



Khan Mohammed Naseem

B. A., D.L.L. & L.W., B.L.S., LL. B.

Advocate High Court

Mob.: 9321030708
9082734254

4th Floor, Bombay Advocates Association, Small Cause Court, Bandra (E) Branch,
A. K. Marg, Bandra (East), Mumbai - 400 051.

Ref. No.: _____

Date : _____

Ref: ALL THOSE pieces and parcels of land bearing Plot, S. No. 31 & 39, CTS No. 107(part)/110(part), of Dindoshi, Malad, Taluka- Borivali, MSD Mumbai totally admeasuring 673.90 Sq. Mtrs + Tit Bit area.

TITLE CERTIFICATE

My client **M/S. JE AND VEE INFRASTRUCTURE**, a partnership registered under the Partnership ACT 1932, having its registered office at A/203, Western Edge - II, Behind Metro Mall, Western Express Highway, Borivali - East, Mumbai - 400066 through its one of the partner Mr. Vinay G. Singh, an adult Indian inhabitant of Mumbai hereinafter referred to as "**THE DEVELOPER**" (Which expression shall unless it be repugnant to the context or contrary to the meaning thereof, shall be deemed to mean & deemed to mean & include his legal heirs, representative, executors, administrators, successors and assigns) of the **OTHER PART**, they have instructed us to verify the Title and to issue this Title Certificate in respect of the above referred property as more particularly described in the Schedule hereunder written, which I hereby issue after perusal of the availed information and documents as under:





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1. Following copies documents of title are handed over to me for verification:

- a. Offer letter dated 23/04/2018 by MHADA.
- b. Agreement to Sale and indenture of lease on dated 31st December 2010 between MHADA and Dindoshi Vrindavan CHS LTD, building no.15, Shivdham Complex, Dindoshi, Malad - East, Mumbai - 400097.
- c. Development Agreement & Irrevocable General Power of Attorney dated 11 May 2018, between **Dindoshi Vrindavan CHS LTD. And M/s. JE AND VEE INFRASTRUCTURES.**

2. **FROM THE ABOVE DOCUMENTS, IT APPEARS AS FOLLOWS: -**

- a. In exercise of its powers under Sub-section (1) and (3-A) of Section 113 of Maharashtra Regional & Town Planning Act, 1966, the Government Maharashtra declared MAHARASHTRA HOUSING AND DEVELOPMENT AUTHORITY, ("MHADA" for short) as the new Town Development Authority for the town of Mumbai. Pursuant to Section 113(A) of Maharashtra Regional & Town Planning Act, 1966 ("MRTP Act" for short), the Government of Maharashtra acquired various lands





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with intent to vesting such lands in the Corporation for development and disposal.

b. That Dindoshi Vrindavan CHS LTD. applied to the MHADA to grant lease of a plot so acquired and vested in the MHADA by the Government Maharashtra. The MHADA vide Letters and has confirmed to allot and grant the said Dindoshi Vrindavan CHS LTD. a lease in respect of the above said property. Pursuant to the said allotment the MAHDA vide Agreement to Lease dated 31/12/2011, assigned lease hold rights with right to enter and remain upon the property for the purpose of erecting a building/s for the purpose and upon the terms and subject to conditions more particularly stipulated in the said Agreement. The said deed of sale and Agreement to Lease was duly registered before the Sub-Registrar of Assurances at Borivali at serial no. BDR-16-3008-2011 and BDR-16-3011-2011 respectively.

3. On the basis of the aforesaid documents the leasehold right of my client M/s. JE AND VEE INFRASTRUCTURE to occupy and hold the said property and to construct the building/s thereon appears to be clear,





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marketable and free from all encumbrances, except the litigation which is
pending in the Hon. Court.

THE SCHEDULE HEREINABOVE REFERRED TO:-

ALL THOSE pieces and parcels of land bearing Plot CTS No. 107(part)/110(Part), of Dindoshi, Malad, Taluka- Borivali, in the Registration Sub- District of Borivali, Mumbai Suburban District, with a potential Tit-Bit area from MHADA's area layout totally Admeasuring 673.90 Sq. Mtrs + Tit Bit approx

On or toward North	: by Building no. 16
On or toward South	: by Building no. 14 & Nalla
On or toward West	: by Building no. 17
On or toward East	: by Building no. 13 & 9.14 mt. Road.

Dated this 23rd day of May 2018.

