



Mr. Sanket Vijay Dalvi

B. Com, LL.B.

ADVOCATE HIGH COURT

32, SS-III TYPE,
SECTOR - 2 VASHI,
NAVI MUMBAI - 400 703.
Email: sanketdalvi83@gmail.com
Tel.: 9224389450
9833811855

Date: 25/12/2019

CERTIFICATE OF TITLE
TO WHOSOEVER IT MAY CONCERN.

This is to certify that I have investigated the title and record pertaining to the LEASE HOLD Plot of Land and existing residential premises being Building No. 88 OF "PANTNAGAR ASHTAMUKH GANESH CO-OPERATIVE HOUSING SOCIETY LTD.," (hereinafter referred to as "**said Society**") standing on the LEASE HOLD Plot of Land bearing Survey No. 236A, C.T.S. No. 184 (part), lying and being situated at Village Ghatkopar, Pant Nagar Ghatkopar (East), Mumbai – 400075, within the limits of Municipal Corporation Of Greater Mumbai and in the Registration District and Sub Registration District of Mumbai and more particularly described in The SCHEDULE hereunder written and hereinafter referred to as "the Said Property".

I found that by the Deed of Lease dated 11th February, 1986 executed BETWEEN THE MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY, a statutory Corporation constituted under the Maharashtra Housing and Area Department Act, 1976, (Mah. XXVIII of 1977) AND THE SAID SOCIETY for the Plot of Land bearing Survey No. 236A, C.T.S. No. 184 (part), lying and being suited at village Ghatkopar, Pantnagar Ghatkopar (East), Mumbai – 400 075, for a period of 99 years (Ninety Nine years).

I found further that the mutation in respect of the said Lease hold Plot of Land has been recorded in the Property Register Card issued and maintained by the City Survey Office at Ghatkopar, Mumbai.

By an Agreement of Development dated 20.08.2019 the Said Society have agreed to assign the development rights for redevelopment in respect of the said property to the M/S. GURUKRUPA REALCON BUILDERS & DEVELOPERS, a registered partnership firm hereinafter called "**Said Developers**", upon the terms, conditions, covenants and stipulations as contained therein. The said Agreement for Development is registered on 20.08.2019 at JT-Sub-Register Kurla No.1, office at Bandra, Mumbai.



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The said Society have also executed in favour of the Developers herein as General Power of Attorney dated 21th 11, 2019, registered on 21th 11, 2019, under serial No. KRL 1 – 2284 – 28 – 2019, under serial No. KRL 1 – 2284 – 28 - 2019 at JT – Sub – Register Kurla No. 1, office at Bandra, Mumbai.

The MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY, A statutory Corporation constituted under the Maharashtra Housing and Area Development Act, 1976, (Mah. XXVIII of 1977), has issued OFFER LETTER on 21th NOV, 2019, for the proposed redevelopment of the said property. Further, pursuant to the said offer letter the MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY has issued CONSENT LETTER for Commencement Certificate for the work upto Plinth, on 7th DEC, 2019.

The MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY, a statutory Corporation constituted under the Maharashtra housing and area development act 1976 (Mah . XXVIII of 1977), has issued intimation of approval (IOA) on 23/ DEC/ 2019 for the proposed redevelopment of the said property .

In my opinion , the title of the said society to the said property is clear and marketable , free from all encumbrances and reasonable to develop the said property.

THE SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece or parcel of the LEASE HOLD Plot of Land existing residential premises being Building No. 88 PANT NAGAR ASHTAMUKH GANESH CO – OPERATIVE HOUSING SOCIETY LTD. (hereinafter referred to as "Said Society ") standing on the LEASE HOLD Plot of Land bearing Survey No. 236 A, C.T.S. No . 184 (part) lying and being situated at Village Ghatkopar , Pantnagar Ghatkopar (East) Mumbai - 400075, within the limits of Municipal Corporation Of Greater Mumbai and in the Registration District and Sub Registration District of Mumbai which premises bounded as follow ;



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On or Towards East : CLUB / GYMKHANA

On or Towards West : 12.20 MT.W. ROAD

On or Towards North : BLDG.NO . 89

On or Towards South : 12.20 MT.W. ROAD

Place : Mumbai

Dated this 25th day of DECEMBER, 2019

Sanket Dalvi
Mr. Sanket Vijay Dalvi
B. Com, LL. B.
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Navi Mumbai - 400 703.