

SUNIL PRABHAKAR LAHANE

ADVOCATE HIGH COURT MUMBAI

1206, B Wing, Dalamal Tower, Nariman Point, Mumbai 400 021, India
M. 9892744138, Ph. +91-22-28122041, Email:advsunillahane@gmail.com

Ref: SPL/DK/1-2017

TITLE CERTIFICATE

Certified that I have investigated title of the SHANTI VILLA CO-OPERATIVE HOUSING SOCIETY LTD. ("Society"), having its address at Dadasaheb Phalke Road, Dadar (East), Mumbai – 400 014 in respect of the piece and parcel of Municipal Land or ground bearing plot No 48K of Naigaon Estate scheme of the Bombay Municipal Corporation in the city and island of Bombay with registration in registration sub-District of Bombay city and Bombay suburban admeasuring 3718.26 sq.mtrs. Or thereabout and bearing C S No.65 of Dadar-Naigaon Division and bearing Municipal F Ward.

1. It is certified that the Municipal Corporation of Greater Mumbai ("MCGM") are seized and possessed of or otherwise well and is sufficiently entitled to land together with Building / structures situate thereon and lying, being and situated at Latif Villa Compound bearing No. 65 of Dadar – Naigaum Division, F/South Ward, Dadasaheb Phalke Marg, Dadar, Mumbai – 400 014, containing by admeasurement 3,718.26 sq. mtrs. or thereabouts and more particularly described in the Schedule hereunder written and hereinafter referred to as **"the said Property"**;
2. The name of Municipal Corporation is recorded in the revenue records
3. It is also certified that the said Property comprises of land together with Building and structures standing thereon which are occupied by 41 Tenants of MCGM. The said Tenants have formed a Tenants Co-operative Housing Society which has been registered under the

Maharashtra Co-operative Societies Act as **SHANTI VILLA CO-OPERATIVE HOUSING SOCIETY LTD. ("Society")**,

4. I have also carried out search in the office of Sub Registrar of Assurance, at Mumbai , based on the searches in the office of sub registrar of assurance, at Mumbai and based on the perusal of the copies of documents furnished to me and relying on the statements contained therein my observe is as under:
- a. Pursuant to the entry M/s. Om Shanti Housing Development Company executed and registered Affidavit dated 20.5.08 having registration No. 3164/2008 in favour of Municipal Corporation of Greater Mumbai.
 - b. M/s. Om Shanti Housing Development company executed and registered Affidavit dated 2.11.10 having registration No. 10685/2010 and dated 1.4.14 having registration No. 888/2014 in favour of Municipal corporation of Greater Mumbai.
 - c. M/s. Om Shanti Housing Development company executed and registered indemnity bond dated 29.02.2016 having registration No. 1955/2016

Schedule of the Property:

All that piece and parcel of land together with Building / structures situate thereon and lying, being and situated at Latif Villa Compound bearing C. S. No. 65 of Dadar – Naigaum Division, F/South Ward, Dadasaheb Phalke Marg, Dadar, Mumbai – 400 014, containing by admeasurement 3,718.26 sq. mtrs. or thereabouts.

Place: Mumbai

Date: 6.07.2017

Regards,

Adv. Sunil P. Lahane
Advocate High Court. M.