

ANNEXURE 'C'

(REGISTERED LETTERS AT RESIDENCE ONLY)

OM PRAKASH SHUKLA

B.A., LL.B.

O. S. Regn. No. 1348

S.E.O., ADVOCATE HIGH COURT

12A, 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

Resi. : Bungalow 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 2571.1 sq. mtrs. in R-Zone and 2517.6 sq. mtrs. reserved for D.P. Road respectively.

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

1. 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 sub-registrar 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 hereunder.

वदर-२६
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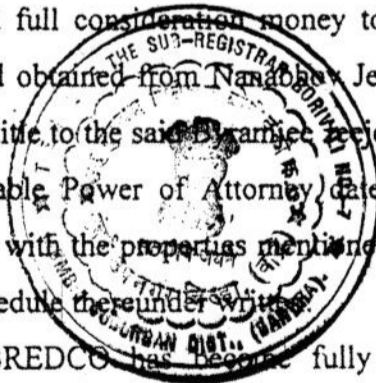
Bunglow No. 6, Shivalik Tower, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivali (E), Mumbai - 400 101.
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3. By an Agreement dated 29th June, 1982 and expressed to be made between the said Byramjee Jeejeebhoy Private Limited as the owners of the 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 29th June, 1982.
4. By Virtue of the consent terms dated 21st December, 1988 filed in the High Court 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 Nanabhoy Jeejeebhoy Private Limited (who were successors in title to the said Byramjee Jeejeebhoy 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 written.
6. In the premises BREDCO has become fully entitled to deal with various properties including the said land and dispose of the same on such terms and conditions as it may deem fit and proper.



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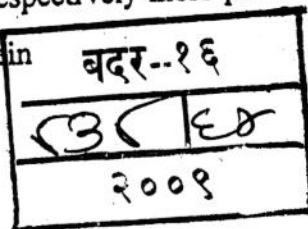
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7. By Memorandum of Understanding dated 6th day of Octobe, 1986 and Supplementary M.O.U. dated 29th day of January, 1992, executed between BREDCO and Thakur Brothers Agricultural Farm it was agreed between the parties to develop the various property 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 Competent Authority.
10. By and under a Baseland Agreement dated 4th day of June, 2003 duly executed by and between the aforesaid M/s. Thakur Brothers Agricultural Farm therein referred to as owner of the ONE PART, AND my client, 'Tele Build Construction Pvt. Ltd' therein referred to as developer of the OTHER PART, my client M/s. Tele Build Construction Pvt. Ltd. has purchased 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



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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. Shukla

(Om Prakash Shukla)

Advocate, High Court.

