



Archana M. Gawli

B.Com.L.L.B

Advocate High Court

Resi : A/104, Arpita Apts., Rajaram Tawade Road, Mhatre Wadi, Dahisar (W) Mumbai - 400 068.
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CERTIFICATE OF TITLE

Date :

Under instruction of my client M/s. Abhiram Co-operative Housing Society Limited I had investigated the title of M/s. Abhiram Co-operative Housing Society Limited were the owner of Land bearing Survey No.27, Hissa No.3, C.T.S. No. 1344/A, admeasuring about 1075.4 sq. mtrs as per property card situated at Village Kandivali or there about referred to as the said land.

The said society Abhiram Co-operative Housing Society Ltd has been registered under Registration No. BOM/HSG/2122 of 1969 dated 17/07/1969.

The said land along with structure was sold, transferred, assured and the property conveyed to Abhiram Co-operative Housing Society Limited from Mr. Jagdish Prasad Poddar as the vendor and Mr. Makhanlal Kanaiyalal Poddar as a confirming party and vide the indenture of conveyance dated 01-06-1972 which has been lodged for Registration with sub-registrar of Assurance Mumbai under serial no. BOM/R/2791/1972.

Pursuant to Public Notice issued on Wednesday 03/02/2016 in two news papers i.e. Free Press Journal and Navshakti inviting objection for redeveloping the said society building. Pursuant to said Notice till date no objection has been received to the same.

The said society Abhiram Co-operative Housing Society Limited has entered in an Agreement for Redevelopment with M/s. Pranav Constructions Private Limited on 11/06/2018 having Registration No.BRL-4-8545-2018 and further have entered into a Power of Attorney with M/s. Pranav Constructions Private Limited dated 11/06/2018 having Registration No.BRL-4-8549-2018 for the purpose of Redevelopment of their society.

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I certify that by virtue of the said Indenture dated 01/06/1972 between the Society and Mr. Jagdish Prasad Poddar as vendor and Mr. Makhanlal Kanaiyalal Poddar as confirming party had acquired a title to the said property. In my opinion the title of the said Abhiram Co-operative Housing Society Ltd is clear and marketable free from encumbrances.

DESCRIPTION OF THE PROPERTY

All that piece of Land along with structure bearing Survey No.27, Hissa No.3, CTS No.1344/A of Kandivali Village, Kandivali West, admeasuring about 1075.4 sq. mtrs situated at Village Kandivali, Kandivali (West), Taluka Borivali, Mumbai Suburban District.

Dated 23rd June 2018

ARCHANA GAWLI

ADVOCATE