

RIDDHI SHAH
Advocate & Solicitor

Off: A/8, Manorath, Dattapada X Rd-2,
Borivali (East), Mumbai- 400066.
Mobile: +91- 98190 94502
E-mail: shahriddhi4@gmail.com

Date: 11.08.2015

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Sub: All That piece or parcel of land bearing C.T.S. No. 220/12 admeasuring 485.7 Sq. Mtrs., lying and being at Village Malad South, Taluka Borivali, in the Registration District and Sub-District of Mumbai Suburban District and situated on Liberty Garden, Road No.3, Malad (West), Mumbai - 400 064 (hereinafter referred to as **"the said Land"**) together with the bulidng standing thereon known as ROOP VIJAY" consisting of Ground plus 3 upper floors with 9 flats & 4 shops situated at Liberty Garden, Road No.3, Malad (West), Mumbai - 400 064 (hereinafter referred to as **"the said Building"**). The said Land and the said Buildings, individually, are hereinafter collectively referred to as **"the said Property"**

-
1. Originally at all the material time Raysi Jethalal, Karamsi Raysi, Manibai Raysi, Shivs Baldev Pandey, Mauji Dharshi, Ramji Shivji, Ratanshi Napu, and Bhagwaji Ladha (hereinafter referred to as "the Original Owners") and well seized and possessed in respect of the said land.
 2. By and under Deed of Conveyance dated 3^{0th} June 1975, made and entered into between the Original Owners, therein referred to as the Vendors of One part and one M/s. Deepak N. Shah and Ors.(hereinafter referred to as "the Developers") therein referred to as Purchaser of the



RIDDHI SHAH
Advocate & Solicitor

Off: A/8, Manorath, Dattapada X Rd-2,
Borivali (East), Mumbai- 400066.
Mobile: +91- 98190 94502
E-mail: shahriddhi4@gmail.com

other part; the said Original Owners sold the said land to the Developer for the price and upon the consideration and upon the terms and conditions more particularly mentioned therein;

3. That the Developer got the building plans sanctioned by the Municipal Corporation of Greater Bombay bearing No. CE /2708 /BPZ II /AP & thereafter the Commenced construction and completed the construction of the said building viz. "Roop Vijay" and obtained Occupation and Building Completion Certificate from the Municipal Corporation of Greater Bombay.
4. The Developer sold all the 9 flats & 4 shops in the said building to various purchasers by, executing diverse agreements, for suitable consideration, under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (MOFA) and all the flat Purchasers, formed themselves into a co-operative Housing Society being "RoopVijay Co-Operative Housing Society Ltd", duly Registered with the Registrar of Co-operative Housing Societies, bearing Registration Number BOM/HSG/P-8565/82 DATED 27.04.1982 and having its registered office at Liberty Garden, Road No.3, Malad (West), Mumbai - 400 064, (hereinafter referred to as "the said Society").
5. Despite mandatory provisions of the MOFA, the Developer failed and neglected to execute conveyance of the said property in favour of the Society. The Said Society, therefore, made an Application, being Application No. 136 of 2013, before the Competent Authority appointed



under section 5A of the Maharashtra Ownership Flats Act 1963 viz. the District Deputy. Registrar of Cooperative Societies, Mumbai City -4, under the provisions of sub-section (3) of Section 11 of MOFA for issuing a Certificate of Entitlement to the said Society to have an Unilateral Deemed Conveyance executed in its favour and to have it registered, by exercising the powers granted under Maharashtra Ownership Flats Act, 1963 (hereinafter referred to as MOFA, 1963) to this effect.

6. The Competent Authority, carefully scrutinized the application of the Society, U/s 11 of MOFA 1963 and finally issued an Order Cum Certificate bearing No. DDR-4 /Mum /D.C./Roop Vijay CHS LTD /945/14, dated 1st July 2014 certifying that the Society is entitled to Unilateral Conveyance of the said property and the said building, and execute Deed of Unilateral conveyance and have it Registered as provided under Registration Act, 1908.
7. It is been inform that one Ratanshi Napubhai Shah has challenged the order passed by District Deputy Registrar dated 1st July 2014 and has filed Writ Petition on 14th October 2014 being Writ Petition No. 10764 of 2014 and in the said Writ the Court has not passed any prohibitory order in respect of the said property and/or restraining the District Deputy Registrar of Cooperative Societies, Mumbai City -4 from acting upon the order passed on 01st July 2014.
8. In pursuance of the Order cum Certificate of deemed conveyance dated 01.07.2014 as abovesaid, an Indenture of Unilateral Deemed



Off: A/8, Manorath, Dattapada X Rd-2,
Borivali (East), Mumbai- 400066.
Mobile: +91- 98190 94502
E-mail: shahridhi4@gmail.com

Conveyance is duly executed and registered on 28th July 2015 registrar with the office of Sub-Registrar of Assurance under Serial No.BRL-7/7301 of 2015 dated 29th July 2015 the Society obtained "Deemed Conveyance" in its name.

9. As the said building had become old and dilapidated, the said Society decided to carry out redevelopment of said property by appointing a suitable Builder and accordingly, after following due process of law, the said Society has appointed and authoirzed M/s. SHREEJI PARSHVANATH INFRA VENTURES LLP as Developers to carry out redevelopment of said property.
10. That pursuant to the aforesaid appointment, the said Society has also executed Development Agreement dated 29th July 2015 with the said Developers M/s. SHREEJI PARSHVANATH INFRA VENTURES LLP thereby recording in detail the terms and conditions for development of said property and the said development Agreement is registered with the Sub-Registrar of Assurances at Borivli, Mumbai, under Sr. BRL-7/7302 of 2015 .
11. Simultaneously upon execution of the Development Agreement dated 29th July 2015, the Society has also executed an even dated Power of Attorney which is also registered with the Sub-Registrar of Assurances at Borivli, Mumbai, under Sr. BRL-7/7303 of 2015.
12. In the premises aforesaid, Society are the absolute owners and well seized and possessed and/or well and sufficiently entitled to the said property and they have granted Development Right in respect of the said



RIDDHI SHAH
Advocate & Solicitor

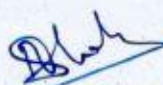
Off: A/8, Manorath, Dattapada X Rd-2,
Borivali (East), Mumbai- 400066.
Mobile: +91- 98190 94502
E-mail: shahriddhi4@gmail.com

property to M/s. SHREEJI PARSHVANATH INFRA VENTURES
LLP.

13. I have read and perused the Search Report given by Ravindra Tawde whereby it is found that the Government records are incomplete due to Torn pages. I am also provided with photocopy of Public Notice dated 18th May 2015 published in Newspapers i.e. Free Press, Navshakti and Hamara Mahanagar inviting any claims, objections, etc. In respect of rights, title, interest of the said Society vis-a-vis the said property however, there has been no objections or claims by anyone within the said notice period and concerned Advocates M/s. Prime Legem have also furnished their No Claim Certificate dated 18th June 2015 in respect thereof.
14. In view of whatever is stated hereinabove, in my opinion, subject to the pending Writ, the title of the said Society to the said property and the development rights acquired by M/s. SHREEJI PARSHVANATHI INFRA VENTURES LLP in respect of the said property is clear, marketable and free from encumbrances.

Dated this 11th day of August 2015

At Mumbai


RIDDHI D. SHAH
Advocate & Solicitor
ENRL No. MAH-3095-2006