

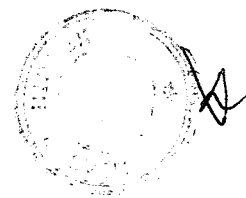
Ref. No. :

TITLE CERTIFICATE

THIS IS TO CERTIFY that, at the instance of my clients **M/S EXCEL ENTERPRISE of Mumbai** . I have investigated title of the owner of the below mentioned property, and my findings in the matter are as under:

1) One **M/s. SMITA NAGAR CHS LTD.** Is the owner of all that piece and parcel of land bearing Plot admeasuring 1124 sq.yrds i.e.939.80 sq.mtrs. bearing plot No. of TPS No.iii of Ghatkopar with the building having ground and three upper floors constructed in the year 1966 and having aggregate carpet area of 13798.16 sq.ft including terrace of 1162 sq.ft. bearing Municipal No.N-825(4) and two closed garages both together bearing Municipal No.N-825(4a) which property bears CTS No. 5829 of Village Ghatkopar-Kirol situated at R.B.mehta road, Ghatkopar (East), Mumbai 400 077 in MSD. more particularly described in the schedule hereunder written.

2) . Accordingly as per the understanding arrived between the said society and my client the said society appointed my client as a developer for redevelopment of their society building and under Registered Development agreement dated 26th December 2012 registered under No. KRL-1/1996/1/2013 agreed to grant development right in respect of the said property for the consideration and upon the terms and conditions recorded therein and also executed a General Power of Attorney dated 02.03.2013 registered under No.KRL-1/1997/1/2013 to do various acts deeds things and matter in respect of the said property



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No. :

- 3) In pursuance to the said Registered Development agreement and power of attorney my client is entitled to develop the said property as per the approval from the MCGM.
- 4) From the papers and documents produce before me I am of the opinion that the title of the owners to the said property is free from all encumbrances and reasonable doubt and my client is entitled to develop the said property as per the approval from MCGM..

**THE SCHEDULE OF THE PROPERTY ABOVE
REFERRED TO :**

All that all that piece and parcel of land bearing Plot admeasuring 1124 sq.yrds i.e.939.80 sq.mtrs. bearing plot No. of TPS No.iii of Ghatkopar with the building Smita Nagar CHS LTD. having ground and three upper floors constructed in the year 1966 and having aggregate carpet area of 13798.16 sq.ft including terrace of 1162 sq.ft. bearing Municipal No.N-825(4) and two closed garages both together bearing Municipal No.N-825(4a) which property bears CTS No. 5829 of Village Ghatkopar-Kirol situated at R.B.Mehta road, Ghatkopar (East), Mumbai 400 077 in MSD

Dated this 14th day of JULY,2017.

Yours truly

MR. VIKAS R. HIRLEKAR.

ADVOCATE

VIKAS R. HIRLEKAR

ADVOCATE, HIGH COURT

106, 1st Floor, Giridwar Apartment,

Near Punjab National Bank,

Mathuradas Road, Kandivli (West),

MUMBAI-400 067