



Khan Mohammed Naseem

B. A., D.L.L. & L.W., B.L.S., LL. B.

Advocate High Court

Mob.: 9321030708
9082734254

4th Floor, Bombay Advocates Association, Small Cause Court, Bandra (E) Branch,
A. K. Marg, Bandra (East), Mumbai - 400 051.

Ref. No.: _____

Date : _____
13 MAR 2020

Ref: ALL THOSE pieces and parcels of land bearing Plot Survey. No. 39 (part) and CTS No. 147(part), of Dindoshi, Malad, Taluka- Borivali, MSD Mumbai totally admeasuring 1070.47 Sq. Mtrs.

TITLE CERTIFICATE

My client **M/S. JE AND VEE INFRASTRUCTURE**, a partnership firm registered under the Partnership ACT 1932, having its registered office at A/203, Western Edge – II, Behind Metro Mall, Western Express Highway, Borivali – East, Mumbai – 400066 “**THE DEVELOPER**” (Which expression shall unless it be repugnant to the context or contrary to the meaning thereof, shall be deemed to mean & deemed to mean & include his legal heirs, representative, executors, administrators, successors and assigns) of the **OTHER PART**, they have instructed us to verify the Title and to issue this Title Certificate in respect of the above referred property as more particularly described in the Schedule hereunder written, which I hereby issue after perusal of the availed information and documents as under:

1. Following documents of title are handed over to me for verification:
 - a. Acceptance letter as Developer from Society dt. 21.11.2019

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- b. 79-A approval from Register of society dt. 23.01.2020.
- c. Development Agreement and Power of Attorney with the Society dt. 12.02.2020.
- d. Offer letter dated 28.02.2020 from MHADA.
- e. Agreement to Sale and indenture of lease on dated 05.02.2015 and dt. 05.02.2015 between MHADA and Dindoshi Shivkrupa CHS LTD, building No.12, Shivdham Complex, Dindoshi, Malad - East, Mumbai - 400097.

2. FROM THE ABOVE DOCUMENTS, IT APPEARS AS FOLLOWS:-

- a) In exercise of its powers under Sub-section (1) and (3-A) of Section 113 of Maharashtra Regional & Town planning Act, 1966 the Government of Maharashtra declared MAHARASHTRA HOUSING AND DEVELOPMENT AUTHORITY, (MHADA for short) as the new Town Development Authority for the new town of Mumbai. Pursuant to section 113(A) of Maharashtra Regional & Town Planning Act, 1966 ("MRTP ACT" for short), the Government of Maharashtra acquired various lands with intent to vesting such lands in the Corporation for development and disposal.

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b) That "**Dindoshi Shivkrupa C.H.S. LTD**" applied to the MHADA to grant lease of a plot so acquired and vested in the MHADA by the Government Maharashtra. The MHADA vide Letters and has confirmed to allot and grant the said Dindoshi Shivkrupa C.H.S. LTD. a lease in respect of the above said property. Pursuant to the said allotment the MAHDA vide Agreement to Lease dated 05.02.2015 assigned lease hold rights with right to enter and remain upon the property for the purpose of erecting a building/s for the purpose and upon the terms and subject to conditions more particularly stipulated in the said Agreement. The said Deed of sale and Agreement to Lease was duly registered before the Sub-Registrar of Assurances at Borivali at serial no. BRL-7-1860 of 2015 and BRL-7-1859 of 2015 respectively.

c) As per the submission of the aforesaid documents my client M/s. JE AND VEE INFRASTRUCTURE to occupy and develop the said property and to construct the building/s thereon appears to be Clean, Clear, marketable and free from all encumbrances.

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THE SCHEDULE HEREINABOVE REFERRED TO:-

ALL THAT pieces or parcel of land or ground bearing Survey No.39 (part) and city Survey No.147 (part) in Dindoshi layout 1070.47 square meters i.e.11,522.54 square feet along with the building known as "Dindoshi Shivkrupa Co-operative Housing Society Ltd." Thereon lying, being and situate at Village Malad (East), Mumbai – 400097 in the District Mumbai suburban in the Registration District of Mumbai Suburban and bounded as follows:

On or towards the North by : 9.15 Wide Existing Road

On or towards the South by : Open Space and Layout R.G.

On or towards the East by : 9.15 Wide Existing Road

On or towards the West by : 9.15 Wide Existing Road

Dated this 13th day of March, 2020

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