



M/s. Sunil & Co.

Advocate & Consultant in Property Matters

118, 1st Floor, Vardhaman Market,
Plot No. 75, Sector 17, Vashi,
Navi Mumbai 400 703.

Bar Council Roll No.:
Mah/1558/2001

Proprietor : Adv. Sunil V. Chhabria
(B.Com., LLB)

Email ID : sunilvc75@gmail.com
Tel.: 3552 5620 / 76780 05512

Date :

10.05.2022

TO WHOMSOEVER IT MAY CONCERN

Sub.: Property being ALL THAT piece and parcel of land or ground bearing Final Plot No.225 admeasuring about 5614.91 sq. meters, Final Plot No.294 admeasuring about 900.47 sq. meters and Final Plot No.301 admeasuring about 2029.88 sq. meters in aggregate admeasuring 8545.26 sq. Meters, situate lying and being at Panchpakhadi and Naupada, Taluka and district Thane within the registration Sub-District of Thane within the limits of the Thane Municipal Corporation situate at Service Road Panchpakhadi, Thane (W) 400602 under the Town Planning Scheme No.1 for Thane City.(Hereinafter referred to as the said Property) belonging to Natraj Co-Operative Housing Society Limited.

I have perused following documents provided by the Developer M/s. Lakhani Builders Private Limited:-

1. Property Card for the Final Plot No.225 admeasuring 5614.91 square meters showing name of Natraj Co-operative Housing Society Limited as owner of the said Plot.
2. Property Card for the Final Plot No.294 admeasuring 900.47 square meters showing name of Natraj Co-operative Housing Society Limited as owner of the said Plot.
3. Property Card for the Final Plot No.301 admeasuring 2029.88 square meters showing name of Natraj Co-operative Housing Society Limited as owner of the said Plot.
4. Registered Agreement for Redevelopment dated 11th March 2020 executed between the Society namely Natraj Co-operative Housing Society Limited and its about 110 Members out of 133 Members and M/s. Lakhani Builders Private Limited registered at the office of the Sub-Registrar of Assurances at Thane-2 at serial number TNN-2/5088/2020 dated 11th March 2020 under Receipt




No.5776 dated 11/03/2020, thereby the Society had given the Development right to the said Developer M/s. Lakhani Builders Private Limited, a private limited company duly registered under the provisions of Companies Act, 2013 (as amended) and having its registered office at Satra Plaza, 18th Floor, Plot No.20, Sector-19D, Vashi, Navi Mumbai 400 705, on the terms and conditions and in the manners and considerations as more specifically mentioned and recorded in the said Agreement for Redevelopment.

5. Registered General Power of Attorney dated 11th March 2020 executed by the Society namely Natraj Co-operative Housing Society Limited in favour of Directors of M/s. Lakhani Builders Private Limited registered at the office of the Sub-Registrar of Assurances at Thane-2 at serial number TNN-2/5090/2020 dated 11th March 2020 under Receipt No.5778 dated 11/03/2020, thereby the Society have given power and authority to them to carry out certain works and compliances on behalf of Society in respect of said Property and redevelopment of the said Property as more specifically mentioned and recorded in the said General Power of Attorney.
6. Registered Deed of Confirmation to Development Agreement dated 2nd November 2020 executed between the Society namely Natraj Co-operative Housing Society Limited and its about 10 Members out of remaining 23 Members of total 133 members and M/s. Lakhani Builders Private Limited registered at the office of the Sub-Registrar of Assurances at Thane-2 at serial number TNN-2/15157/2020 dated 2nd November 2020 under Receipt No.16633 dated 02/11/2020, thereby the said 10 Members out of remaining 23 Members of total 133 members had confirmed the said Agreement for Redevelopment dated 11th March 2020 duly executed for granting of the Development right to the said Developer M/s. Lakhani Builders Private Limited on the terms and conditions and in the manners and considerations as more specifically mentioned and recorded in the said Agreement for Redevelopment.
7. Title Certificate dated 10.11.2017 issued by Adv. Ghaisas & Associates (Associates & Tax Consultants) for Final Plot No.294, Final Plot No.225 & Final Plot No.301.



AFTER PERUSAL OF ABOVE REFERRED DOCUMENTS, I CERTIFY that by virtue of the said Agreement for Redevelopment, General Power of Attorney and Deed of Confirmation to Development Agreement, the Developer M/s. Lakhani Builders Private Limited became entitled to demolish the existing buildings in accordance to Clause 35, Clause 36 & Clause 37 of the Development Agreement dated 11.03.2020 and construct new buildings on the said Property.

Dated this 10th day of May 2022

For M/s. Sunil & Co.

Proprietor/Advocate High Court.

