



PRAFFUL GUPTA & ASSOCIATES

PRACTICING COMPANY SECRETARIES

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TO WHOMSOEVER IT MAY CONCERN

This is to certify that I have checked and verified the various pieces of information provided by my client, M/s. Je and Vee Infrastructure, including a Search report dated March 13, 2023, prepared by Mr. Bhavesh D. Mhaske, Search Clerk, through online as well as manual inspections of the records available at the Sub-Registrar's offices in Mumbai, Bandra, and Borivali 1 to 9, District - Mumbai, State - Maharashtra. Additionally, I have reviewed a Title report dated May 25, 2023, and a Second Supplemental Title Report prepared and signed by Advocate & Solicitors, ASD Associates, dated August 3, 2023, with reference to Survey No. 25, C.T.S. No. 109 (Part) & 111 (Part), admeasuring approximately 1790.28 square meters (including a tit-bit area of 293.54 square meters). This property includes the existing building known as "Dindoshi Shree Satyam," located within Dindoshi Parishram CHS Ltd. Chawl No. 91 & 92, situated in Dindoshi, Malad (East), Mumbai - 400097, Village Dindoshi, Taluka - Borivali, Mumbai Suburban District, within the registration District of Mumbai Suburban. Furthermore, I have considered the relocation of layouts RG-I, II, and III, measuring a total of approximately 991.37 square meters, and an area measuring approximately 2781.65 square meters, including 1201.89 square meters, collectively measuring approximately 3983.54 square meters, all situated at Survey No. 25, C.T.S. No. 109 (Part). This includes the existing building at Dindoshi Village, Rani Sati Marg, Malad (East), Mumbai - 400 097.

Based on the aforementioned verification and inspection of the property referred to above, and after careful consideration, I hereby certify: -

1. That I have examined the search report & title report, found that the property is free from all sorts of encumbrances.
2. That the title of the property is free from all liens, mortgages & security interests.

However, as per the report generated from the CERSAI website, there is an equitable mortgage(s) registered on the property whose description has been provided hereunder, :

Borrower	Charge Holder	Property Description	Total Secured Amount (INR)	Security Interest ID	Satisfaction Status
Mr. Shailesh Yadav	Oriental Bank of Commerce, Santacruz West	Unit No.- 677 & 678, Chawal No 91, Dindoshi Parishram Cooperative Housing Society Ltd	1,15,00,000	400010611865	Not Satisfied

FOR PRAFFUL GUPTA & ASSOCIATES

Proprietor

DATE: 22.09.2023

PLACE: Mumbai

UDIN: A038889E001059370

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