

VALERIAN M. RUMAO

B. COM., LLB.,

ADVOCATE, HIGH COURT, BOMBAY.

OFFICE: 3, Beaumon Chambers, 2nd floor, 27/33, Nagindas Master Road, Fountain,
Mumbai - 400023. Mobile - **8879021879**. Email: rumaovalerian@gmail.com

RESI : ABHISHEK, 2nd floor, Nandakhal, Kophrad, Virar - (West), PINCODE - 401301.

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.1 of "PANTNAGAR SETHU 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, 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 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 25th November, 1986 executed **BETWEEN THE MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY**, a statutory Corporation constituted under the Maharashtra Housing and Area

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Development 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
situated at Village Ghatkopar, Pantnagar Ghatkopar
(East), Mumbai - 400075, 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
23.01.2019 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 23.01.2019 under serial
No. KRL 1 - 984 - 311- 2019 at JT-Sub-Registrar Kurla
No.1, office at Bandra, Mumbai.

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The said Society have also executed in favour of the Developers herein an General Power of Attorney dated 20th February, 2019, registered on 20th February, 2019, under serial No. KRL 1 – 2284 - 28 - 2019 at JT-Sub-Registrar 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 15th June, 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 9th July, 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


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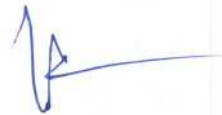
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issued INTIMATION OF APPROVAL (IOA) on 22nd August, 2019, for the proposed redevelopment of the said property.

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

THE SCHEDULE ABOVE REFERRED TO :-

ALL THAT piece or parcel of the LEASE HOLD Plot of Land and existing residential premises being Building No.1 of "PANTNAGAR SETHU 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, Pantnagar Ghatkopar (East), Mumbai - 400075, within the limits of Municipal Corporation Of Greater Mumbai



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and in the Registration District and Sub Registration

District of Mumbai which premises bounded as follows;

On or Towards East : 40'.0" Road.

On or Towards West : MHB Boundry.

On or Towards North : Building No.100.

On or towards South : Building No.102.

Place: Mumbai,

Dated this 16th day of October, 2019


16/10/2019.
(VALERIAN M. RUMAO, ADVOCATE)