

(REGISTERED LETTERS AT RESIDENCE ONLY)

OM PRAKASH SHUKLA

B.A., LL.B.

O. S. Regn. No. 1348

ADVOCATE HIGH COURT

12-A, Matrukripa, 1st Floor, Jun. of Pt. Solicitor Rd. & Gaushala Lane, Malad (East), Mumbai - 400 097.
☎ 2883 6145 • Mob.: 98929 93206 • Fort : 2267 1746, 2267 1687

Resi.: Bunglow No. 6, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivli (East), Mumbai - 400 101.
Tel.: 2870 1728

Ref. No.:

Date :

By Regd. A.D. / Courier / Hand Delivery

T I T L E C E R T I F I C A T E

Sub : Property bearing Survey No. 54, Hissa No.3 (Part) corresponding to CTS No. 698A/1 (previously also known as CTS No. 698A) admeasuring 3026 sq.mts. or thereabouts situated at Village Nahur, Taluka Kurla , Mulund (West) Mumbai 400 080.

Ref: Title Certificate dated 12th September 2018 issued by Deepak Chitnis-Chiparikar & Co. and duly signed by the Partner.

Under instruction of my clients Mitasu Developers Pvt.Ltd, a company duly registered under the provision of the Companies Act, 1956 having its registered office at B/1101, Express Zone, W.E.Highway, Diagonally opposite to Oberoi Mall, Malad (East), Mumbai- 400 097, I have investigated the title of the property described the schedule hereunder written:-

1. Shreenath Builders are the owners of property situate, lying and being at Survey No. 54, Hissa No.3 (Part) corresponding to CTS No. 698A/1 admeasuring 3026 sq.mts. or thereabouts situated at Village Nahur, Taluka Kurla , Mulund (West) Mumbai 400 080.
2. Deepak Chitnis-Chiparikar & Co. had caused searches to be taken in the office of the concerned Sub Registrar of Assurances at Mumbai and no documents affecting the title of Shreenath Builders to the said property have been found to be registered.
3. Deepak Chitnis-Chiparikar & Co. have issued advertisement in the local newspapers on 17th August 2018 viz. Free Press Journal and Navshakti and prior thereto on 2nd November 2011 viz. Times of India and Maharashtra Times and 3rd November 2011 viz. Navshakti and Loksatta investigating the title of Shreenath Builders to the said property and have received no claims in pursuance thereof.

O.P.

(REGISTERED LETTERS AT RESIDENCE ONLY)

OM PRAKASH SHUKLA

B.A., LL.B.

O. S. Regn. No. 1348

ADVOCATE HIGH COURT

12-A, Matrukripa, 1st Floor, Jun. of Pt. Solicitor Rd. & Gaushala Lane, Malad (East), Mumbai - 400 097.
☎ 2883 6145 • Mob.: 98929 93206 • Fort : 2267 1746, 2267 1687

Resi.: Bunglow No. 6, Near HDFC Bank, 90 Feet Road, Thakur Complex, Kandivli (East), Mumbai - 400 101.
Tel.: 2870 1728

Ref. No.:

Date :

By Regd. A.D. / Courier / Hand Delivery


4. On perusal of the property register card relating to the said property, Deepak Chitnis-Chiparikar & Co. have observed that the same stands in the name of Shreenath Builders. Accordingly Deepak Chitnis-Chiparikar & Co. have issued Title Certificate dated 12th September 2018 as referred to as above.
5. Thereafter by a duly registered Agreement for Sale dated 24th September 2018 bearing Registration No. BRL1- 11388 made between Shreenath Builders therein called "the Vendors" of the One Part and my clients Mitasu Developers Private Limited therein called "the Purchaser" of the Other part, Shreenath Builders agreed to sell to Mitasu Developers Private Limited the property situate, lying and being at Survey No. 54, Hissa No.3 (Part) corresponding to CTS No. 698A/1 admeasuring 3026 sq.mts. or thereabouts situated at Village Nahur, Taluka Kurla , Mulund (West) Mumbai 400 080 at or for the price and on the terms and conditions therein contained. Accordingly my clients are authorized to develop the said property more particularly described herein.

I therefore hereby certify that my clients have got clear right title and interest to develop the said property.

THE SEHEDULE ABOVE REFERRED TO:

All that piece or parcel of land or ground bearing Survey No. 54, Hissa No.3 (Part) corresponding to CTS No. 698A/1 admeasuring 3026 sq.mts. or thereabouts situated at Village Nahur, Taluka Kurla , Mulund (West) Mumbai 400 080.

Dated this 8th day of May 2019.


(OM PRAKASH SHUKLA)
ADVOCATE HIGH COURT