



V. V. SHINDE

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ADVOCATE HIGH COURT, BOMBAY

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Ref. No. VVS/RD/2360/2014

Date:-02.07.2014

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

Re: All that piece and parcel of land or ground of plot area 860 sq. mtrs. and existing structure admeasuring 823.44 sq.mtrs., Survey No.209, City Survey No.209 at Village-Majiwade, Taluka and District - Thane, in the Registration office of Thane District together with Building No.69

Originally the subject plot of land is belonging to MHADA and by Indenture of Lease dated 04.04.2009, said MHADA granted leased on the said property to Vartak Nagar Sarvesh Co-op., Housing Society Ltd., for the period of 90 years on the terms and conditions mentioned therein. The said Indenture is duly registered by executing Deed of Confirmation dated 18.02.2010. The said Deed of confirmation is duly stamped and registered. By Deed of Sale dated 11.12.2009 the said MHADA conveyed the plot of land on ownership basis to the said society. The said Deed of sale is registered with the office of Sub-Registrar of Assurances at Thane under Sr. No. 1474/2010. As Such Vartak Nagar Sarvesh Co-op., Housing Society Ltd., is the has became owner and sufficiently entitle to all that piece and parcel of land or ground of plot area 860 sq.mtrs and existing structure admeasuring 823.44 sq.mtrs., Survey No.209, City Survey No.209 at Village-Majiwade, Taluka and District - Thane, in the Registration office of Thane District together with Building No.69.

By Agreement for Re-Development dated 28.04.2011 executed between Vartak Nagar Sarvesh Co-op., Housing Society Ltd., "The Society" of the First Part therein and M/s. Rashmi Housing Pvt. Ltd. "The Developer" of the Second Part therein. By the said Agreement for Re-Development dated 28.04.2011, The said Society has



granted, complete and absolute right to develop the said sale portion and forming part of all that piece and parcel of land or ground of plot area 860 sq.mtrs and existing structure admeasuring 823.44 sq.mtrs., Survey No.209, City Survey No.209 at Village- Majiwade, Taluka and District - Thane, in the Registration office of Thane District together with Building No.69. The said Agreement is duly stamped and registered with Registration Receipt No. 4042 dated 28.04.2011 under Sr. No.TNN-5-03993-2011 issued by Sub-Registrar, Thane -5.

By Irrevocable Power of Attorney dated 28.04.2011 executed by Vartak Nagar Sarvesh Co-op., Housing Society Ltd., "the Society" therein in favour of Mr. Hemendra Bosmiya Director of M/s. Rashmi Housing Pvt. Ltd. "the Developers" therein. The Said Society has given various powers for Re-development to M/s. Rashmi Housing Pvt. Ltd. The said Power of Attorney is duly stamp and duly registered on 28.04.2011 with Sub-Registrar of Thane-5.

I certify that the title of **M/s. Rashmi Housing Pvt. Ltd.** in respect of all that piece and parcel of land or ground of plot area 860 sq. mtrs. and existing structure admeasuring 823.44 sq.mtrs., Survey No.209, City Survey No.209 at Village-Majiwade, Taluka and District - Thane, in the Registration office of Thane District together with Building No.69, **is clear, marketable and free from all encumbrances and charges whatsoever.**



(Mr. V. V. SHINDE)

Advocate High Court, Mumbai

