

Date: 3rd February 2020

TITLE CERTIFICATE

To,
M/S VAIBHAV CONSTRUCTION,
184/D, 1st New Lane,
Mangaldas Market,
Kalbadevi Road,
Mumbai: 400002.

Dear Sirs,

Re: All that piece and parcel of land bearing City Survey No.195/193 of Revenue Village Ghatkopar, Taluka Ghatkopar, Mumbai Suburban District admeasuring 1506 Square Meters, bearing Plot No.189 & 190 Garodia Nagar, Ghatkopar (East), Mumbai-400 077 with buildings standing thereon and known as "Shreeniketan" and "Shantiniketan" which are assessed by the Mumbai Municipal Corporation.

1. ASSUMPTIONS:

While considering my opinion on the title of the said property, I have made the following assumptions:

- a. All copy documents confirm to the originals and originals are genuine and complete.
- b. Each signature on the documents shall be deemed to be genuine signature of the individual/ party concerned.
- c. The Agreements are within the power and capacity of and have been validly authorized and signed by each party.
- d. I express no opinion as to the correctness of any warranties given by the parties (expressly or implied) to the agreements under or by virtue of these agreements

executed save if and insofar as the matters warranted are subject matter of specific opinions in this certificate.

2. FACTS:

I have been provided with copies of certain papers and documents in relation to the said Property and on the basis thereof, I note as under:

- a. New Nithya Mangal Shree Shanti Niketan Co-operative Housing Society Limited bearing Registration no. MUM/WN/HSG/10519/2012-2013 dated 18th October, 2012 duly Registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 having its registered office at Plot No.189 & 190, Garodia Nagar, Ghatkopar (East), Mumbai-400 077 are the absolute Owners of the captioned property.
- b. There are two buildings standing thereon and known as "Shreeniketan" and "Shantiniketan".
- c. The Building of the Society consist of ground plus three upper floors containing 36 (Thirty-Six) residential flats which are occupied by 36 (Thirty-Six) members of the Society, they are the Owners of their respective flats.
- d. The said New Nithya Mangal Shree Shanti Niketan Co-operative Housing Society Limited have entered into a registered Redevelopment Agreement dated 7th November 2019, registered with the Sub-Registrar of Assurances at Kurla No. 5, under Serial No.KRL5-14901 of 2019 with M/s Vaibhav Construction as the developer on such terms as more particularly stated therein. Alongwith the said Development Agreement, the said Society also executed a Power of Attorney dated 7th November 2019 bearing Serial No. KRL5-14906 of 2019 in favour of the applicant on such terms, as more specifically stated therein and that the same is valid and subsisting.

3. OTHER OBSERVATIONS

- a. I have perused search notes dated 30th January 2020 of search clerk, Mr. Ganesh Jadhav, who has taken searches at the office of Sub-Registrar of Assurances at Kurla, Bandra and Mumbai from the year 1991 to 2020 (30 years)

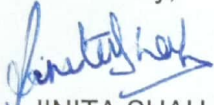
in relation to said property and I have not come across any subsisting encumbrances or mortgages on the said property.

- b. I have not issued any notice inviting claim from the public to the said Property or any part thereof.

4. REPORT AND CONCLUSION:

In view of what is stated hereinabove, the Society viz. New Nithya Mangal Shree Shanti Niketan Co-Operative Housing Society Limited are the Owners of the said property and title of the said property is clear and marketable and free from all encumbrances.

Yours truly,



JINITA SHAH
Advocate and Solicitor

Jinita Shah B.L.S., L.L.B., Solicitor
Advocate & Solicitor

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