

DARSHANA DRAVID

Advocate, High Court

Office : Shree Aryadurga, Chaphekar Bandhu Marg, Mulund (E), Mumbai - 400 081.

Tel.: 2163 9521 / 2163 6560 E-mail : darshanaamrute@yahoo.co.in

Date: 02/11/2017

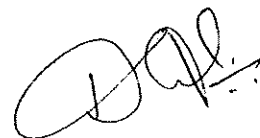
TITLE CERTIFICATE

In respect of ALL THAT piece or parcel of land or ground with the Building No.37 of The Nehru Nagar Priyadarshan Co-Operative Housing Society Ltd., standing thereon, situate lying, and being at Nehru Nagar, Kurla (East) , Mumbai - 400 024 in the Registration District and Sub-District of Mumbai Suburban District, Taluka-Kurla and bearing Survey No.229 & 267 and C.T.S.No.11(Pt) & 12 (Pt) of Village - Kurla and within the limits of the Mumbai Municipal Corporation and assessed by the 'L' ward of Mumbai Municipal Corporation.

TO ALL TO WHOM IT MAY CONCERN

THIS IS TO CERTIFY THAT I have perused various documents such as Copy of Lease Deed dated 7th October, 2010, Copy of Deed of Sale dated 7th October, 2010 in respect of the above said Property, Letter dated 22/11/2010 issued by Executive Engineer, Ghatkopar Division, MHADA and I have also caused Search to be taken in the offices of the Sub-Registrar at Mumbai, Bandra and Kurla for 30 years (from 1988-2017).

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY (MHADA) was seized and possessed and well sufficiently entitled to a piece and parcel of land admeasuring 800.05 sq. mtrs. situate lying, and being at Nehru Nagar, Kurla (East) , Mumbai - 400 024 in the Registration District and Sub-District of Mumbai Suburban District, Taluka-Kurla and bearing Survey No.229 & 267 and C.T.S.No.11(Pt) & 12 (Pt) of Village - Kurla and within the limits of the Mumbai Municipal Corporation (hereinafter referred to as 'the said Land').



The MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY had built a building bearing No. 37 on piece and parcel of land bearing Survey No. 229 & 267 and C. T. S. No. 11(Pt.) , 12(Pt.) of Village – Kurla and situated at Nehru Nagar, Kurla (East), (hereinafter referred to as “the said Building”) to provide housing facility to the persons belonging to the Low Income Group under the Scheme.

The Allottees of the various tenements in the said building have formed themselves into a Co-operative Housing Society under the provisions of the Maharashtra Co-operative Societies Act, 1960 under the name THE NEHRU NAGAR PRIYADARSHAN CO-OP. HSG. SCTY.LTD., having Registration No. MUM/MHADB/HSG/TC/11367/2001-02 dated 11/10/2001 (hereinafter for brevity's sake referred to as “The Said Society”).

By virtue of an Indenture of Lease dated 7th October, 2010 executed by and between the Maharashtra Housing and Area Development Authority (MHADA) and the Said Society, the said MHADA granted lease hold rights of the said land in favour of the Said Society for a period of 67 years on the terms and conditions more particularly recorded therein. The said Indenture of Lease was registered in the Office of the Jt. Sub-Registrar, Kurla -3 under Sr. No. BDR-13/9044/2000.

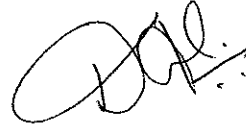
Pursuant to a Deed of Sale dated 7th October, 2010 executed by and between the Maharashtra Housing and Area Development Authority (MHADA) and the Said Society, the said MHADA sold, transferred and conveyed in favour of the Said Land on terms and conditions more particularly recorded therein. The said Deed of Sale was registered in the Office of the Jt. Sub-Registrar, Kurla -3 under Sr. No. PBDR-13/9045/2010.

(The said Land and the said Building thereon shall be referred as the said Property).

As such the Said Society is absolutely seized and possessed of or otherwise well and sufficiently entitled to the Plot of land admeasuring 800.05 sq. mtrs. area bearing Survey No.229 & 267 and C.T.S. No.11(Pt.) & 12(Pt.) of Village –Kurla with Building No. 37 standing thereon situated at Nehru Nagar, Kurla (East). Vide Letter dated



22/11/2010 issued by Executive Engineer, Ghatkopar Division, MHADA it is certified that actual area of the said Plot after measurement is 1118.42 sq. mtrs. which is inclusive of Tit-bit area admeasuring 63.37 sq.mtrs. area and Recreation Ground area admeasuring 255 sq.mtrs. As such the said NEHRU NAGAR PRIYADARSHAN CO-OP.HSG.SCTY.LTD., is the lawful owner of the said Property and occupied by the members of the Said Society. After perusing the above said documents, I am of the opinion that title of NEHRU NAGAR PRIYADARSHAN CO-OP.HSG.SCTY.LTD., to the above said property is clear, marketable and free from encumbrances.



(DARSHANA M. DRAVID)
Advocate, High Court

