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## CERTIFICATE OF TITLE

Our clients, **M/S. ROHINTON MEHTA BUILDERS AND DEVELOPERS** through its partners **1) MR. HORMUZ JAMSHEDJI MEHTA 2) MR. ROHINTON JAMSHEDJI MEHTA 3) MRS. RASHIDA ROHINTON MEHTA** a Partnership firm registered under the Indian Partnership Act, 1932, having its registered office at 212, San Mahu Complex, 2<sup>nd</sup> Floor, Poona Club in Gate -5 Bund Garden Road, Pune - 411001 have approached us for the purpose of investigation of their title to the property described in the Schedule hereunder written and for issuance of Certificate of title. Our clients have placed in our hands the certificate of title issued by **Dinesh Chandra**, Advocate dated **19<sup>th</sup> November, 2014** along with the copies of the following documents:

- a. Agreement dated 9<sup>th</sup> May, 1983, executed by Additional Collector, Bombay Suburban District ("**Collector**") and the Society, being Chembur Guru Prasad Co-Operative Housing Society Limited. ("the said **Society**").
- b. I.O.D bearing reference No. CE/3510/BPES/A/M dated 1<sup>st</sup> March 1984.
- c. Occupation Certificate bearing reference no. CE/3510/BPES/A/M dated 9<sup>th</sup> September, 1991.
- d. NA permission bearing reference No. DLN/LND/B-5570 dated 2<sup>nd</sup> March, 1984.
- e. Property registered Card.
- f. CTS plan.



- g. Development Plan Remarks.
- h. 7/12 extract
- i. Society Registration Certificate
- j. Registered Development Agreement dated 6<sup>th</sup> December, 2014 under Registration No. KRL-1/331/2015 dated 7<sup>th</sup> January, 2015 registered with Sub-Registrar of Assurance, Kurla executed by and between **CHEMBUR GURU PRASAD COOPERATIVE HOUSING SOCIETY LIMITED** and **M/S. ROHINTON MEHTA BUILDERS AND DEVELOPERS**.
- k. Registered Power of Attorney dated 24<sup>th</sup> December, 2014 under Registration No. KRL-1/332/2015 dated 7<sup>th</sup> January, 2015 registered with Sub-Registrar of Assurance, Kurla executed by office bearers of **CHEMBUR GURU PRASAD COOPERATIVE HOUSING SOCIETY LIMITED** in favour of **M/S. ROHINTON MEHTA BUILDERS AND DEVELOPERS**.
- l. Public Notices issued by Mr. Dinesh Chandra, Advocate dated 24<sup>th</sup> July, 2014 published in Navshakati Marathi and Free Press Journal – English newspaper, inter alia, inviting objections from members of public. No objections were received by any person/party. No other objections are received.
- m. Search Report dated 19<sup>th</sup> November, 2014 and dated 20<sup>th</sup> March, 2015 furnished by Mr. J. A. Chipkar, Title Investigator in respect of the said property in the office of the Sub-Registrar of Mumbai S.R.O from 1985 to 2014 (30 years), at Bandra S.R.O from 1985 to 2014 (30 years), at Kurla (I and IV) S.R.O from 1995 to 2014 and subsequent period till 20<sup>th</sup> March, 2015.
- n. Report on Title dated 19<sup>th</sup> November, 2014 of Mr. Dinesh Chandra, Advocate in respect of the said Property.
- o. Indemnity Bond cum Declaration of **M/S. ROHINTON MEHTA BUILDERS AND DEVELOPERS** through its partners 1) **MR. HORMUZ JAMSHEDJI MEHTA** 2) **MR. ROHINTON JAMSHEDJI MEHTA** 3) **MRS. RASHIDA ROHINTON MEHTA** dated 17<sup>th</sup> March, 2015 stating that they have not created any third party rights in respect of the said property.



**THE CHEMBUR GURU PRASAD CO-OPERATIVE HOUSING SOCIETY LIMITED**, a co-operative Housing Society having been registered under Maharashtra Co-operative Societies Act under Registration No. BOM/HSG/M/8900 dated 7<sup>th</sup> April, 1983 and Lessee of Land admeasuring 1,877.40 Square Meters Bearing Survey No. 14(part), Plot No. 4 and 5 bearing CTS No. 366/3, situated at Village/Mouje Chembur, Taluka Kurla, Mumbai Suburban District.

By a Registered Development Agreement dated 6<sup>th</sup> December, 2014 under Registration No. KRL-1/331/2015 dated 7<sup>th</sup> January, 2015 executed between **THE CHEMBUR GURU PRASAD CO-OPERATIVE HOUSING SOCIETY LIMITED** and **M/S. ROHINTON MEHTA BUILDERS AND DEVELOPERS**, **THE CHEMBUR GURU PRASAD CO-OPERATIVE HOUSING SOCIETY LIMITED** has granted development rights in respect of property described in the schedule hereunder written in favour of **M/S. ROHINTON MEHTA BUILDERS AND DEVELOPERS** as well granted Irrevocable Power of Attorney dated 24<sup>th</sup> December, 2014 under Registration No. KRL-1/332/2015 dated 7<sup>th</sup> January, 2015 registered with Sub-Registrar of Assurance, Kurla and the said Development Agreement dated 6<sup>th</sup> December, 2014 and General Power of Attorney dated 24<sup>th</sup> December, 2014 are valid and subsisting.

In the circumstances mentioned hereinabove, **M/S. ROHINTON MEHTA BUILDERS AND DEVELOPERS** are entitled to develop the property described in the Schedule hereunder written in accordance with the terms of said Development Agreement.

On the basis of the aforesaid documents, we hereby certify that the title of **M/S. ROHINTON MEHTA BUILDERS AND DEVELOPERS** of the property described in the Schedule hereunder written, as a Developer, is clear, marketable and free from encumbrances.



We hereby confirm the certificate of title issued by **Mr. Dinesh Chandra**, Advocate dated 19<sup>th</sup> November, 2014 and certify that the Title of **M/S. ROHINTON MEHTA BUILDERS AND DEVELOPERS**, in respect of the property described in the Schedule hereunder written is clear, marketable and free from all encumbrances.

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

All that Piece or Parcel of Land admeasuring 1,877.40 Square Meters Bearing Survey No. 14(part), Plot No. 4 and 5 bearing CTS No. 366/3, situated at Village/Mouje Chembur, Taluka Kurla, Mumbai Suburban District and bounded as follows:

On or towards the East : by Hingiri and Mena CHS

On or towards the West : by P T.C.R. Vyas Marg

On or towards the North : by Eastern Express Highway

On or towards the South : by Dayaghar CHS Ltd;

Dated on this 24<sup>th</sup> day of March, 2015 at Mumbai.

For **M/s. Mahesh Shah & Co.**

(Proprietor)

