Mumbai - 400 097.

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Resi.: Bunglow No. 6, Shivalik Tower, Near HDFC Bank, 90 Feet Ro	ad, Thakur Complex, Kandivali (E), Mumbai - 400 101.
Tel.: 2870 1728	
Ref. No	Date :

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- 11.By an Agreement dated 18th day of July, 2003 duly executed by and between my client M/s. Tele Build Construction Pvt. Ltd. AND M/s. Potential Builders Pvt. Ltd, the said Potential Builders Pvt. Ltd. has agreed to brought in all required FSI/TDR towards construction of the Towers known as proposed building Vishnu Tower & Shivam Tower to be constructed on the said property on the terms & condition as mentioned therein.
- 12. In pursuance of the said Agreement my client M/s. Tele Build Construction Pvt. Ltd., has now undertaken the Development of the said property and in that regard N.O.C. under section 22 of the Urban Land (Ceiling & Regulation) Act, 1976, has been granted vide Order No. C/ULC/D.III/22/4018,4741,4742, 4743, 4744, 2653 dated 14.05.2002 by the competent Authority. Not only this but the plan for the construction of the buildings over the said property has been approved and required IOD dated 19.06.2004 and CC dated to the base been granted by the Building Proposal Department of Municipal Construction of States Murnbai vide Approval bearing No. CHE / A-3121 Bis (VS)/A
- 13. In pursuance of the said N.O.C. under Urban Land (Ceiling & Regulation) Act, 1976, and said Agreements one dated \$2003, and another dated 18th day of July, 2003, and introise of the said approval by M.C.C. And elient is entitled to commence the construction over the said property more particularly described in the schedule hereunder written.

बदर-१६ <u>उ</u>ट ६५ २००९

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ANNEXURE 'C'

(REGISTERED LETTERS AT RESIDENCE ONLY)

OM PRAKASH SHUKLA

B.A., LL.B.

O. S. Regn. No. 1348

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Tel.: 2870 1728

Date:

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In view of the above I hereby certify that title of my clients in respect of the above referred property which is more particularly described in the schedule hereunder is clear, marketable and free from all encumbrances.

SCHEDULE OF THE ABOVE REFERRED PROPERTY

All that pieces and parcels of land bearing CTS NO. 792/1 & 2, 809/A/1/1/1 & 5(Pt.) Revenue Village: Poisar, Taluka: Borivali, Mumbai, admeasuring 9671.1 sq. mtrs in R – Zone and 2517.6 sq. mtrs. reserved for D. P. Road

Dated this 9th day of May, 2005

O. P. Shuele

(Om Prakash Shukla)

Advocate, High Court.



