

TO WHOMSOEVER IT MAY COME

Re: ALL THAT piece or parcel of land located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban, bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and bearing C.T.S. No.1/282 and altogether admeasuring at or about 1162.20 square meters or thereabouts (as per P. R. Cards) together with a building standing thereon and bounded as follows:-

On or towards East : By Government Land bearing Survey No. 355
On or towards West : By Sub Plot no. 6 of Final Plot No. 66
On or towards North : Partly by Final Plot No. 67 and partly
by Sub Plot No. 4 of Final Plot no. 66
On or towards South : By 3rd Road of the said Scheme

=====

This certificate is being issued under the instructions of our clients West Avenue Realtors Pvt. Ltd. ('Developer') a Private Limited Company duly incorporated under the Companies Act, 1956 under CIN U70100MH1999PTC118190 and holder of Income Tax PAN AAACW 3287C and having its registered office at A-104, Shiv Parvati Co-Operative Society Ltd. near Versova Telephone Exchange, MHADA layout, Four Bungalows, Andheri (West), Mumbai-400 053.

1. Under the instructions of our clients ('Developer'), we have inspected the title of De-Luxe Co-Operative Housing Society Ltd. (hereafter 'the Society'), a Co-Operative Housing Society registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. B-2864 of 1960 dated 29thFebruary, 1960 and holder of Income Tax PAN: AABAD2181P having its Registered Office at Final Plot No. 66/5, Road No.3, Santacruz



East, Mumbai- 400 055 to the captioned property being ALL THAT piece or parcel of land located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban, bearing Sub-Plot No. 5 of the Final Plot No. 66 of Santacruz Town Planning Scheme No. III and bearing C.T.S. No.1/282 and altogether admeasuring at or about 1162.20 square meters or thereabouts (as per P. R. Cards) together with a building standing thereon.

2. In order to investigate the title, we have carried out a search of the records of Sub-Registrar of Assurances for period of 30 years and we have not found any entry or document affecting the title of the Society. We have also conducted a search of the records of the Developer company maintained by the Registrar of Companies, Mumbai and have not found any charge or encumbrance registered therein.
3. We have also published public notices in English daily 'Free Press Journal' and Marathi daily 'Nav Shakti' both dated 29th April 2016 inviting claims etc. on title to the said property. We have not received any claim or objection in response thereto.
4. We have perused documents (or copies of documents) of title that were produced by the Society before us. We clarify that we have placed complete reliance on the copies shown to us as genuine. From the contents of the documents perused by us, it is seen by us that:

(A) By an Indenture of Conveyance dated 8th April 1960 and made between one Mrs. Amtuzerbai Hassanally wife of Ahmedally Mulla("Vendors"), Mr. Gangaram Assudomal Merani ("Confirming Party") and the abovenamed Society, being De-luxe Co-Operative Housing Society Limited ("The Purchasers"), the said Vendors conveyed unto the Society ALL THAT piece or parcel of land located at Santacruz (East) in the Registration Sub District of Bandra, District Bombay Suburban, bearing Sub-Plot No. 5 of the



Final Plot No. 66 of Santacruz Town Planning Scheme No. III and altogether now admeasuring at or about 1162.20 square meters and hereinafter called "the said land". The said Indenture has been registered in the office of the Sub-Registrar of Assurances, Mumbai under Sr. No. 797/1960 dated 8th April 1960. The said land stands in the name of the Society in the relevant property register cards.

- (B) The said Society, in the year 1963, and in accordance with the building plans approved by the Municipal Corporation of Greater Mumbai under No. GB/9302/ A of 1963-1964 dated 6th August 1963, duly constructed on the said land a structure having three wings (Wing-A, Wing-B and Wing-C) each having ground + two upper floors and comprising/consisting of total 18 residential flats and allotted the said flats to its members. The said structure is duly assessed for the payment of municipal taxes by the Municipal Corporation of Greater Mumbai under the Municipal Assessment New No. 00209757.
- (C) Thus the Society is the absolute owner of and is in the possession of the said land admeasuring 1162.20 square meters alongwith the said existing building having 18 residential flats.

5. The Society has executed in favour of the said Developer a registered Development Agreement dated 22nd May 2013 duly registered at the office of the Registrar of Sub-Assurances Andheri-1 on 22nd May 2013 under Sr. No. BDR1-5437-2013 and has thereunder appointed our client as the developer of the captioned property. The Society has also executed in favour of the said Developer a power of attorney dated 22nd May 2013 duly registered at the office of the Registrar of Sub-Assurances Andheri-1 on 22nd May 2013 under Sr. No. BDR1-5438-2013 in furtherance of the said development agreement. Also, for extending the time for obtaining sanction of building plans, the Society has executed in favour of the said Developer a Deed of Addendum dated 17th November 2014 duly

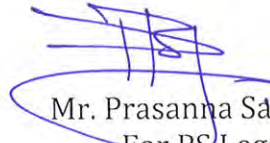


registered at the office of the Registrar of Sub-Assurances Andheri-1 on 17th November 2014 under Sr. No. BDR1- 8859-2014.

6. The Municipal Corporation of Greater Mumbai has vide IOD bearing No. CHE/WS/1086/H/337 (New) dated 16th August 2016 and has sanctioned the building plans submitted by the Developer. The said Authority has also issued a building Commencement Certificate bearing bearing No. CHE/WS/1086/H/337 (New) dated 21st October 2016.
7. For the purposes of issuing this certificate we have relied upon the devolution of property recorded in the documents of title and also on the city survey and land record. Relying thus on the above and in view of there being no objections received in response to the public notices issued by us and further in view of there being no entry or document found in the searches made by us affecting the ownership rights claimed by the Society, we do hereby certify that the title of De-Luxe Co-Operative Housing Society Ltd. to the captioned property is clear, unencumbered, marketable and free from reasonable doubts.

Mumbai

28th October 2016


Mr. Prasanna Sarpotdar
For PS Legal
Advocates & Solicitors

