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*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 : 23/08/2019

**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 firm 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 "**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:

1. Following documents of title are handed over to me for verification:
  - a. Acceptance letter as Developer from Society dt. 29.09.2017
  - b. 79-A approval from Register of society dt. 30.10.2017

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- c. M.O.U and Power of Attorney from the Society dt. 14<sup>th</sup> November, 2017.
- d. Offer letter dated 23/04/2018 by MHADA.
- e. Agreement to Sale and indenture of lease on dated 31<sup>st</sup> December 2010 between MHADA and Dindoshi Vrindavan CHS LTD, building no.15, Shivdham Complex, Dindoshi, Malad – East, Mumbai – 400097.
- f. Development Agreement registered under dt. 11.05.2018 between **Dindoshi Vrindavan CHS LTD.** And **M/s. JE AND VEE INFRASTRUCTURE** registered with the office of the Sub-Registrar of Assurances at Borivali 4 under serial No. BRL-4/13200 of 2018, the Society therein granted development rights in respect of the said Property.
- g. In furtherance of the said Agreement, the Society has also executed a Power of Attorney dated 11.05.2018 (“the said POA”) in favour of M/s. **JE AND VEE INFRASTRUCTURE** do to various acts, deeds and things, in the manner therein contained, the said POA is registered with the office of the Sub-Registrar of Assurances at Borivali 4 under serial No. BRL-4/13202 of 2018.

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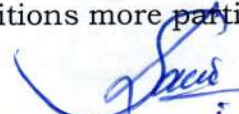
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**2. FROM THE ABOVE DOCUMENTS, IT APPEARS AS FOLLOWS:-**

- 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 of Maharashtra declared **MAHARASHTRA HOUSING AND DEVELOPMENT AUTHORITY**, (MHADA for short) as the new Town Development Authority for the new 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 with intent to vesting such lands in the Corporation for development and disposal.
- b) That "**Dindoshi Vrindavan C.H.S. 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 C.H.S. 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

  
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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.

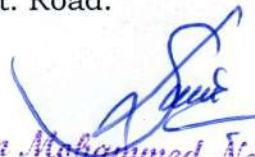
- c) As per the submission of the aforesaid documents my client M/s. JE AND VEE INFRASTRUCTURE to occupy and develop the said property and to construct the building/s thereon appears to be Clean, Clear, marketable and free from all encumbrances.

**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 23<sup>rd</sup> day of August, 2019.

  
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