

August 12, 2020

M/s. Kripa Elite Corporation

106, Options Primo, Road No. 21,
MIDC Cross Roads, Seepz,
Andheri (East), Mumbai 400 093

TITLE CERTIFICATE

Re: Immovable property being leasehold land bearing Survey no. 113 (part), CTS No. 356 (part) admeasuring 655.89 square meters and Building no. 74 standing thereon belonging to Kannamwar Nagar Samadhan Co-operative Housing Society Ltd. situated at Kannamwar Nagar, Vikhroli (East), Mumbai-400 083, Taluka Kurla, District Mumbai Suburban

We have caused online search of the Index-II records maintained in the office of Sub-Registrars at Kurla (SRO) for last 30 years i.e. from 1990 to January 2020 (manual records from 1990 to 2001 found to be in torn condition) available for inspection online in respect of the above property and have not come across any mortgage or encumbrance on the above land.

The said search shows some entries for sale, mortgage or leave and license of certain tenements/rooms in the old building No.74, which is proposed to be demolished pursuant to the Development Agreement dated 21/11/2019 entered into between Kannamwar Nagar Samadhan Co-operative Housing Society Ltd. and M/s. Kripa Elite Corporation (Developers), registered with the Sub-Registrar, Kurla-4, under Sr. No. KRL-4/14735/2019 for redevelopment of the above property by the Developers on the terms and conditions set out therein.

Based on the documents perused by us and the searches caused as aforesaid, Kannamwar Nagar Samadhan Co-operative Housing Society is the lessee of the above land and owner of the said building No.74 and M/s. Kripa Elite Corporation as Developers have development rights in the said property subject to the terms and conditions contained in the Development Agreement. The said Society has confirmed in the said Development Agreement that the above property is free from any encumbrances and there are no litigations in respect thereof.

(Prakash Panjabi)
Advocate

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