

ANNEXURE- N

RIDDHI D. SHAH

ADVOCATE & SOLICITOR

Off. B/106, Borivali Shopping Center, Chandavarkar Rd, Borivali (W), Mumbai 92.

Email: shahriddhi4@gmail.com

TO,

M/s. Jinam K2 Realtors

11, 1st Floor,

Kamala Bhavan S. V. road.

Kandivali (W), Mumbai 67.

TITLE CERTIFICATE

Re: Title Certificate of all that piece and parcel of land being, lying and situate at Village-Kandivali, Taluka-Borivali, Dhanukarwadi, Datta mandir Cross Road, Kandivali (West), District-Mumbai bearing CTS No. 928, Plot No. 62, admeasuring 476.20 sq. mtrs. together with building/s and structures standing thereon named "Kandivali Satyam Apartment Co-operative Housing Society Ltd." and bounded as follows.

On or towards East	: By Plot No. 63.
On or towards West	: By Plot No. 83.
On or towards North	: By 30 feet main Road.
On or towards South	: By Plot No. 61.

Hereinafter referred to as 'the said property'

1. As per the Property card, the said property stands in the name of Shri. D. C. D'silva-Mr. Diogo Caitan D'silva who has purchased the above said property

CERTIFIED TRUE COPY
For JINAM K2 REALTORS

Sham
Partners

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from the original owner on 18.01.1979 and all his rights, title interest related to the said property were transferred in favour of M/s. N. K. Construction Company.

2. Said M/s. N. K. Construction Company who has constructed the above said building known as "Satyam Apartment" and sold the flats in the said building to the purchasers on ownership basis by executing various Agreements under the Maharashtra Ownership of Flats Act, 1963 (MOFA). Such flat owner formed themselves into a co-operative Housing Society which is duly registered in the name as 'Kandivali Satyam Apartment Co-Operative Housing Society Ltd, & vide registration No. BOM/HSG/PR/8510/1981 dated 23/06/1981, herein after referred to as 'the said society'.
3. In pursuance of mandatory provisions of the MOFA, A Registered Deed of Conveyance of the said property is executed on 01.11.2011 by said earlier owner Mr. Diogo Caitan D'silva, therein referred to as 'the Vendor' of one part; M/s. N. K. Construction Company, therein referred to as 'the Confirming Party' of the second part in favour of the said Society, therein referred to as 'the Purchaser' of the third part upon the terms and conditions as therein mentioned and the said Deed of Conveyance is registered with the sub-registrar of assurances at serial no. BDR-5/9242/2011.

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4. In pursuance of the said Deed of Conveyance, the said Society has granted development cum sale rights of the said property to M/s. Jinam K2 Realtors, a registered Partnership Firm through its partners Mr. Navalkishore Sharma and Mrs. Kirpa Utpal Sheh, having its registered office at 11, 1st floor, Kamala Bhavan, S. V. Road, Kandivali (West), Mumbai -67 wide duly executed Redevelopment Agreement dated 01.11.2011 registered with the Sub-Registrar of Assurance at Bandra under serial no. BDR-5/9243/2011.
5. I have investigated and verified the documents relating to the title of said property and based upon which this is to certify that the title of the said property vests with "Kandivali Satyam Apartment Co-Operative Housing Society Ltd.," and that the same is clear saleable and marketable.

Dated this 7TH day of April, 2012

At Mumbai.

CERTIFIED TRUE COPY

FOR JINAM K2 REALTORS

Shah
Partners

Shah
RIDDHI SHAH
ADVOCATE HIGH COURT & SOLICITOR
A/S, 'MANORATH',
DATTAPADA X RD. 2,
BORIVLI (E), MUMBAI-400 063