ABHAY REDIJ

Advocate, High Court,

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13, New Shreenath Building,
T.H. Kataria Marg, Mahim,
Mumbai-400 016.

Certificate of Title

To whomsoever it may concern

Re : All that piece and parcel of non-agricultural land admeasuring **1463.50 Sq. Mtrs.** or thereabout of Village **Bhandup** Taluka **Kurla** of **Mumbai Suburban District** and and being lying at Tembipada Road, Bhandup-West, Mumbai-400078 and situated within the limits of 'S' Ward of M.C.G.M. and belongs to **M/s. Anushka Developers**, as the Owners thereof.

This is to certify that I have caused to investigate the title in respect of above captioned property by taking searches in the office of the Sub-Registrar of Assurances at Mumbai, Bandra, Kurla (Chembur) & Mulund/Vikhroli.

On perusal searches and the Record of Right in respect of the above referred property, it is revealed that M/s. Anushka Developers has purchased and acquired the captioned property from one (1) Mohammad Sabir Tufail Ansari, (2) Mohammad Shakir Tufail Ansari, (3) Mohammad Shahid Tufail Ansari, (4) Mohammad Shafiq Tufail Ansari, (5) Shamsunnisa Mohd. Yakub Ansari, and (6) Nazimunnisa Namiruddin Ansari, whose names were appeared as the Holder thereof, under a registered Deed of Conveyance dated 28th December, 2012 duly registered in the office of the Joint Sub Registrar, Kurla-4, M.S.D. vide its office document Serial No. 0530/2013 and accordingly the name of the Purchasers i.e. **M/s. Anushka Developers**, represented through its Partners **(1) Mr. Nitin Bhiva Kshirsagar** and **(2) Mr. Manoharlal Ambalal Jain** were recorded as the Holder in the Property Register Card (Extract) pertaining to the said captioned property.

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Pursuant to the investigation of the title in respect of the said captioned property, I have also caused to publish a public notice in the two local newspapers, calling thereby objections and/or demands of whatsoever nature from the general public at large, within 14 days therefrom the publication. However, no any objections and/or demands of whatsoever nature has been received by me in that behalf.

I also perused the papers/documents/plans prepared and sanctioned accorded by the Slum Rehabilitation Authority (SRA) with related to the proposed development to be carried out by the said firm-M/s. Anushka Developers on the captioned property. It reveals that the said firm-M/s. Anushka Developers has submitted the scheme of development on the said caption property under a Slum Rehabilitation Scheme and accordingly, obtained Letter of Intent (LOI) and Intimation of Approval (IOA) from the sanctioning authority i.e. SRA on 18.05.2018 and 23.05.2018 respectively in the name of aforesaid firm, by fulfilling all the norms as required by the said SRA.

In the premises aforesaid, after perusing the records, papers and documents produced, I am of the opinion that the title to the above-mentioned property i.e. **M/s. Anushka Developers** is clear, marketable and free from any encumbrances, reasonable doubts, claims and demands.

Dated this 30th day of July, 2018.

(Abhay Redij)
Advocate

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