

Ref. No. :

TITLE CERTIFICATE

THIS IS TO CERTIFY that, at the instance of my clients **MR. SANJEEV MOTILAL MALHOTRA Director of M/S DHARIWAL DEVELOPERS (INDIA) PVT. LTD.** I have investigation title of the owner of the below mentioned property, and my findings in the matter are as under:

1. Maharashtra Housing and Area Development Authority (MHADA) was the owner of all that piece and parcel of land bearing CTS No. 353 (pt) of village Pahadi Goregaon Taluka Borivali MSD, situated at Siddharth Nagar IV, Goregaon (West), Mumbai admeasuring **648.56** sq.mtrs or thereabout to Siddharth Nagar Swami Vivekanand Society. Upon the terms and conditions agreed and recorded in the document executed between them.
2. The said MHADA under a registered Deed of Sale dated 18/12/2010 executed between the Society and MHADA, agreed to sale and convey the said property with building standing thereon for the consideration recorded in the said registered deed.
3. Accordingly under the circumstances the society is the owner of all that piece and parcel of land with structure standing thereon and under a Registered agreement dated 28/12/2015 the said society has agreed to appoint my client as developer of the said property for redevelopment of the said building for the consideration and upon the terms and conditions recorded therein the name of the society is recorded in the Property Registered Card as a Holder of the said property and as per the terms of the said registered Agreement for Redevelopment my client is also is entitled to develop the same as my client may deem fit and proper as per the approved plans from the concerned authority.
4. From the papers and documents produce before me I am of the opinion that the title of the owner of the said property in pursuance to the said



VIKAS R. HIRLEKAR
B. Com. LL.B.
ADVOCATE, HIGH COURT, MUMBAI

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registered deed and my client is a developer of the said property as per
the registered agreement.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

All that piece and parcel of land bearing CTS No. 353 (pt) of Village Pahadi Goregaon
situated at Siddharth Nagar IV, Goregaon (West), Mumbai admeasuring 648.56 sq.mtrs
(including setback area) or thereabout. allotted to Siddharth Nagar Swami Vivekanand
Society situated at Siddharth Nagar Goregaon (West), Mumbai.

Dated this 31st Day of January, 2019.

Yours truly,



MR. VIKAS R. HIRLEKAR

ADVOCATE
VIKAS R. HIRLEKAR
ADVOCATE HIGH COURT
106, 1st Floor, Giridwar Apartment,
Near Punjab National Bank,
Mathuradas Road, Kandivli (West),
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