

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re : All that piece or parcel of land or ground with the building and structures, admeasuring 762.04 sq. metres with an entitlement of a tit-bit area as per the NOC of MHADA and for which a separate Conveyance Deed will be made and bearing C.T.S. no. 195 (pt) and Survey No. 106A at MHADA Layout, Building No.10, D.N. Nagar, Andheri (West), Mumbai – 400 053, in the registration sub district of Mumbai Suburban District

As per the instructions of M/s. Kabra Estate & Investment Consultants having its address at 2nd floor, Jash Chamber, Sir P.M. Road, Fort, Mumbai – 400 001, I have caused searches to be taken in the office of the Sub- Registrar at Bandra and also at Mumbai City in respect of the above referred property.

I have also been given a copy of the record of rights and copies of mutation entries to verify the title to the aforesaid property

I have perused the search report and all other relevant records in respect of the aforesaid property as well as diverse deeds, documents and writings executed by and between Maharashtra Housing and Area Development Authority (M.H.A.D.A.), D.N. Nagar Saptshrungi Co-operative Housing Society Ltd., and M/s. Kabra Estate & Investment Consultants.

In the circumstances and in my opinion D.N. Nagar Saptshrungi Co-operative Housing Society Ltd., are fully entitled to the ownership of the building in the referred to plot and a Lessee with a 99 year lease on the land of 762.04 sq. meters effective 01/05/1990 with a further entitlement to 1389.28 sq. meters.

D.N. Nagar Saptshrungi Co-operative Housing Society Ltd., has given development rights to M/s. Kabra Estate & Investment Consultants vide Redevelopment Agreement 17/02/2010 dated and Power of Attorney dated 17/04/2010

Dated this 7th day of February, 2015.



ROSHAN ALWA
Advocate, High Court
Bombay