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Advocate High Court

B.A.L.L.B

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R.P.A.D/U.P.C./ By Hand Delivery & Courier

Ref. No. _____

Date : ____/____/____

REF:25/APS/2017

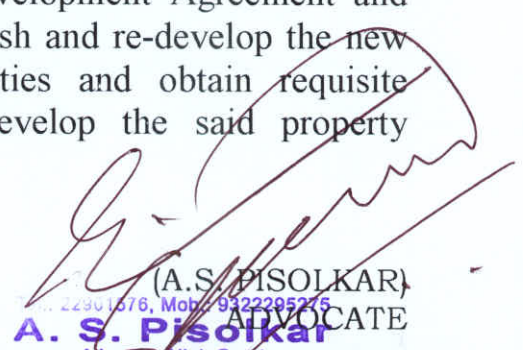
DATE: 17/02/2017

TO WHOMSOEVER IT MAY CONCERN

I have gone through the revenue records, documents, permissions and sanctions produced before me by my clients M/S. RASHMI HOUSING PVT LTD, and requested me to issue a Title Certificate in respect of area admeasuring about 875 sq mtrs (875.11 sq mtrs) revised area (previous area was 733.71 sq mtrs) of building no. 142 known as "PANT NAGAR SNEH DEEP CO-OPERATIVE HOUSING SOCIETY LTD" consisting of ground floor and 3 floors with 32 tenants are already existing over the survey no. 236A pt corresponding CTS. No. 5740 at Pant Nagar, Ghatkopar (E), Mumbai- 75, (hereinafter referred to as the "SAID PROPERTY ALONGWITH BUILDING"). I have already issued Title Certificate vide dated 27/05/2015, having REF No. 018/ASP/2015 in respect of the said property alongwith building thereon.

I further certify that the said Registered Development Agreement dated 17/11/2009 and registered Power of Attorney dated 17/11/2009 executed by the said Society in favour of my clients is valid and subsisting and those documents are verified by me and as per the information given by my clients to me that minimum 70% members out of the total members have consented for said re-development and my clients have not received any objection from members for said re-development of the said building.

I further certify that my clients informed me that they have given alternate accommodation to the members and said Development Agreement safeguards the interest of existing members by virtue of alternate accommodation. As per the terms of the said Development Agreement and Power of Attorney, my clients have right to demolish and re-develop the new building by approaching the Competent authorities and obtain requisite permissions and sanctions and accordingly re-develop the said property alongwith building.


(A.S. PISOLKAR)
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