

Ref.: ABS/510/2017

21st July, 2017TO WHOMSOEVER IT MAY CONCERNCERTIFICATE OF TITLE

REF.: MAHANAGAR CONSTRUCTIONS PRIVATE LIMITED, a Private Limited company incorporated and registered under the provisions of the Companies Act I of 1956 and having its Registered Office at A/19, Namirah Co-operative Housing Society Ltd., Flat No. 604, 5th Floor, Millat Nagar, New Link Road, Oshiwara, Andheri (West), Mumbai- 400 053, (hereinafter referred to as "**The Promoter/Landlord**").

THE SCHEDULE OF THE PROPERTY REFERRED TO

All that piece and parcel of land admeasuring about 508.36 square meters or thereabout as per Mumbai City Survey and Land Records bearing Cadastral Survey No. 4/1764 of Byculla Division the Building under Construction known as "**Baugh -E- Umar**" situated at 17-17A-17B Badloo Rangari Street, Byculla, Mumbai-400 008 in the Registration District and Sub District of Mumbai City and Mumbai Suburban District and Registered the Books of Collector of Land Revenue of Bombay Under New No. E/13531,13612, (C.R.R.No.5789) Street No.17-17A-17B and assessed by the Assessor And Collector of Municipal Rates and Taxes under "E" Ward No. 3923 (1) within the limits of Municipal Corporation of Greater Mumbai and in the Island City of Mumbai and bounded as under:-

On or towards the North	: By C.S. No. 1/1764
On or towards the South	: By C.S. No. 1764 of Byculla
On or towards the East	: By the property of Atmaram G. Ors. and partly by the property of Meghiji Vallabhdas.
On or towards the West	: By Badlu Rangari Street



I have investigated the title of **MAHANAGAR CONSTRUCTIONS PRIVATE LIMITED** in respect of the property referred hereinabove.

HISTORY

1. By Indenture of Deed of Conveyance dated 30.12.2009 executed by and between Mr. Abdul Ghani Umar alias Abdul Ceani Umer, [therein referred to as the Vendor] and Mahanagar Constructions Pvt. Ltd. (the Promoter/Landlord) [therein referred to as the Purchaser] registered with the office of the Sub-Registrar of Assurances at Mumbai under no. BBE-2/9165/2009 dated 30.12.2009, the Vendor therein thereby sold, transferred and conveyed his absolute right, title and interest in favour of the Purchasers (Promoter) in respect of the property referred in the schedule hereinabove for the consideration and upon the terms and conditions as more particularly setout therein.
2. The previous Vendor is duly mutated his name in the Land records, however, by virtue of registered Indenture of Deed of Conveyance dated 30.12.2009, the Promoter/Landlord have exclusive right to mutate their name in the land records in accordance with the Law and as such the Vendor has executed registered General Power of Attorney in favor of the Promoter for the sake of devolution of title from the name of Vendor to the name of Promoter/Landlord in the Land records.
3. The Promoter/Landlord evolved in accordance with the scheme of redevelopment under the provisions of 33(7) of the Development Control Regulations for Greater Mumbai, 1991 as amended from time to time subject to the scheme for redevelopment being approved by M.C.G.M. as per the rules and



regulations of the Municipal Corporation of Greater Mumbai in respect of the property referred hereinabove.

4. Under the scheme of redevelopment the respective tenants/occupants of the said property executed Irrevocable Consent in favour of Promoter/Landlord and accordingly the Mumbai Building Repairs and Reconstruction Board, thereby granted "No Objection Certificate" and the Municipal Corporation of Greater Mumbai has approved the sanction plans for construction of new building and has issued Intimation of Disapproval under section 346 of the Mumbai Municipal Corporation Act for redevelopment of the above referred property.
5. Furthermore, as per the perusal of relevant documents there is no transaction, litigation and /or acquisition occurred in respect of the title of the above referred properties.

CONCLUSION

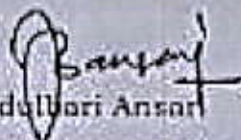
1. By virtue of the aforesaid registered Indenture of Deeds of Conveyance, I hereby certify that **MAHANAGAR CONSTRUCTIONS PRIVATE LIMITED**, have absolute Vendors/Promoter in respect of the above referred property and have absolute right, authority, privileges and powers to implement the scheme of development under Development Control Regulation under 33 (7) by consuming permitted/available FSI in respect of property referred above and duly entitled to sell assign transfer saleable /developers area in the proposed new building to be constructed on the above referred property.





2. Moreover, I hereby certify that the title of **MAHANAGAR CONSTRUCTIONS PRIVATE LIMITED**, with respect of the above referred property is clear, marketable, and free from encumbrances and reasonable doubt as per the Indenture of Deeds of Conveyance dated 30.12.2009.




Abdullari Ansari

ABS Ansari & Co.
Advocates, High Court