

Ref. No.: _____

Date : _____

TITLE CERTIFICATE

My clients, **ARIHANT INFRASTRUCTURE COMPANY**, a registered partnership having offices at Shop No. 6, Ground floor, Mistry Palace Building, Trimurthi Road, Sion - Chunabhatti (East), Mumbai - 400 022, have handed over the following documents to me for the purpose of investigating their title to the property described in the Schedule hereunder written:

1. Property Card issued on 2.1.2013, in respect of CTS No. 458-D, admeasuring 10694.9 square metres. Property Card shows Maharashtra Housing & Area Development Authority as holder and society is leased out plot admeasuring 917.3 square metres for 99 years.
2. Offer letter dated 27.8.2013, issued by MHADA for reconstruction of the existing building No.4 of the society bearing CTS No. 458 (part), Village Kurla Chunabhatti. By the said offer letter of allotment, additional buildable area of 1423.62 square metres (residential use) as per 2.5 FSI (beyond existing built up area) subject to approval of MCGM, is offered. The society was required to make payment of Rs. 2,62,44,462/- in installments as mentioned therein.
3. Development Agreement dated 16.12.2013, executed between PRASHANTI MANGALDHAM CO-OPERATIVE HOUSING SOCIETY LIMITED (therein referred to as the society), PRATHAMESH DREAM PROPERTIES PRIVATE LIMITED (therein referred to as the Developers) for development in respect of property described in the Schedule hereunder written, duly registered with the office of Sub-registrar under No. 10563 of 2013,
4. NOC from MHADA dated 18.2.2014, issued to Executive Engineer (Building Proposal) for redevelopment proposal of the society (1407.85 square metres) i.e. 917.03 square metres lease area + 490.82 square metres additional land.
5. Supplementary Agreement dated 19.10.2014, executed between Prashanti Mangaldham Co-operative Housing Society Limited, Prathamesh Dream Properties Private Limited and Arihant Infrastructure Company for implementing the redevelopment project in respect of the property described in the Schedule hereunder written.
6. Joint Venture agreement dated 20.10.2014, executed between Prathamesh Dream Properties Private Limited and Arihant Infrastructure Company for implementing redevelopment project in respect of the property described in the Schedule hereunder written.



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7. IOD dated 30.12.2014, valid till 29.12.2015 bearing No. CE/ 4450/ BPES/ AL for redevelopment of the building No.4, CTS No. 458-D (part).
8. Commencement Certificate dated 9.7.2015 bearing No. CE/ 4450/ BPES/ AL.
9. Special General Body Resolutions dated 27.11.2012 and 13.10.2013 passed by PRASHANTI MANGALDHAM CO-OPERATIVE HOUSING SOCIETY LIMITED.
10. Declaration of Mr. VIKAS JAIN, Director of Prathamesh Dream Properties Private Limited and Mr. DHANESH JAIN, partner of Arihant Infrastructure Company.

I have caused search of revenue records taken by Title Investigator, Mr. MANOJ N. SATAM, who furnished his report dated 21.7.2015.

I have also caused Public Notice issued in Free Press Journal dated 15.7.2015 and Nav Shakti dated 15.7.2015 in English and Marathi newspapers respectively. Nobody raised any objection pursuant to the said Public Notice.

Shri Vikas Jain furnished his declaration for and on behalf of Prathamesh Dream Properties Private Limited as Director and Mr. Dhanesh Jain furnished declaration on behalf of Arihant Infrastructure Company as a partner, inter alia, declaring that neither Prathamesh Dream Properties Private Limited nor Arihant Infrastructure Company have created third party rights in respect of the property described in the Schedule hereunder written.

MHADA have, by registered Indenture of Lease dated 3.9.1996, registered Sale Deed dated 3.9.1996, registered Lease Deed dated 20.4.2012, leased out the land described in the Schedule hereunder written as well by their offer letter dated 27.8.2013, No Objection Certificate dated 18.2.2013 granted No Objection Certificate to Prashanti Mangaldham Co-operative Housing Society Limited (hereinafter referred to as the said society) to develop the property described in the Schedule hereunder written in accordance with the policy of MHADA upon the terms and conditions mentioned therein.

Pursuant to the Resolution of the society referred hereinabove, the society granted Development rights in respect of the property hereunder written to PRATHAMESH DREAM PROPERTIES PRIVATE LIMITED under registered Development agreement dated 16.12.2013.

Under Supplementary agreement dated 19.10.2014, permitted Prathamesh Dream Properties Private Limited, to carry out the redevelopment project in Joint Venture with ARIHANT INFRASTRUCTURE COMPANY.

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BIPIN JOSHI

B. A., LL.B.

Advocate, High Court

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By registered Joint Venture agreement dated 20.10.2014, executed between Prathamesh Dream Properties Private Limited and Arihant Infrastructure Company, Arihant Infrastructure Company is entitled to carry out and complete the redevelopment and further authorized Arihant Infrastructure Company to sell the flats in the sale component to the prospective purchasers.

Thus MHADA is owner of land described in the Schedule hereunder written. The society as lessee of the land described in the Schedule hereunder written for 99 years as mentioned in the P. R. Card referred hereinabove, Prathamesh Dream Properties Private Limited and Arihant Infrastructure Company, a Joint Venture, is entitled to develop the said property. Arihant Infrastructure Company is entitled to sell flats in the sale component to the prospective purchasers.

On the basis of the aforesaid documents and information furnished by my clients in their declaration dated 3.11.2015, I certify that Arihant Infrastructure Company are entitled to implement redevelopment project and their title as developer, in respect of the property described in the Schedule hereunder written is clear, marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land admeasuring 917.03 sq. mtr. situated at S. No. 292-A, City Survey No. 458/D Part, together with the building standing thereon known as PRASHANTI MANGALDHAM CO-OPERATIVE HOUSING SOCIETY LIMITED, along with 2 (Two) pieces or parcel of tit bit plots of land admeasuring 303.20 sq. mtr. and 187.62 sq. mtr., total land admeasuring 490.82 sq. mtr., situated at S. No. 292A, CTS No. 458/D, (Part), forming part of Boards land, at Kurla Village, Chunabhatti – Sion, Mumbai – 400 022, in the Registration sub-district of Kurla Mumbai, Suburban District and bounded as under:

On or towards the East	: Niwara CHS Limited,
On or towards the West	: 60 Feet DP road.
On or towards the North	: Saraswati Apartment.
On or towards the South	: 60 Feet DP road.

Bombay, dated 3rd day of November 2015

(BIPIN JOSHI)

Advocate, High Court