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ADVOCATE – BOMBAY HIGH COURT

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Plot No.37/2, Hari Om, Sindhi Society, Chembur, Mumbai – 400071.

Date – 12-12-2015

TO WHOMSOEVER IT MAY CONCERN:

Ref: All that pieces and parcel of land admeasuring 1547 square metres, along with the structures standing thereon known as '**CHEMBUR GANGA SMRUTI CO-OPERATIVE HOUSING SOCIETY LIMITED**', consisting of 2 wings, 1 wing comprising of Ground and 3 floors, and another wing, consisting of ground and 1 floor respectively, in the registration District and Sub-District of Mumbai bearing C.T.S. No. 132/5, (previously wrongly numbered C.T.S. No.132/11 and 132/12)

'Chembur Ganga Smruti Co-Operative Housing Society Limited' has instructed me to investigate title in respect of the above referred property. By virtue of Indenture of Conveyance dated 02.06.1971, executed between Noshirwan Sheriyar Irani and Shrimati Shireenbai Noshirwan Irani, and Shri Ghanshyam Tukaram (Trustee of Deed of Trust dated 15.1.1964), (therein referred to as the Vendor of the One Part) and Union Construction Company, a Partnership firm having its place of business at Aziz Baug, R. C. Marg, Chembur, Mumbai – 400 074 (therein referred to as the Builders), M/s. Union Construction Company had purchased and acquired the above referred property.

The said Indenture is duly registered with the Office of Sub-Registrar of Assurances at Mumbai under Serial No. 2894 of 1971, Book No. 1 on 11.8.1971. The said Union Construction Company has constructed a building standing thereon known as 'Chembur Ganga Smruti' comprising of 2 wings, 1 wing consisting of ground and 3 floors, comprising of 15 flats, and 2 wing, consisting of ground and 1 floor, comprising of 2 flats, lying and being situated at Village Maravli, Aziz Baug, Chembur, Mumbai – 400 074, in the Registration District and Sub-district of Mumbai bearing CTS No. 132/5, Village Maravli, Taluka Kurla.

The City Survey Office had duly transferred and mutated the above referred property in the name of Union Construction Company on 23.3.1978.

By virtue of various agreements executed by and between the said M/s. Union Construction Company (therein referred to as the

the prescribed MOFA agreement conditions. All the flat purchasers have formed a Co-operative Society known as 'Chembur Ganga Smruti Co-operative Housing Society Limited', a Co-operative Society duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under reference No. BOM/ HSG/ 8829/ LNM/1981 of 26.6.1981, having its registered office at CTS No. 132/5, Plot No. 4, Survey No. 14(Part), Village Maravli, Aziz Baug, R.C. Marg, Chembur, Mumbai - 400 074 (hereinafter referred to as "the said Society").

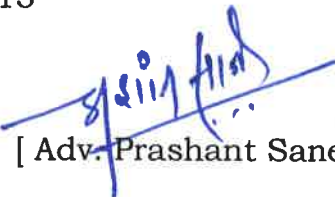
By virtue of Deed of Unilateral Deemed Conveyance dated 03rd December, 2015 executed between Deputy Registrar Co-Operative Society under Sub-section 3 of Section 11 of the Maharashtra Ownership Flats (therein referred to as Developer) and Chembur Ganga Smruti Co-operative Housing Society Ltd. (therein referred to as "the said society") said unilateral Deemed Conveyance is duly Registered in the office of Sub Registrar of Assurance at Kurla under Serial No. KRL1-10935-2015 of 2015.

By virtue of Development Agreement dated 03rd December, 2015 executed between said Society (therein referred to as said Society/Owner) and M/s. Varun Homes Private Limited (therein referred to as Developers) duly registered before the Sub-registrar of assurance at Kurla under Serial No. KRL-1/10936/2015 dated 03/12/2015, the said Society has assigned Development rights in respect of above referred property as per the terms and conditions mentioned therein and pursuant to said Development Agreement Society has also executed Power of Attorney in favour of Developers to Develop the above referred Property.

The Society has applied for transfer of the Property Card in respect of the above referred property, in the name of said Society 'Chembur Ganga Smruti Co-operative Housing Society Ltd.'

In view of the aforesaid premises, I hereby certify that the title in respect of the above referred property belong to 'Chembur Ganga Smruti Co-operative Housing Society Ltd.' and title to the said property is clear, marketable and free from all encumbrances.

Bombay, dated 12th day of December, 2015


[Adv. Prashant Sane]