

OM PRAKASH SHUKLA

B.A., LL.B.

O. S. Regn. No. 1348

ADVOCATE HIGH COURT

12-A, Matrukripa, 1st Floor, Jun. of Pt. Solicitor Rd. & Gaushala Lane, Malad (East), Mumbai - 400 097.

☎ 2883 6145 • Mob.: 98929 93206 • Fort : 2267 1746, 2267 1687

Resi.: Bungalow No. 6, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivli (East), Mumbai - 400 101.

Tel.: 2870 1728

Ref. No.:

Date :

By Regd. A.D. / Courier / Hand Delivery

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Under instructions of my clients Sumit Woods Limited, (*formerly known as Sumit Woods Pvt. Ltd.*) a company, duly registered under the provisions of the Companies Act, 1956 having its registered office at B/1101, Express Zone, W.E.Highway, Diagonally opposite to Oberoi Mall, Malad (East), Mumbai-400 097. I have investigated the title of Wagle Smruti Co.op. Hsg. Soc.Ltd to the property described in the Schedule hereunder written.

1. Independent search in the Office of Sub Registrar of Assurances at Mumbai, Bandra and Borivali 1 to 11 from the year 1990 to 2018 (30 years) has been taken.
2. Public Notice have been issued on 25.04.2019 in Free Press Journal and Navshakti and no claims were received in the respect of the said property in the schedule described hereunder written.
3. I have perused the Deed of Conveyance dated 28th March, 2016 duly registered with the Sub-registrar of Assurances and bearing No. BRL-6-2921 of 2016 dated 28.03.2016 executed, inter alia, between Anandram Krishnaji Wagle (as the Vendor) and Wagle Smruti Co.op. Hsg. Soc. Ltd. (as the Purchasers). By virtue of the aforesaid Deed of Conveyance, Wagle Smruti Co.op. Hsg. Soc. Ltd. is the Owner of Plot bearing CTS No.536/B, FP No.62, of T.P.S. I Borivali, Ramdas Sutrale Marg, Borivali (W), Mumbai - 400 092 more particularly described in the schedule hereunder written. It may be noted that even though the said Deed of Conveyance is duly executed and registered, the name of the Society as the Owner is not yet reflected in the Property Register Card. However the same is a procedural matter and does not affect the title of the Society as owners of the said property.
4. My Clients have entered into an Redevelopment Agreement dated 28.03.2016 bearing registration No. BRL6-2922-2016 with Wagle Smruti Co.op. Hsg. Soc. Ltd., registered under No. BOM/HSG/4389 of 1975 situated at Plot bearing CTS No.536/B, FP No.62, of T.P.S. I Borivali, Ramdas Sutrale Marg, Borivali (W), Mumbai 400 092, for redevelopment of

or

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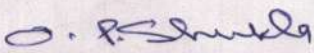
the property described in the schedule hereunder written on the terms and conditions and for the consideration mentioned therein.

5. The said Wagle Smruti Co.op. Hsg. Soc. Ltd. has also executed Power of Attorney dated 28.03.2016 in favour of my Clients registered under No. BRL6-2923-2016 on 31.03.2016 for carrying out the redevelopment work of the said property.
6. I hereby certify that aforesaid Redevelopment Agreement dated 28.03.2016 registered under No. BRL6-2922-2016 on 31.03.2016 and Power of Attorney dated 28.03.2016 registered under No. BRL6-2923-2016 on 31.03.2016 for redevelopment of said property described in the Schedule hereunder are valid, subsisting and my Clients are duly entitled to redevelop the said property in pursuance thereof.
7. I hereby confirm and certify that the title of Wagle Smruti Co.op. Hsg. Soc. Ltd. as Owners of the said property more particularly described in the Schedule hereunder written and the entitlement of my clients M/s. Sumit Woods Limited to develop the aforesaid Society property is clear, marketable and without any encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of land ground bearing CTS No. **536/B**, F.P. No. 62 of TPS-I, Borivali at Ramdas Sutrale Marg, Borivali (West), Mumbai 400 092, Village: Borivali, Taluka: Borivali, Mumbai Suburban District admeasuring about 1264.10 sq. meters as per the records of City Survey and lying within the limits of Brihan Mumbai Mahanagarpalika situate lying and being at Ramdas Sutrale Marg, Borivali (West), Mumbai - 400 092.

Dated this 22nd day of July 2021


(OM PRAKASH SHUKLA)

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