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TO ALL TO WHOM IT MAY CONCERN

TITLE CERTIFICATE

In respect of all piece and parcel of land together with Building No.20 standing thereon of the SHREE KANCHANGANGA CO-OP.HSG.SCTY.LTD., situated at Vartak Nagar, Thane (West) - 400 606 lying, being on Survey No.211 admeasuring 682.48 sq. mtrs. of Revenue Village - Majiwade, Taluka and District Thane and within the limits of Thane Municipal Corporation

TO ALL TO WHOM IT MAY CONCERN

THIS IS TO CERTIFY THAT I have perused various documents such as Copy of Lease Deed dated 15th February, 1999, Copy of Deed of Sale dated 15th February, 1999, Copy of Development Agreement dated 27th September, 2010, Copy of Power of Attorney dated 27th September, 2010, Copy of Property Cards, Copy of Society Registration Certificate and, Copy of Search Report dated 03/02/2014 taken by Mr. Rakesh Kubal in the offices of Sub-Registrar of Assurances of Mumbai, Bandra and Chembur (Kurla) for a period of 31 years (from 1984 to 2014).

The Maharashtra Housing and Area Development Authority (MHADA), a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976 came into existence with effect from 5th December, 1977, was, inter alia, seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of land admeasuring about 682.48 Sq. Meters, situate at Survey No.211 being part of MHADA land at Vartak Nagar, Thane (West)- 400 606, more particularly described in the Schedule hereunder written (hereinafter referred to as "the said property").



AND WHEREAS the Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as "the Subsidised Industrial Housing Scheme" (for short "the said Scheme")

MHADA Board had, in pursuance of the Scheme, built the Building bearing No.20 for residential use, viz. land admeasuring about 682.48 Sq. Meters, bearing Survey No.211 at Vartak Nagar, Thane (West), Mumbai - 400 606, consisting of total 32 Tenements, on the said property for housing purpose as provided in the said Scheme.

The tenements in the said building were allotted to individual 32 allottees for Residential Accommodation on rental basis for residential use.

Persistent demand were made by the Occupant Industrial Workers that the tenements constructed for them under the Subsidised Industrial Housing Scheme of the Government of Indian by the various Housing Authorities should be sold to them.

The conference of the Housing Minister of the all the states held at Calcutta in December, 1975 had recommended to the Government of India to consider the transfer to these tenements to the occupants on ownership basis by giving them an opportunity to pay for these tenements in suitable installments as it was found that it was practically impossible to dispossess superannuated workers who have crossed the prescribed income limit and consequently have become ineligible for the retention of tenements in the occupation.

Government of India after considering the entire problem, permitted the State Government to transfer such tenements on certain terms and conditions laid down by the Government of India.

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On the basis of guidelines laid down by the Government of India, the Government of Maharashtra, directed that the building built by the Housing Board and other agencies under certain schemes should be offered on "as is and where is condition" to the authorized and unauthorized occupants whose occupation got regularized on their paying the penalty amounting to 50% of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase.

The allottee members and /or occupants of the said tenements formed themselves into a Registered Co-operative Housing Society i.e. SHREE KANCHANGANGA CO-OPERATIVE HOUSING SOCIETY LIMITED,, under Maharashtra Co-operative Societies Act, 1960 having Registration No. TNA/HSG/1502 dated 13/03/1981.

By an Indenture of Lease dated 15th February, 1999, registered in the Office of the Sub-Registrar, Thane on 6th day of March, 1999, under No. TNN-1/1234/1999 and executed between Maharashtra Housing and Area Development Authority, therein called "the Authority" of the one part and the SOCIETY herein of the other part whereby, the said MHADA demised unto the SOCIETY herein all and singular the land admeasuring about 682.48 sq. mtrs. area lying under and appurtenant to Building No.20 bearing Survey No.211 at Vartak Nagar, Thane (West) - 400.606 upon the terms and conditions mentioned in the said Lease Deed.

By a Deed of Sale also dated 15th February, 1999 registered in the Office of the Sub-Registrar, Thane on 6th day of March, 1999 under No. TNN-5/1233/1999 executed between Maharashtra Housing and Area Development Authority, therein called "the Authority" of the One Part and the SOCIETY herein of the other part whereby the said MHADA transferred and conveyed unto the SOCIETY herein all of that building constructed on the said property, viz. land admeasuring about 682.48 sq. mtrs. area lying under and appurtenant to

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