

# ROSHAN ALWA & ASSOCIATES ADVOCATES

## TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref. : Pratap C.H.S. Ltd.'s residential building located at Jai Prakash Road, Between 4 & 7 Bungalows, Andheri (W), Mumbai- 400053.

**THIS IS TO CERTIFY THAT** I on behalf of my client M/s. Kabra & Associates, the authorized Redevelopers of Pratap Co-operative Housing Society Ltd.'s building located at Jai Prakash Road, Between 4 & 7 Bungalows, Andheri (W), Mumbai- 400053, have investigated and verified the title to the property which the Society claims as its own and which is more particularly described in the schedule hereunder written.

I have investigated the above referred property in the land records offices of the Collector of the Mumbai Suburban District and after perusal of the relevant records of the property, including the diverse deeds, documents and writings executed by and between the Society and the said representative of the Government upto the Society's contractual arrangement through a duly stamped and registered Redevelopment Agreement dated 23<sup>rd</sup> December, 2010 with my client, authorizing the demolition of their old building and its reconstruction by utilizing advantages for the Construction Industry made available by Government and Semi-Government policies.

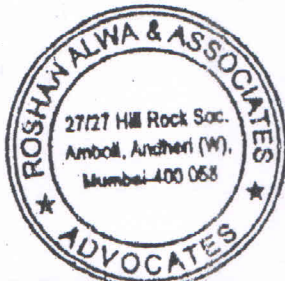
In the light of the above and with no known claims or controversies of any kind on the property to date, the title to the hereunder mentioned property of the Pratap C.H.S. Ltd., and by connection my client, is in my considered opinion clear and marketable, being free from all encumbrances and reasonable doubts.

### The Schedule of the Property :

ALL THAT piece or parcel of land or ground together with its existing structures that constitute the property of Pratap C.H.S. Ltd., lying and being situate at Village Ambivali, Taluka Andheri, bearing C.T.S. No. 833/ 15 admeasuring 3558 7 sq. m. or thereabouts in the Mumbai Suburban District and bounded by :

To the North : By Gloria, Ekveera, Swapnasakar and Akshaya CHS Ltd.;  
To the East : By Kamgar Society;  
To the West : By a 60 feet wide Layout Road and  
To the South : By Jai Prakash Road.

Dated this 15<sup>th</sup> day of June, 2013



*For - Roshan Alwa & Associates  
Advocates*

Mr. Roshan Alwa  
Advocate  
High Court, Bombay.