

U. P. C. / Regd. A. d. / Hand Delivery

Ref. No. :

Date \_\_\_\_\_

## CERTIFICATE OF TITLE

*Ref: - Property including a Building bearing No. 39  
(consisting of 62 tenements) standing on the piece or  
parcel of land at Survey No. 14 (part) and C.T.S. No. 24  
(part) Village Chembur being part of the authority's  
land at Tilak Nagar in the registration District and Sub  
District of Mumbai City and Suburbs.*

I have investigated the title in respect of the above property, and I have pursued the title deeds and have caused search to be taken with the office of the Sub-Registrar of Assurance Kurla at Chembur Mumbai.

1. By an Indenture of Lease dated 30/10/1995 entered into between the "Maharashtra Housing and Area Development Authority" referred to as the Lessor and "The Tilak Shivam Co-operative Housing Society Ltd.," referred to as the Lessee, demised the said property by way of Lease for 99 years with effect from 01/04/1980 on the terms and condition as set out in the said Indenture of Lease dated 30/10/1995.

2. By an Indenture of Deed of Sale dated 30/10/1995 entered into between "Maharashtra Housing and Area Development Authority" referred to as the Vendor and "The Tilak Shivam Co-operative Housing Society Ltd.,"

referred to as the Purchaser, sold the said Building No. 39 standing on said property on the terms and conditions as set out in the said Deed of Sale dated 30/10/1995.

3. By virtue of the said Indenture of Lease the society is seized and possessed of land admeasuring 1171.17 sq. mtrs., and as per amended approval Layout by Municipal Corporation of Greater Mumbai admeasuring 1699.60 sq. mtrs. situated at Survey No. 14 (part) and C.T.S. No. 24 (part) Village Chembur being part of the authority's land at Tilak Nagar in the registration District and Sub District of Mumbai City and Suburbs on Lease for 99 years and acquired on ownership basis the said Building No. 39 standing on the said piece or parcel of land consisting of 36 original tenements and 26 additional tenants by way of additional alteration totalling to 62 tenements at Tilak Nagar, Chembur, Mumbai - 400 089.

4. The Said Building No. 39, owned and possessed by the said society, had become very old and was in the dilapidated condition and was required urgent reconstruction and redevelopment, and to facilitate the reconstruction and redevelopment of the said Building No. 39 on the said property, the society approached Maharashtra Housing and Area Development Authority for its approval for reconstruction as well as grant NOC for allotting as well as utilizing of additional F.S.I. on the said property.

5. The TILAK SHIVAM CO-OPERATIVE HOUSING SOCIETY LTD., have executed AGREEMENT FOR DEVELOPMENT with M/s. Shreenathji Developers Private Limited on 28/12/2011 and Supplementary Development Agreement dated 06/09/2013 for the reconstruction and redevelopment of the said Building No. 39 on the said property. The said society have also executed a Power of Attorney dated 28/12/2011 in favour of the representatives of the



said Developers for reconstruction and redevelopment of the said Building No. 39 on the said property.

6. In pursuance of Agreement for Development dated 28/12/2011, Power of Attorney dated 28/12/2011 and Supplementary Development Agreement dated 06/09/2013 the Architect Shri. Vivek Bhosale on behalf of the said Developers had submitted proposal to Maharashtra Housing and Area Development Authority for obtaining No Objection Certificate for reconstruction and redevelopment of the said Building No. 39 on the said property. The Maharashtra Housing and Area Development Authority has given its No Objection Certificate No. CO/MB/REE/NOC/F-606/836/2014 dated 18/07/2014 for reconstruction and redevelopment of the said Building No. 39 on the said property on terms and conditions as set out in said No Objection Certificates.

7. In pursuance of the said Agreement for Development dated 28/12/2011, Power of Attorney dated 28/12/2011 and Supplementary Development Agreement dated 06/09/2013 and No Objection Certificates No. CO/MB/REE/NOC/F-606/836/2014 dated 18/07/2014 the said Developers M/s. Shreenathji Developers Private Limited has received IOD. No. CE/6712/BPES/AM dated 11/08/2014 for demolition and reconstruction of said Building No. 39 on the said property through their Architect Shri. Vivek Bhosale.

8. On observing the terms and condition of the said Agreement for Development dated 28/12/2011 and Supplementary Development Agreement dated 06/09/2013 the developer M/s. Shreenathji Developer Private Limited has to allot 62 Flats to existing 62 members of the said society, and further they are entitled to sell the balance flats of the proposed building on the said

property to intending purchaser/s on ownership basis under Provision of the Maharashtra Ownership of Flats and Apartments Act, 1963.

9. Subject to said Agreement for Development dated 28/12/2011 as registered under provision of the Indian Registration Act before the Sub-Registrar of Assurance Kurla-III at Chembur Mumbai under Registration No. BDR13-01928-2012, dated 15/03/2012 and Supplementary Development Agreement dated 06/09/2013 duly registered before Sub Registrar of Assurance Kurla-1 at Chembur at Serial No. KRL-1-8007-2013 dated 07/09/2013, thus, the title of M/s. Shreenathji Developers Private Limited in respect of the proposed building/s to be constructed on the said property is clear, marketable and free from all reasonable doubts.

Dated this 05<sup>th</sup> day of October 2015.

  
DINESH KUMAR MISHRA  
ADVOCATE