

Mahendra P. Bhatt

B.Com., LL.B.

ADVOCATE HIGH COURT

TELE. : OFF. 2265 40 67
RESI. 2894 80 07

6, CRESCENT CHAMBERS, 1ST FLOOR,
TAMARIND STREET, FORT, MUMBAI - 400 023.

Date _____

Ref. _____

CERTIFICATE OF TITLE

Re: Property bearing C.T.S. No. 581, 581-1 to 7, 582, 582/1 to 13, 583, 583/1 to 33 of Village Chembur at Taluka Kurla admeasuring 1623.50 Sq. Meters at G.M. Road, Pestom Sagar Road, Chembur, Mumbai-400 089.

Tapasya Co-operative Housing
Society Ltd.

..Owners

M/S. V-Oswal Realty Pvt. Ltd.

..Developers

Under instructions of (1) Tapasya Co-operative Housing Society Ltd., (2) M/s. V-Oswal Realty Pvt. Ltd. and (3) Satish K. Ostwal, I have investigated the Title to the above captioned Property more particularly described in the Schedule hereunder written.

1. By virtue of three separate Indentures all dated 06/11/1971 registered with the Sub-Registrar of Assurance at Mumbai under Serial No. 4863, 4864 & 4865 of 1971, and executed between M/s. Ashok Sitaram Sawant & Ors. as the vendors therein and Veermani Co-operative Housing Society Ltd., (hereinafter referred to as Veermani Society) as the purchaser therein, the said Vendors did thereby sell transfer convey unto the Veermani Society, all that piece and parcel of land being plots No. 66, 66-A, 66B of suburban scheme No. III, in Pestom Sagar, Sector D, Chembur, Tal. Kurla admeasuring in the aggregate to 1940 sq. yards equivalent to 1623.50 sq. mtrs., earlier road cutting & Set back area of 425.52 sq. mtrs. is done by M.C.G.M, so Net Plot Area is 1197.98 sq mtrs. bearing C. T. S. No. (a) 581 (b) 581-1 to 7, (c)

[Signature]

582, (d) 582/1 to 13 and (e) 583 (f) 583/1 to 33 of Village Chembur at Taluka Kurla and more particularly described in the Schedule hereunder written and hereinafter collectively referred to as "the said property". Besides the said property the said Veermani Society, was also seized and possessed of Plot no. 34, Pestom Sagar Road no. 4, Chembur, Mumbai 400 089.

2. The said Veermani Society was later bifurcated into two separate societies namely the Jayendra Co-operative Housing Society Ltd., and Tapasya Co-operative Housing Society Ltd., (hereinafter referred to as Tapasya C.H.S. Ltd. i.e. the above referred Owners) in accordance with the terms of the order dated 12/03/1992, passed by the Assistant Registrar under the Co-operative Societies Act 1960.
3. The said property more particularly described in the Schedule hereunder written comprising of one building of ground and six upper floors having 28 residential flats and ground floor one commercial premises occupied by ICICI Bank and one side structure with 2 galas has on bifurcation been allotted to Tapasya C.H.S. Ltd. i.e. the Owners herein and the said Jayendra Co-operative Housing Society Ltd., has been allotted the balance property bearing plot no. 34, Pestom Sagar Road no. 4, Chembur, Mumbai 400 089. Accordingly the Owners i.e. Tapasya Co-operative Housing Society Ltd. are seized and possessed of the said property described in the schedule hereunder written.

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4. The Property Register Card has since been mutated to show Tapasya Co-operative Housing Society Ltd. as the holder of the said Property more particularly described in the Schedule hereunder written. I have perused the search notes taken at the office of the Sub-Registrar of Assurances as well as the revenue records, Title Deeds and the Property Register Card and on the basis thereof **I** am of the opinion and **DO HEREBY CERTIFY** that Tapasya Co-operative Housing Society Ltd. has a clear marketable title free of encumbrances and of reasonable doubts to the under mentioned property.
5. The Owners i.e. Tapasya Co-operative Housing Society Ltd. have by virtue of its Special General Body Resolution dated 19th September, 2010 agreed to appoint the above referred Developers M/s. V-Oswal Realty Pvt. Ltd. as the Developers of the said Property more particularly described in the Schedule hereunder written and pursuant thereto the members of the Tapasya Society have entered into individual Tripartite Alternate Accommodation Agreement with the Developers and the said Owner Society has subsequent to the said Resolution by a further Special General Body Resolution dated 8th February, 2015 confirmed grant of Development rights and modified the terms therein and have executed a Development Agreement in respect of the undermentioned Property in favour of M/s. V-Oswal Realty Pvt. Ltd. the abovenamed Developers.

Att


6. Accordingly, M/s. V-Oswal Realty Pvt. Ltd. the above referred Developers are entitled to develop the undermentioned Property in terms of the said Development Agreement as well as in accordance with the Building Permissions and sanctions as may be granted by the Concerned Planning Authorities.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land being Plot No. 66, 66-A, 66-B, bearing C.T.S No. 581, 581-1 to 7, 582, 582/1 to 13, 583, 583/1 to 33 of Village Chembur at Taluka Kurla admeasuring 1623.50 sq. mtrs., earlier road cutting & Set back area of 425.52 Sq mtrs is done by M.C.G.M, so Net Plot Area is 1197.98 sq. mtrs. situated, lying and being at G. M. Road, Pestom Sagar Road, Chembur Mumbai 400 089 "Tapasya C.H.S. Ltd.," in the Registration district of Bombay Suburban and bounded as follows :-

On and towards the West : G.M. Road;
 On and towards the North : Thatha Niwas Co-op. Housing Society;
 On and towards the South : Road No.2, Pestom Sagar;
 On and towards the East : Tata Power llnes.

Dated this 13th Day of May, 2015


 (Mahendra P. Bhatt)
 Advocate