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AVL/SOC/006/2022

24th January, 2022

Title Certificate

To,

The Secretary/ Chairman

M/s Shriji Apartment Cooperative Housing Society Ltd.,

Hemu Kalani X Road no 3,

Kandivali West, Mumbai – 400 067

Ref: Title Opinion of the Land comprising of CTS Nos. 166,166/1 to 166/3 having an area admeasuring 1065.10 sq mtrs in the CTS Nos. 166, 166/1 to 166/3 bearing Malad North and part of Survey No. 82 of Village Malad, Taluka Borivali, Mumbai Sub urban District.

Dear Sir,

1. Name(s) and Address of the Title holder:

M/s Shriji Apartment Cooperative Housing Society Ltd.,

Registration no. : BOM/(W-R)/HSG/(TC)/2247/1986-87 of 14-08-1986

Iraniwadi, Hemu Kalani X Road no 3,

Kandivali West, Mumbai – 400 067

2. TITLE DEEDS SEEN BY ME:

1. Deed of Conveyance dated 16.06.2014, Registered with Sub Registrar office Borivali, bearing No.BRL7/4706/2014



2. Copy of Property card in the name of M/s Shriji Apartment Cooperative Housing Society Ltd,
3. Development Agreement dated 05.10.2017, Registered with Sub Registrar office Borivali, bearing No.BRL 4/13472/2017.
4. Consent Terms along with the Order of the Hon'ble High Court, Bombay dated 20.09.2021
5. Deed of Cancellation dated 23.12.2021, Registered with Sub Registrar Office Borivali, bearing no. BRL 6/20163/2021.
6. Public notice issued dated 28.12.2021, in the English and Marathi newspaper namely called Free Press Journal and Navshakti.

3. DESCRIPTION OF IMMOVABLE PROPERTY/IES:

Land area admeasuring 1065.10 sq mtrs in the CTS Nos. 166, 166/1 to 166/3 bearing Malad North and part of Survey No. 82 of Village Malad, Taluka Borivali, Mumbai Suburban District.

Search in Sub-Registrar's Office:

Location of Property: Taluka Borivali, Mumbai.

4. Flow of Title :

1. By an Articles of Agreement executed on 18.01.1978 between Shri Shrikrishna Nanalal Sharma, 2) Smt. Geeta Devi Shrikrishna Sharma therein described as Lessors And the builder known as M/s Shrinath Investments described as Lessees, where in the lessors assign their rights and interest as per the indenture of Lease dated 22.01.1951 and 16.10.1972 in favour of the Builder M/s Shrinath Investments.



2. The Builder M/s Shrinath Investments constructed a building known as Shriji Apartment and handed over the Flats to the tenants and new purchasers on ownership basis, in around 1979/1980
3. In and around 1986, the owners of the flats formed a Cooperative Housing Society namely M/s Shriji Apartment Cooperative Housing Society Ltd.
4. Deed of Conveyance dated 13th July, 1992, was executed by and between Land Owners, viz., the said F.E.DINSHAW CHARITIES and the Administrator of the Estate of Late E.F.Dinshaw through their respective authorized persons And 1) Shri Shrikrishna Nanalal Sharma, 2) Smt. Geeta Devi Shrikrishna Sharma 3) Shri Rajendra Shrikrishna Sharma and 4) Shri Prakash Shrikrishna Sharma whereby the Vendors have acquired all right, title, interest and claim in respect of the said property, and the said Deed of Conveyance was registered before the Sub-Registrar of Assurances under Sr. No.PBBM-1-3473/1992 dated 13.07.1992. Thus 1) Shri Shrikrishna Nanalal Sharma, 2) Smt. Geeta Devi Shrikrishna Sharma 3) Shri Rajendra Shrikrishna Sharma and 4) Shri Prakash Shrikrishna Sharma were absolute owners of the land each having 25% of the rights over the piece and parcel of the land area admeasuring 1065.10 sq mtrs in the CTS Nos. 166, 166/1 to 166/3 bearing Malad North and part of Survey No. 82 of Village Malad, Taluka Borivali, Mumbai Suburban District.
5. By a Deed of Conveyance made and executed between 1) Shri Shrikrishna Nanalal Sharma, 2) Smt. Geeta Devi Shrikrishna Sharma 3) Shri Rajendra Shrikrishna Sharma and 4) Shri Prakash Shrikrishna Sharma as vendors and M/s Shriji Apartment Cooperative Housing Society Ltd as purchaser dated 16.06.2014,



Registered with Sub Registrar office Borivali, bearing document No.BRL7/4706/2014. Thus M/s Shriji Apartment Cooperative Housing Society Ltd becomes the owner of the property.

6. The property card issued by the city survey office in the name of M/s Shriji Apartment Cooperative Housing Society Ltd,
7. Shriji Apartment Cooperative Housing Society Ltd had granted Development right of the subjected property to M/s Heena High Tech Developers vide Development Agreement dated 05.10.2017, Registered with Sub Registrar office Borivali, bearing No. BRL 4/13472/2017. The Society had also executed Registered Power of Attorney in favour of M/s Heena High Tech Developers dated 05.10.2017, Registered with Sub Registrar office Borivali, bearing no. BRL 4/13476/2017.
8. Society filed commercial performance suit against M/s Heena high tech Developers vide suit no 1320/2019 and Consent Terms were filed in the said suit, which was taken on record by Hon High Court, Bombay by an Order dated 20.09.2021, which includes termination of Development Agreement, Power of Attorney with effect from 29.12.2020.
9. Deed of Cancellation made and executed between **SHRIJI APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED**, a society registered under the provision of the Maharashtra Co-operative Society Act- 1960, under registration no. BOM/(W-R)/HSG/(TC)/2247/1986-87 of 14-08-1986 through its office bearer Shri Mahendra M Shah, A chairman And **HEENA HIGH-TECH DEVELOPERS**, a partnership firm registered under the provision of the Indian Partnership Act 1932, through its partner Shri Mihir Deepak Shah, on 23/12/2021 Registered with Sub Registrar office Borivali, bearing document No.BRL6/20163/2021,



cancelling Registered Development Agreement and Registered Power of Attorney. Thus M/s Shriji Apartment Cooperative Housing Society Ltd becomes the owner of the property.

10. Public Notice issued by the Advocate **AV LEGAL & ASSOCIATES** on 28-12-2021 in two languages i.e. English and Marathi with the daily newspaper namely called "Free Press Journal" and "Navshakti" and we have not received any claim as given prescribed time.

11. Hence M/s Shriji Apartment Cooperative Housing Society Ltd is the absolute owner of the property.

Search:

Mr. Ramakant Jaiswar, Search Clerk, vide its Search Report dated 08/12/2021 have taken search of the said Premises from the Office of Sub-Registrar of Assurances from the year 2009 to 2021 (13 years) & Computer Record from the year 2002 to 2021 (19 years) 2009 to 2021 (13 years) and he has found that there is no any Registered Documents except stated herein

CERTIFICATE

I certify that M/s Shriji Apartment Cooperative Housing Society Ltd has derived a valid, clear, absolute and marketable title over the property shown above free of any encumbrances, charge or claims.

Yours faithfully,

A.V. Legal Associates



Advocates & Legal Consultants