

M/s. Sunil & Co.

Advocates & Solicitors

Sunil Patel

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Ref: 470/16

Date: 16/12/16

## **TITLE CERTIFICATE**

### **TO WHOMSOEVER IT MAY CONCERN**

Dear Sir,

**SUB** : ALL THAT piece or parcel of non-agricultural freehold land at the Chaitra CHS Ltd, building No-26 Ground + Three Floor structure thereof bearing survey No. 135 (pt) and C.T.S No. 835 (pt), 836(pt), 838 (pt) and 839 (pt) for the land underneath the building admeasuring 592.06 Sq.mts. plus tit bit area is about 78.37 Sq.mts. i.e., total plot area is about 670.40 sq.mts. at Azad Nagar, Andheri (West), Mumbai - 400053, in registration sub-district of Bandra, Mumbai suburban District suburban District and bounded as On or towards the EAST : building No. 27, On or towards the WEST : building No.25, On or towards the NORTH: By the Nalla, On or towards the SOUTH: Building NO.25. Herein after referred to as "the said Property"

1) At the request of our clients M/S SWASTIK REALTY Pvt. ltd. and AZADNAGAR CHAITRA CO-OPERATIVE HOUSING SOCIETY LTD. We have taken search of the above property.

2) We have inspected the records of the said property by inspecting the documents submitted to us for issuance of the title certificate i.e.

I) By an lease Deed dated 5<sup>th</sup> June 1995 duly executed between the MAHARASHTRA HOUSING AND DEVELOPMENT AUTHORITY (MHADA) as the one part AZAD NAGAR CHAITRA co-operative housing society as the other Part of the said indenture the MHADA has agreed to lease the said land and the society has agreed to accept such lease for a period of ninety nine years with effect from the 1-04-1980 and on the terms and conditions agreed therein.

II) By Sale Deed dated 5<sup>th</sup> June 1995 the MAHARASHTRA HOUSING AND DEVELOPMENT AUTHORITY (MHADA) as the one part AZAD NAGAR CHAITRA co-operative housing society as the other Part of the said indenture, The MHADA has conveyed the right, title and interest of the Authority (MHADA) in the said building/s to the society and on the other hand society expressly agrees that the land underneath and appurtenant to the said building/s is continues to be the property of the MHADA and that the society has no right, title or interest in the said land.

(III) By the Development agreement dated 17<sup>th</sup> March 2008 and Power of Attorney dated 17<sup>th</sup> March 2008 the society has given the Development right of the said property to the M/S SWASTIK REALTY Pvt. Ltd. and on the terms and conditions agreed therein. The same was confirmed by the society vide the execution of the confirmation Deed dated 27<sup>th</sup> March 2008 in favour of the M/S SWASTIK REALTY PVT. LTD. The Development Agreement and Power of Attorney and confirmation deed are duly stamped and registered. The Development Agreement and Power of Attorney and confirmation deed are still valid, subsisting and binding upon the parties thereto.

IV) According to the said indenture the M/S SWASTIK REALTY PVT LTD has the acquired the Development right in the said property.

V) Property card relating to the said properties.

We have made search in respect of the said property at Bandra, Borivali, Andheri and Mumbai sub registrar's office.

VI) No claim and/or lien and/or mortgage is register in any of the sub-registrar's Office in respect of the said property.

3) We have received no claim of what so ever from any body and claiming their right title and interest in the said property.

4) On going through every thing we are of the opinion that title of M/S SWASTIK REALTY PVT LTD. and AZADNAGAR CHAITRA CO-OPERATIVE HOUSING SOCIETY LTD.in respect to properties being land at the CHAITRA CHS Ltd, building No-26 Ground + Three Floor structure thereof bearing survey No. 135 (pt) and C.T.S No. 835 (pt), 836(pt), 838 (pt) and 839 (pt) for the land underneath the building admeasuring 592.06 Sq.mts plus tit bit area is about 78.37 Sq.mtsi.e total plot area is about 670.40 sq.mts at Azad Nagar, Andheri (West), Mumbai - 400053, in registration sub-district of Bandra, Mumbai suburban District suburban District and bounded as On or towards the EAST : building No. 27, On or towards the WEST :building No.25, On or towards the NORTH: By the Nalla, On or towards the SOUTH: Building NO.25. is full, free, clear and marketable and free from any reasonable doubt.

Yours truly,



**M/S. SUNIL & CO.**

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