

**Rajesh H. Ghadge.**

B.A. LLB.  
Advocate High Court.

Smt. Jayshree Dhondu Chavan Chs,  
7/14, Poisar Kajupada Gaondevi Road,  
Kandivali (East), Mumbai - 400101.  
Mobile No. 9819080058.

## TO WHOMSOEVER IT MAY CONCERN

Re: Property being the building no. 10 known as 'Gulab Chs Ltd' having a multistoreyed structure on the land bearing Survey No. 14 part, CTS No. 51 part at Sahakar Nagar Part III, Chembur in Bombay 400 071 in the Registration Sub-District of Bandra Bombay Suburban District admeasuring 795.70 Square Meters.

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

And  
**SAHAKAR NAGAR "GULAB" CO-OP. HSG. SOC. LTD.**  
..... LESSEE

And  
**ACME PROPERTY DEVELOPERS PVT. LTD.**  
..... DEVELOPERS

- (I) THIS IS TO CERTIFY THAT SAHAKAR NAGAR GULAB CO-OP. HSG. SOC. LTD., a Society Registered under the Provision of the Maharashtra Co-operative Societies Act, 1960 under registration no. BOM/HSG/7692/1981 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 29<sup>th</sup> June 1995 entered into by and between the said MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY with the said society (and duly registered vide Registration No. 2192/1995). MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY have conveyed and



# Rajesh H. Ghadge.

B.A. LLB.  
Advocate High Court.

Smt. Jayshree Dhondu Chavan Chs,  
7/14, Poisar Kajupada Gaondevi Road,  
Kandivali (East), Mumbai - 400101.  
Mobile No. 9819080058.

---

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 29<sup>th</sup> June 1995 entered into between the said **MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY** with the said Society (and duly registered vide Registration No. 2193/1995) **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** pursuant to the Deed of Rectification (Indenture of Lease dated 29.06.1995) dated 7<sup>th</sup> September 1996 entered into between the said **MAHARASHTRA HOUSING & AREA DEVELOPMENT AUTHORITY** and **SAHAKAR NAGAR "GULAB" CO-OP. HSG. SOC. LTD** (and duly registered vide Registration No. BDR/3/2157/1996) inadvertently the City Survey number of the said land demised to the lessee by the principle deed by way of lease has been mentioned wrongly at page no. 2 in para 3 and in schedule I at page no. 10 as "CTS No. 56 part instead of "CTS No. 51 part mouje Chembur.
- (V) **THIS IS TO CERTIFY THAT** pursuant to the Deed of Rectification ( Sale Deed dated 29.06.1995) dated 7<sup>th</sup> September 1996 entered into between the said **MAHARASHTRA HOUSING & AREA DEVELOPMENT**



# Rajesh H. Ghadge.

B.A. LLB.  
Advocate High Court.

Smt. Jayshree Dhondu Chavan Chs,  
7/14, Poisar Kajupada Gaondevi Road,  
Kandivali (East), Mumbai - 400101.  
Mobile No. 9819080058.

**AUTHORITY and SAHAKAR NAGAR "GULAB" CO-OP. HSG. SOC. LTD** (and duly registered vide Registration No. BDR/3/2158/1996) inadvertently the City Survey number of the said land underneath and appurtant to the building no. 10, conveyed to the purchaser by the principle deed by way of sale has been mentioned wrongly at page no. 2 in para 4, page no. 5 in para 1 and in schedule I at page no. 9 as "CTS No. 56 part instead of "CTS No. 51 part mouje Chembur.

- (VI) **THIS IS TO CERTIFY THAT** the aforesaid Lease is Valid and subsisting and has not been revoke or cancelled.
- (VII) **THIS IS TO CERTIFY THAT** Gulab Chs Ltd has decided to redevelop its plot alongwith Pushpak Mitra Chs Ltd and Chembur Samta Chs Ltd and for that purpose has passed a resolution in its AGM for amalgamated redevelopment alongwith the said two societies, and the Authority i.e. MHADA has also agreed in principle for the same.
- (VIII) **THIS IS TO CERTIFY THAT** our client 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, I observe that the title of **SAHAKAR NAGAR "GULAB" CO-OP. HSG. SOC. LTD** to the above property is clear and marketable and I now certify the title of **SAHAKAR**



# Rajesh H. Ghadge.

B.A. LLB.  
Advocate High Court.

Smt. Jayshree Dhondu Chavan Chs,  
7/14, Poisar Kajupada Gaondevi Road,  
Kandivali (East), Mumbai - 400101.  
Mobile No. 9819080058.

NAGAR "GULAB" 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 situated and lying underneath and appurtenant to the building no. 10 known as " Gulab Chs Ltd bearing survey no. 14 pt and City Survey no 51 part at Sahakar Nagar Part III, Chembur in Bombay 400 071 in the registration Sub-District of Bandra (East), Bombay Suburban District admeasuring 795.70 Square meters or thereabout and bounded as follows: That is to say

On or towards the North by : Bldg. No. 7 & 8.  
On or towards the South by : 30'.00" Wide Road.  
On or towards the East by : Bldg. No. 8  
On or towards the West by : Bldg. No. 11

Dated 12<sup>th</sup> day of September, 2017

  
Adv. R.H. Ghadge

RAJESH H. GHADGE.  
ADVOCATE, HIGH COURT