

S.Y.KATKADE

ADVOCATE HIGH COURT

42/2, SHYAM BHUVAN,

DR.B.A.ROAD, PAREL T.T.

MUMBAI - 400 012

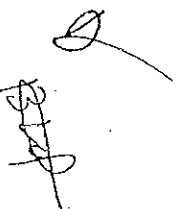
Date : ____/08/2009.

TITLE CLEARANCE CERTIFICATE:

Title report in respect of a property belongs to the GEM CHS.LTD. situated at Plot No. 133, C.T.S No. 183 situated at Azad Nagar, Veera Desai road, Andheri (West), Mumbai - 400 053 being the lessee thereof. Hereinafter referred to as "The said property":

The AZAD NAGAR GEM CHS. LTD. have perused the following documents to me through MR.GAUTAM SHANBHAG, a committee member of the said Azad Nagar GEM CHS. LTD. :-

- (a) Re-development agreement dated 18th March, 2009 between the society and M/S. A&A SHELTERS PVT. LTD.
- (b) Letter bearing No. CO/MB/ARCH/NOC/F-950/5932/06 dated 9th November, 2006 at Annexure- II to the Redevelopment agreement issued by Chief Officer, M.H. & A.D. Board, Mumbai.
- (c) Letter address to M/S. A & A SHELTERS PVT.LTD by the society dated 12th October, 2008 at Annexure III to the Redevelopment agreement
- (d) Resolution passed by the society for giving re-developing work to M/S A.& A SHELTERS PVT. LTD.




- (e) Terms and conditions of amenities to be provided to the flat owners by the developer for the proposed re-development at Annexure - V to the re-development agreement
- (f) Deed of sale/lease for ninety-nine years between the MHADA and society dated 21st July, 1996.

After perusing all the above document and on the basis of the contents of those documents the title of the society is clear as the lessee of the said plot of land . The title of the said society is clear being the lessee thereof. On the basis of the documents so perused the MHADA Authority has also given letter of intent for the said re-development and to use TDR on the said plot of land on certain terms and conditions mentioned therein,

On the basis of the document so perused with me , I am of the opinion that the title of the property is clear . Only AZAD NAGAR CHS. LTD. is having every right ,title and interest over the said property and the said society is having right to sale/transfer / give it for re-development the said plot on terms conditions agreed upon by the purchaser/developer.

This certificate is solely based upon the documents perused to me and if at all any document over and above is found the same will not be my responsibility which may be pleased take note .

Yours faithfully,

(S.Y.KATKADE)

Advocate High Court

