

PRAYAG JOSHI

B.COM, L.L.B.

Advocate, High Court

Add:- 1, Kailas Bhuwan, 3rd Floor, Flat No. 6 opp. Annapurana Ind. Est., M.P. Vaidya Marg, Tilak Road,
Ghatkopar (E) Mumbai 400077

Email:- prayagjoshi6@gmail.com

Mob. No. : 9820024849

CERTIFICATE OF TITLE

Reg: All that piece or parcel of land together with the structures standing thereon bearing Cluster Plot No. C.D. 2 admeasuring 1248.72 Sq. Mtrs. or thereabout being Survey No. 120 (Part) commonly known as Versova Andhri Akashdeep Co-operative Housing Society Limited situated at Plot No. 2, RSC 12, S. V. P. Nagar, MAHDA Four Bungalow, Andheri (West), Mumbai - 400 053, in the Registration Sub-registration of Bandra Bombay, and more particularly described in the Schedule hereunder written.

My client, M/S. STAR ONE REALCON PRIVATE LIMITED through their director MR. HARESH N. SANGHAVI has furnished the following documents for the purpose of investigating of title in respect of their property described in the Schedule hereunder written.

- (a) Unregistered Lease Deed dated 18.09.1993 duly adjudicated on 14.09.1993 under Receipt No. 0308952 and 0308980 dated 31.07.1993 and 10.09.1993 respectively executed between Maharashtra Housing and Area Development Authority and The

J.P.B.

PRAYAG JOSHI

B.COM, L.L.B.

Advocate, High Court

Add:- 1, Kailas Bhuwan, 3rd Floor, Flat No. 6 opp. Annapurana Ind. Est., M.P. Vaidya Marg, Tilak Road,
Ghatkopar (E) Mumbai 400077

Email:- prayagjoshi6@gmail.com

Mob. No. : 9820024849

Versova Andheri Akashdeep Cooperative Housing Society
Limited,

(b) Redevelopment agreement dated 18.03.2011 registered under No.
BDR1/07812/2011

(c) Society Resolution referred in the Redevelopment agreement,

(d) Irrevocable Power of Attorney dated 04.07.2011 executed on
behalf of the society, pursuant to the Redevelopment Agreement
dated 18.03.2011, in favour of M/S. STAR ONE REALCON
PRIVATE LIMITED,

(e) Property Card.

(f) Search report dated 04.07.2016 furnished by search clerk, Shri
Santoah Shinde taken search from the office of Sub-registrar of
Assurances at Mumbai (Old Custom), Bandra (MHADA) and
Andheri Nos. 1 to 6 for last 30 years i.e. from 1986 to 2016.

On the basis of the aforesaid documents and information
furnished by MR. HARESH N. SANGHAVI, the director of M/S.
STAR ONE REALCON PRIVATE LIMITED and on the basis of the
Affidavit of MR. HARESH N. SANGHAVI, the director of M/S.
STAR ONE REALCON PRIVATE LIMITED, I hereby certify that the
title of my client in respect of the property described in the Schedule

N.P.B.

PRAYAG JOSHI

B.COM, L.L.B.

Advocate, High Court

Add:- 1, Kailas Bhuwan, 3rd Floor, Flat No. 6 opp. Annapurana Ind. Est., M.P. Vaidya Marg, Tilak Road,
Ghatkopar (E) Mumbai 400077

Email:- prayagjoshi6@gmail.com

Mob. No. : 9820024849

hereunder written, is clear, marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO :

All that piece or parcel of land together with the structures standing thereon bearing Cluster Plot No. C.D. 2 admeasuring 1248.72 Sq. Mtrs. or thereabout being Survey No. 120 (Part) commonly known as Versova Andhri Akashdeep Co-operative Housing Society Limited situated at Plot No. 2, RSC 12, S. V. P. Nagar, MAHDA Four Bungalow, Andheri (West), Mumbai - 400 053, in the Registration Sub-registration of Bandra Bombay, and bounded as follows:

On or towards the East	:	Adjoining Cluster No. 1
On or towards the West	:	Adjoining Cluster No. 3
On or towards the North	:	RSC 129.00 M Wide Road
On or towards the South	:	Scheme Boundary of MAHDA

Bombay, dated 12th day of July 2016


(PRAYAG JOSHI)

Advocate