



Mob.: 93245 29

K. M. PANDEY B.A. (HON'S) L.L.B.

ADVOCATE HIGH COURT MUMBAI

Off.: Shop No. 5, "A" Wing, Ferreira Apartment, Polsar, Gaondevi Road, Near Polsar Subway, Kandivali (W), Mumbai-400 067

Resi.: B/403, Jaya Park Co.op. Hsg. Soc. Ltd., Shrushti, Sector No. 1, Near Royal College and Iscon Temple, Mira Road (E), Dist. Thane.

Office Time : 6.30 p.m. To 9.30 p.m.

Ref No.:

Date: 21/11/11

TITLE CERTIFICATE

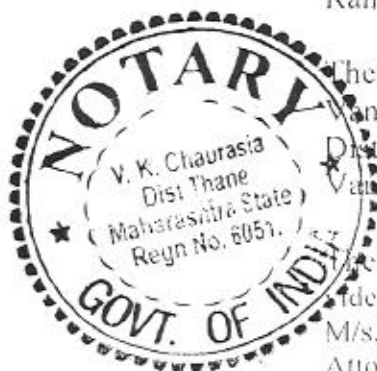
Ref: Land property bearing Old Survey No. 143 New Survey No. 46. Hissa No. 9, admeasuring 1441 sq. mtrs. situated lying and being at Village Khari Taluka & Dist. Thane within the limits of Mira-Bhayandar Municipal. within the limits of sub-Registrar Thane (hereinafter referred to as the Said Land for brevity's sake).

On behalf of my client M/s. Shree Vijay Developers through its Proprietor Mr. Dayanand Shetty having its office at C-001, Brahmadev Regency, Mira-Bhayander Road, Mira Road (East), Dist. Thane-401 107. I have taken the search of the said land in the office of the sub-Registrar Thane-4 and Thane-7 and all papers, extracts and examined the various land Documents/Records pertaining to the said land.

The said property was originally owned by Mr. Chinubhai Nagindas Shah, Mr. Dilipbhai Chimanlal Mathiyar, Mr. Ramechbhai Somnath Shah and Mr. Rameshchandra Chandulal Shah (hereinafter referred to as the Owners).

The said owners sold part of the land admeasuring 1441 sq. mtrs. to M/s. Vandana Construction Co. having office at Navghar Road, Bhayander (E), Dist.: Thane-401 105 who in turn constructed the building named Jay Vandana CHS Ltd. on the said Land.

The said M/s. Jay Vandana CHS Ltd. registered Agreement for Re-development vide document No. 7046 dated 17/09/2013 with Sub-registrar Thane-7 between M/s. Jay Vandana CHS Ltd. and M/s. Shree Vijay Developers. Further a Power of Attorney vide document No. 7047 dated 17/09/2013 with Sub-registrar Thane-7 was given by M/s. Jay Vandana CHS Ltd. to M/s. Shree Vijay Developers. The proposal to allot the redevelopment work to M/s. Shree Vijay Developers was passed in the General Body Meeting of the society.



Contd...2/-

Mob.: 93245 29721

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Further Jay Vandana CHS Ltd. through its office bearers have obtained the order No. 2592 dated dated 25/03/2013 from The Competent Authority and District Sub-Registrar. Co-operative Societies, Thane. The Deed of conveyance in favour of Jay Vandana CHS Ltd. has been registered with the sub-Registrar Thane-4 on 2101/2014 vide document No. 444. The competent authority has also transferred the name of Jay Vandana CHS Ltd. in the Land Records vide mutation entry No. 684 on 07/02/2014.

Therefore as per the records and documents submitted to me. I certify that my cliend M/s. Shree Vijay Developers holds a clear and marketable title over the said building and land appurtenant thereto without any reasonable doubts.


(K.M. PANDEY)
Advocate



TRUE COPY


V. K. CHAURASIA
ADVOCATE & NOTARY
GOVT. OF INDIA
THANE
REGN. NO. 6051
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