

TITLE CERTIFICATE SHRINGERI

SAMIR K. VAIDYA

Off. : 6799 7512
Mob. : 98205 65632

B. Com., LL. B.

ADVOCATE (HIGH COURT)

Akanksha, 2nd Floor, Sane Guruji Nagar, Vasantrao R. Sakpal Chowk, Mulund (East), Mumbai - 400 081.
Email ID : adv_skvaidya@yahoo.co.in

Ref. No.:

Date : 05/10/2011

REPORT ON TITLE OF PROPERTY
(TITLE CERTIFICATE)

Ref: ALL THAT pieces or parcels of land or ground with One building known as "SHRINGERI CO-OPERATIVE HOUSHING SOCIETY LTD," standing thereon consisting of Ground plus 3 upper floors. situate lying, and being at Bhandup (East), Taluka Kurla in the Registration District and Sub-District of Mumbai Suburban District. admeasuring about 418.045 sq. Mtrs. , lying, being and situated at Plot No. 2, Datar Colony, Bhandup (East), Mumbai- 400 042. standing on Survey No. 245, Hissa No. 4, C.T.S. No. 736 and in the Registration District of Mumbai and Mumbai Sub-district within the limits of the Mumbai Municipal Corporation and assessed by the Municipality under "S" Ward.

On perusal of revenue records of the above referred Property, it is noticed that

1. By a Deed of Conveyance dated 3rd February 1989, executed by SHRI. SRIDHAR WAYKOLE, as the Vendor of The First Part, M/S. SITALAKSHMI & COMPANY, as the Confirming Party of the Second Part and SHRINGERI CO-OP.HOUSHING SOCIETY LTD. as the Purchaser of the Third Part and registered with the Sub-Registrar of Assurances, Mumbai under Sr. No. PBBJ-550/1989 dated 3rd February 1989, the SOCIETY purchased a piece and parcel of land admeasuring about 418.045 sq. Mtrs. , lying, being and situated at Plot No. 2, Datar Colony, Bhandup (East), Mumbai- 400 042 together with building standing thereon on the land bearing Survey No. 245, Hissa No. 4, C.T.S. No. 736 of Village - Bhandup (East), Taluka - Kurla, and in the Registration District of Mumbai and Mumbai Sub-district (hereinafter for brevity's sake the said land together with building standing thereon is collectively referred to as 'the said property').

SAMIR K. VAIDYA

B. Com., LL. B.

ADVOCATE (HIGH COURT)

Off. : 6799 7512
Mob. : 98205 65632

Akanksha, 2nd Floor, Sane Guruji Nagar, Vasant Rao R. Sakpal Chowk, Mulund (East), Mumbai - 400 081.
Email ID : adv_skvaidya@yahoo.co.in

Ref. No.:

Date : 05/10/2011

2. The SOCIETY has 12 shareholder members having the right, title and interest in their respective premises of the said building known as "SHRINGERI CO-OP. HOUSING SOCIETY LTD;" consisting of Gr. + 3 upper Floors, which are occupied by the members of the SOCIETY in the form of ownership residential flats.
3. By and under Development Agreement, dated 18th May 2011, registered in the office of the Sub-Registrar of Assurances at Kurla, under Serial Nos. BDR-7/3785/2011, on the terms, conditions and consideration mentioned therein, the said SHRINGERI CO-OP. HOUSING SOCIETY LTD., agreed to grant and sell the development rights in respect of the said Property to KAMAL JOSHI CONSTRUCTIONS, the Proprietary Concern of SHRI KAMAL JOSHI having his office at A/701, Takshashila Commercial Centre, R.H.B. Road, Mulund (West), Mumbai -400 080. (hereinafter called "the said Developer").
4. The said Society also granted to the said Developer, the General Power of Attorney dated 18th May 2011, registered in the office of the Sub-Registrar of Assurances at Kurla, under Serial Nos. BDR-7/3786/2011, and delegated various powers for doing various acts, things and matters in respect of the said property.
5. The public notice is published by me in two local news papers, Nav Shakti and Free Press Journal, both dated 26th March 2011 and objections against development of the said property by the Developer were invited but no objections or claims against the said Property were received.
6. On causing to take the searches of the aforesaid property from the office of Sub-Registrar of Assurances having jurisdiction over the said property for last 30 years, no encumbrances of adverse nature against the said property were noticed.



SAMIR K. VAIDYA

B. Com., LL. B.

ADVOCATE (HIGH COURT)

Off. : 6799 7512
Mob. : 98205 65632

Akanksha, 2nd Floor, Sane Guruji Nagar, Vasant Rao R. Sakpal Chowk, Mulund (East), Mumbai - 400 081.
Email ID : adv_skvaidya@yahoo.co.in

Ref. No.:

Date : 05/10/2011

7. Therefore on perusal of the above referred documents read with comments made thereupon in my opinion, the title of the Said Society to the said property is clear, marketable and free from encumbrances and with due permissions of the appropriate authorities, the said Developer KAMAL JOSHI CONSTRUCTIONS, the Proprietary Concern of SHRI KAMAL JOSHI; are entitled to develop the said property by constructing building/s in conformity with terms and conditions of the said Development agreement in accordance with sanctioned plan of the Municipal Corporation Greater Mumbai.

Mumbai Dated 5th October 2011


(SAMIR K. VAIDYA)

Advocate