



Khan Mohammed Naseem

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

Mob.: 9321030708
9082734254

Advocate High Court

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

Ref. No.: _____

Date: 15 JUL 2019

Ref: ALL THOSE pieces and parcels of Land Bearing S.No.183 To 187, Village- Majiwada, Taluka and Village Thane.with regards to Redevelopment of Property of " Shram Safalya C.H.S Ltd Building NO 62 Registration no TNA/HSG/1571-1983 dated 03//08/1983 in M.H.B Colony Pokhran road no1 Vartak Nagar Road No 1 Thane -- 400606 totally admeasuring 1735 Sq. Mtrs.

TITLE CERTIFICATE

My client **SBM DEVELOPER PVT. LTD.**, a Company registered under the Company Registered under Company Act and having its registered office address at 206, Tulsi Shyam, Teen Hath Naka, Thane West, Thane - 400604 "**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

Khan Mohammed Naseem
Advocate High Court
Bandra Court, A. K. Marg,
Bandra East Mumbai - 400 051



Khan Mohammed Naseem

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

Mob.: 9321030708
9082734254

Advocate High Court

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

Ref. No.: _____

Date: 15 JUL 2019


1. Following documents of title are handed over to me for verification:

- a. Acceptance letter as Developer from Society dt. 4.08.2006
- b. 79-A approval from Register of society dt. 08/09/2011
- c. Offer letter No CO/KB/Arch/NOC/2660/2011 dated 30.12.2011 by MHADA.
- d. Triparty Development Agreement and Power of Attorney dt. 17th February, 2010 Between 1) " **Shram Safalya C.H.S Ltd Building no. 62 in M.H.B Colony Pokhran road no1 Vartak Nagar Road No 1 Thane - 400606 .**
2) **SBM DEVELOPER PVT. LTD.,**
3) M/s Aditya Enterprise **Vartak Nagar project**
- e. Agreement of indenture of lease Reg no.TNN-2-9953-2004 dated 22/12/2004 given on 90 years Lease to the Society.

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

- a) That Shram Safalya C.H.S Ltd Registration no TNA/HSG/1571-1983 dated 03//08/1983 Building no. 62 in M.H.B Colony Pokhran road no1 Vartak Nagar Road No 1 Thane - 400606 the MHADA to grant lease of a plot so acquired and vested in the MHADA by the Government Maharashtra.

2


Khan Mohammed Naseem
Advocate High Court
Bandra Court, A. K. Marg,
Bandra East Mumbai - 400 051



Khan Mohammed Naseem

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

Mob.: 9321030708
9082734254

Advocate High Court


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

Ref. No.: _____

Date : _____
15 JUL 2019

The MHADA vide Letters and has confirmed to allot and grant the said Shram Safalya C.H.S Ltd Building no. 62 in M.H.B Colony Pokhran road no1 Vartak Nagar Road No 1 Thane - 400606 , a lease in respect of the above said property. Pursuant to the said allotment the MAHDA vide Agreement to Lease 22/12/2004 given on 90 years Lease to the Society 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 Agreement to Lease was duly registered before the Sub-Registrar of Assurances at Thane Serial No. Reg no.TNN-2-9953-2004 dated 22/12/2004 The Society and the Members herein executed a Conforming Redevelopment Agreement & Power of Attorney in favour of **SBM DEVELOPERS PVT. LTD.**, duly registered with Sub- Registrar, Thane under Registration No. TTN-12-2111-2016 dated:-25/11/2016.

3


Khan Mohammed Naseem
Advocate High Court
Bandra Court, A. K. Marg,
Bandra East Mumbai - 400 051



Khan Mohammed Naseem

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

Mob.: 9321030708
9082734254

Advocate High Court

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

Ref. No.: _____

Date : _____


b) As per the submission of the aforesaid documents my client **SBM DEVELOPERS PVT. LTD.**, to occupy and develop the said property and to construct the building/s thereon appears to be clear, marketable and free from all encumbrances.

THE SCHEDULE HEREINABOVE REFERRED TO:-

All that piece & parcel of Leasehold Land situated & lying underneath & appurtenant Land Bearing S.No.183 To 187, Vil-Majiwada, Taluka and Village Thane.with regards to Redevelopment of Property of " Shram Safalya C.H.S Ltd Building NO. 62 Registration no TNA/HSG/1571-1983 dated 03//08/1983in M.H.B Colony Pokhran road no1 Vartak Nagar Road No 1 Thane -- 400606 totally admeasuring 1735 Sq. Mtrs. Possession of additional tit bit area together with Ground with two (2) wings i. e. constructed on the said Plot of Land standing there on occupation and possession of Eighty (80) Members and bounded as under:

On or towards East : By Building no.63,
On or towards West : By Building no.69,
On or towards North : By Building no. 60,
On or towards South : By Ayappa Temple

4


Khan Mohammed Naseem
Advocate High Court
Bandra Court, A. K. Marg,
Bandra East, Mumbai - 400 051