

VIKAS R. HIRLEKAR

B.Com. LL.B

ADVOCATE, HIGH COURT, MUMBAI

106, Giridwar Apartment, 1st Floor,
Near Punjab National Bank,
Mathuradas Road, Kandivli (West),
Mumbai - 400 067.
Cell : 9820127443 Off. : 2862 6031

Ref. No. :

TITLE CERTIFICATE

THIS IS TO CERTIFY that, at the instance of my client **M/S SAI TASVEER DEVELOPERS** having its office at 1st Ramkrupa, Devji Bhimji Lane, Mathuradas Road, Kandivli (West), Mumbai- 400 067, I have investigated title of the owner of the below mentioned property, and my findings in the matter are as under:

1. One **SATGURU CO-OP HSG LTD.** is the absolute owner of the property purchased from the Auction purchaser by paying consideration and High Court granted a Certificate of Sale dated 7th May 2010 and convey the said property to the society vide registration No. 7045/2010 dated 28.07.2010 i.e. all that piece and parcel of the land bearing S.No.87 Hissa No. 13 corresponding to CTS No. 115, 115/1 to 115/19 (formerly bearing Malad khot'splot No.43) totally admeasuring 1574.43 sq.mtrs or thereabouts, lying being and situated at Village Malad (N), Taluka Borivali, in BSD. more particularly described in the schedule hereunder written (hereinafter referred to as "the said property").
2. As such, subject to above the society herein is the owner of the said property and is absolutely seized and possessed off and/ or otherwise well and sufficiently entitled to the said property. There is a building known as "SATGURU CHS LTD having one building and two chawls totally 21 tenants is standing on the said property.
3. The said building "**SATGURU CHS LTD**" is in dilapidated condition and that the same is incapable of being repaired/ (is in such a condition that it requires extensive repairs and the members of the Society are not in a position to meet with cost of said repairs) and hence the existing



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building requires to be demolished and to redevelop the said property by constructing new building on the said property.

4. Under the provisions of the Development Control Regulations, it is possible to avail of the benefits of the Transferable Development Rights (T.D.R.) on the said property and to utilize the same on the said property.
5. The Society members are of the view that by utilizing the T.D.R./F.S.I. and selling the additional flats to outsiders the said entire cost of construction of the new building can be meet with so that the present members of the Society herein get the flat in the new building having equal area of their respective present flat without incurring/paying cost of construction.
6. By a Development Agreement dated 30/10/2010, duly registered under No. BDR-11/9976/3/2010, dated 23/10/2010 executed between my clients i.e. the said **M/S SAI TASVEER DEVELOPERS** and the said Society, the said Society have agreed to grant Development right to my clients herein respect of the property more particularly described in the Schedule hereunder written for the consideration and upon the terms and conditions set out in the said Development Agreement.

From the papers and documents produce before me, I am of the opinion that title of the said Society to the said property is marketable and free from all encumbrances and my clients have right to develop the said property as per the terms of the said Development Agreement.



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SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

All that piece and parcel of land bearing S.No.87 Hissa No. 13 corresponding to CTS No. 115, 115/1 to 115/19 (formerly bearing Malad khot'splot No.43) totally admeasuring 1574.43 sq.mtrs or thereabouts, lying being and situated at Village Malad (N), Taluka Borivali, in BSD. At Sarojini Naidu Road, Opp. Bhurabhai Hall Kandivli (West), Mumbai 400 067 with building and chawls standing thereon known as "**SATGURU CO.OP.HSG.SO.LTD.**" lying being and situated at Sarojini Naidu Road, Opp. Bhurabhai Hall Kandivli (West), Mumbai 400 067.

Dated this _____ day Of _____, 2017

Yours truly


VIKAS R. HIRLEKAR
ADVOCATE

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