

# MAHENDRA C. JAIN

ADVOCATE & SOLICITOR

Tharani Mansion, 1st Floor, M. A. Road, Andheri (West), Mumbai - 400 058.

Tel. & Fax : 2628 7083 • Mobile : 98334 86024

## TO WHOMSOEVER IT MAY CONCERN

Re : Property being the building no. 1 known as "HAPPY HOME" having a multistoried structure situated on the land bearing survey no. 14 and City survey no. 58 at Sahakar Nagar 3 Chembur in Bombay 400 071 in the Registration Sub-District of Bandra Bombay Suburban District, having plot area as per site measurement 955.28 sq. mtrs.

**MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY** ...Lessor

And

**SAHAKAR NAGAR "HAPPY HOME" CO-OP. HSG. SOC. LTD.**...Lessee

And

**Acme Property Developers Pvt Ltd** ...Developers

- (I) THIS IS TO CERTIFY THAT SAHAKAR NAGAR "HAPPY HOME" CO-OP. HSG. SOC. LTD, a Society Registered under the Provision of the Maharashtra Co-operatives Societies Act, 1960 under registration No. BOM/HSG/7823/1982 is the owner of and/or otherwise well and sufficiently entitled to and seized and possessed of the building situated on the aforesaid plot of land.
- (II) THIS IS TO CERTIFY THAT pursuant to the Deed of Sale dated 27<sup>th</sup> September, 2000 entered into by and between the said **MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY** with the said Society ( and duly registered vide Registration No. PBDR 3/3072-2000), **MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY** have conveyed and sold the said building more particularly describe in the SCHEDULE hereunder written by way of sale and granted the land underneath and appurtenant thereto by way of lease to the said Society on the terms and condition mentioned in the said Deed for valuable consideration.
- (III) THIS IS TO CERTIFY THAT pursuant to the Indenture of Lease dated 27<sup>th</sup> September, 2000 entered into by and between the said **MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY** with the said Society ( and duly registered vide Registration No. PBDR 3/3074-2000), **MAHARASHTRA HOUSING & AREA**



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DEVELOPMENT AUTHORITY granted the land underneath and appurtenant thereto by way of lease to the said Society on the terms and condition mentioned in the said Indenture for valuable consideration.

- (IV) THIS IS TO CERTIFY THAT the aforesaid Lease is valid and subsisting and has not been revoked or cancelled.
- (V) THIS IS TO CERTIFY THAT Happy Home Chs Ltd has decided to redevelop its plot along with Cool Breeze Chs LTD and Dolly Friends Chs Ltd and for that purpose has passed a resolution in its AGM for amalgamated redevelopment along with the said two societies, and the Authority i.e MHADA has also agreed in principle for the same.
- (VI) THIS IS TO CERTIFY THAT Our clients has produced all the relevant documents including the relevant property card, the registration certificate and given all the information called for. The property card entries are mutated in the names of the said Society.

On perusal of the above relevant documents and information supplied, we observe that the title of SAHAKAR NAGAR "HAPPY HOME" CO-OP. HSG. SOC. LTD to the above property is clear and marketable and we now certify that the title of SAHAKAR NAGAR "HAPPY HOME" CO-OP. HSG. SOC. LTD., to the under mentioned property is clear, marketable and free from encumbrances.

## SCHEDULE:

ALL THAT piece or parcel of land and lying underneath and appurtenant to the building no. 1 known as "HAPPY HOME" having a multistoried structure situated on the land bearing survey no. 14 and City survey no. 58 at Sahakar Nagar 3 Chembur in Bombay 400 071 in the Registration Sub-District of Bandra Bombay Suburban District, having plot area as per Lease Deed 734.38 sq. mtrs, as per site measurement 955.28



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TO WHOMSOEVER IT MAY CONCERN

Re : Property being the building no. 2 known as "DOLLY FRIEND".having a multistoried structure situated on the land bearing survey no. 14 (part)and City survey no. 58 at Sahakar Nagar Part III Chembur Bombay 400 071 in the Registration Sub-District of Bandra Bombay Suburban District,

**MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY** ...Lessor

And

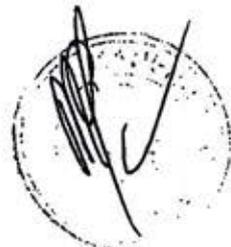
**SAHAKAR NAGAR "DOLLY FRIEND" CO-OP. HSG. SOC. LTD.** ...Lessee

And

**Acme Property Developers Pvt. Ltd** ...Developers

THIS IS TO CERTIFY THAT SAHAKAR NAGAR "DOLLY FRIEND" CO-OP. HSG. SOC. LTD, a Society Registered under the Provision of the Maharashtra Co-operatives Societies Act, 1960 under registration No. BOM/HSG/4628/1975 is the owner of and/or otherwise well and sufficiently entitled to and seized and possessed of the building situated on the aforesaid plot of land.

- (I) THIS IS TO CERTIFY THAT pursuant to the Deed of Sale dated 22nd November, 2001 entered into by and between the said **MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY** with the said Society ( and duly registered vide Registration No. PBDR 3/8319-2001), **MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY** have conveyed and sold the said building more particularly describe in the SCHEDULE hereunder written by way of sale and granted the land underneath and appurtenant thereto by way of lease to the said Society on the terms and condition mentioned in the said Deed for valuable consideration.
- (II) THIS IS TO CERTIFY THAT pursuant to the Indenture of Lease dated 22nd November, 2001 entered into by and between the said **MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY** with the said Society ( and duly registered vide Registration No. PBDR 3/8321-2000), **MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY** granted the land underneath and appurtenant thereto by way of lease to the said Society on the terms and condition mentioned in the said Indenture for valuable consideration.
- (III) THIS IS TO CERTIFY THAT the aforesaid Lease is valid and subsisting and has not been revoked or cancelled.



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- (IV) THIS IS TO CERTIFY THAT Dolly Friends Chs Ltd has decided to redevelop its plot along with Cool Breeze Chs LTD and Happy Home Chs Ltd and for that purpose has passed a resolution in its AGM for amalgamated redevelopment along with the said two societies, and the Authority i.e MHADA has also agreed in principle for the same.
- (V) THIS IS TO CERTIFY THAT Our clients has produced all the relevant documents including the relevant property card, the registration certificate and given all the information called for. The property card entries are mutated in the names of the said Society.

On perusal of the above relevant documents and information supplied, we observe that the title of SAHAKAR NAGAR "DOLLY FRIEND" CO-OP. HSG. SOC. LTD to the above property is clear and marketable and we now certify that the title of SAHAKAR NAGAR "DOLLY FRIEND" CO-OP. HSG. SOC. LTD., to the under mentioned property is clear, marketable and free from encumbrances.

## SCHEDULE:

ALL THAT piece or parcel of land and lying underneath and appurtenant to the building no. 2 known as "DOLLY FRIEND" having a multistoried structure situated on the land bearing survey no. 14 (ppart) and City survey no. 58 at Sahakar Nagar 3 Chembur in Bombay 400 071 in the Registration Sub-District of Bandra Bombay Suburban District, having plot area as per Lease Deed 871.72 sq. mtrs, as per site measurement 1178.79 sq. mtrs and as per additional land (TIT-BIT) plot area is 307.07 sq. mtrs., and bounded as follows: That is to say:

- On or towards the North by : Open space of the MHADA & 30' Wide Road
- On or towards the South by : Saibaba Nagar
- On or towards the East by : Open space of the MHADA building no. 2
- On or towards the West by : Compound Wall and Building No. 3

Date this 31st day of October, 2013

MAHENDRA C. JAIN

ADVOCATE, HIGH COURT.



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## TO WHOMSOEVER IT MAY CONCERN

Re : Property being the building no. 3 known as "COOL BREEZ".

having a multistoried structure situated on the land bearing survey no. 14 and City survey no. 58 at Sahakar Nagar 3 Chembur in Bombay 400 071 in the Registration Sub-District of Bandra Bombay Suburban District, having plot area as per site measurement 933.22 sq. mtrs.

### MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY

...Lessor

And

SAHAKAR NAGAR "COOL BREEZ" CO-OP. HSG. SOC. LTD.

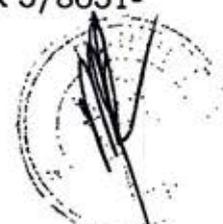
...Lessee

And

Acme Property Developers Pvt Ltd

...Developers

- (I) THIS IS TO CERTIFY THAT SAHAKAR NAGAR "COOL BREEZ" CO-OP. HSG. SOC. LTD, a Society Registered under the Provision of the Maharashtra Co-operatives Societies Act, 1960 under registration No. BOM/HSG/7744/1981 is the owner of and/or otherwise well and sufficiently entitled to and seized and possessed of the building situated on the aforesaid plot of land.
- (II) THIS IS TO CERTIFY THAT pursuant to the Deed of Sale dated 27th November, 2001 entered into by and between the said **MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY** with the said Society ( and duly registered vide Registration No. PBDR 3/8651-



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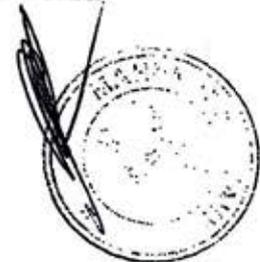
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2001), **MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY** have conveyed and sold the said building more particularly describe in the SCHEDULE hereunder written by way of sale and granted the land underneath and appurtenant thereto by way of lease to the said Society on the terms and condition mentioned in the said Deed for valuable consideration.

- (III) THIS IS TO CERTIFY THAT pursuant to the Indenture of Lease dated 27th November, 2001 entered into by and between the said **MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY** with the said Society ( and duly registered vide Registration No. PBDR 3/8648-2001), **MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY** granted the land underneath and appurtenant thereto by way of lease to the said Society on the terms and condition mentioned in the said Indenture for valuable consideration.
- (IV) THIS IS TO CERTIFY THAT the aforesaid Lease is valid and subsisting and has not been revoked or cancelled.
- (V) THIS IS TO CERTIFY THAT COOL BREEZ Chs Ltd has decided to redevelop its plot along with Happy Home Chs LTD and Dolly Friends Chs Ltd and for that purpose has passed a resolution in its AGM for amalgamated redevelopment along with the said two societies, and the Authority i.e MHADA has also agreed in principle for the same.
- (VI) THIS IS TO CERTIFY THAT Our clients has produced all the relevant documents including the relevant property card, the registration certificate and given all the information called for.

On perusal of the above relevant documents and information supplied, we observe that the title of SAHAKAR NAGAR "COOL BREEZ" CO-OP. HSG. SOC. LTD to the above property is clear and



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marketable and we now certify that the title of SAHAKAR NAGAR "COOL BREEZ" CO-OP. HSG. SOC. LTD., to the under mentioned property is clear, marketable and free from encumbrances.

## SCHEDULE:

ALL THAT piece or parcel of land and lying underneath and appurtenant to the building no. 3 known as "COOL BREEZ" having a multistoried structure situated on the land bearing survey no. 14 and City survey no. 58 (part) at Sahakar Nagar III Chembur in Bombay 400 071 in the Registration Sub-District of Bandra Bombay Suburban District, having plot area as per Lease Deed 711.00 sq. mtrs, as per site measurement 933.22 sq. mtrs and as per additional land (TIT-BIT) plot area is 222.22 sq. mtrs., and bounded as follows: That is to say:

On or towards the North by : 40'.00 " Wide Road

On or towards the South by : Chawls 41 and 48 7 ts. Each

On or towards the East by : Building No.2

On or towards the West by : 25'.00" Wide Road

Date this 31st day of October, 2013

MAHENDRA C. JAIN

ADVOCATE, HIGH COURT

