



Ref. :

Date :

TITLE CERTIFICATE

Rizvi Builders have provided following papers to the undersigned to assess the marketable title of the Vendor, Danda Sonkoli Trust. They are:-

- a) Development Agreement dated 16th August, 1991 executed between Sonkoli Trust and Amritrao Krishnarao Kadam Associates.
- b) Original Agreement dated 18.10.1993 executed between Sonkoli Trust, Rizvi Builders and Legal heirs of Amritrao Krishnarao Kadam (since deceased).
- c) Order passed by Charity Commissioner under Section 36(1) of Bombay Public Trust Act, 1950 dated 12.02.2004.
- d) Copy of suit proceedings in Suit No. 3907 of 1996 by Rizvi Builders in the High Court at Bombay for specific performance of Agreement dated 18.10.1993.
- e) Consent Decree dated 7th March, 2001 duly registered before Sub-Registrar of Assurances, Bandra and Index II.

SCHEDULE OF THE PROPERTY

All that piece and parcel of land, ground hereditaments and premises situated on plot bearing CTS No. D/914 admeasuring 753.20 sq. mtrs. of Village Bandra at Govind Patil Marg, Khar (West), Mumbai – 400 052 situate, lying and being at Khar Danda, Village Bandra, Taluka – Andheri, Bombay Suburban District, Bombay.

I have perused “Schedule of the Property” and examined the above documents and hereby certify that title of the Vendors i.e. Rizvi Builders has clear, marketable and transferable title, free from encumbrances.

Mumbai, dated this 17th day of April, 2019.



(Shafiquddin Q. Siddique)
Advocate