

ANIL L.DESAI, ADVOCATE, HIGH COURT,

11/a, Shetty House, 97/103, M.G.Road, Fountain, Mumbai-1, Tel-22664699, M-9820237060

To,

M/s Good Build (India) Pvt Ltd,
9-B / 302, God Gift Tower, M.R.Chawk,
Hill Road, Bandra (West),
Mumbai-400050.

Kind Attention –Mr. Ashok Patil

DEARSIR,

At the request of your Mr. Ashok Patil, I the undersigned have investigated into the title of the total area of land admeasuring 2900 Square meters from out of the land described as S.No.161 Paiki Plot No.BD 2 to 4, 4-A/1, 5/1, 7/1, C-1, X-1 area, corresponding to CTS No.1A / 178 / 2 being and situated at Mauje Pahadi, Link Road, Goregoan (W), Mumbai-400104, Taluka-Borivali, Mumbai Suburban District.

I have perused in details, the contents of the judgment and order dated 01-07-2013 passed in No.-Tah / Bori / T-2 / Hakkanond / Complaint / S.R.-6 / 2013 by the then Tahasildar, Borivali, MSD whereby the application of Mr. Rashid Ahmed Mujawar of M/s. Good Build (India) Pvt Ltd, has been granted certifying the Mutation Entry No.2081 dated 22-02-2013. The said order is a reliable public document.

The Learned Tahasildar has considered and appreciated the contents of the application and the supporting documents such as Registered Deed of Conveyance dated 01-08-2011 registered vide No.BADAR-II-6859/2011, Registered deed of rectification No.BADAR- II-8262 dated 21-09-2011, INDEX-II, concerned Mutation Entry and 7/12 extracts and the Property Card extract, Orders of Sub-Division while passing the said order.

CERTIFICATE OF TITLE

Based on the above subject documents produced before me and subject to verification of the original documents, I hereby certify that, I have carefully examined the title to the hereinabove described property and in my opinion, good and marketable fee simple title is vested in Mr. Rashid Ahmed Mujawar of M/s Good Build (India) Pvt Ltd, free and clear of all liens and encumbrances.

Mumbai

24-07-2014


Anil Laxman Desai

Advocate, High Court.