

TO WHOMSOEVER IT MAY CONCERN

This is to certify that we have investigated the title of Khar Kalpak Cooperative Housing Society Limited, a Society duly registered under the Maharashtra Cooperative Societies Act, 1960 vide Registration No.BOM/HSG/5225 of 1997 and having its Registered Office at 'Kalpak', 465, 15th Road, Khar (W), Mumbai 400 052 (hereinafter referred to as "the said Society") to the property more particularly described in the Schedule hereunder written (hereinafter referred to as "**the said Property**").

By a Development Agreement dated 23rd December, 2014 registered with the Sub-Registrar at Andheri under Serial No.BDR-4/8654/2014 on 23rd December, 2014 and entered into between the said Society of the One Part and Precons Development Private Limited, a company duly incorporated under the Companies Act, 1956 and having its registered address at Shop No.4, Almar Apartment, Fr. Justin D'Souza Road, Orlem, Malad (West), Mumbai 400 064, hereinafter referred to as 'the Developer' of the Other Part, the Society granted and entrusted to the Developers the right to redevelop the said property by demolishing the existing building "Kalpak" and constructing a new building thereon as per the plans to be sanctioned by the Municipal Corporation of Greater Mumbai.

Pursuant to the said Development Agreement dated 23rd December, 2014, the Society also executed a Power of Attorney 23rd December, 2014 authenticated with the Sub-Registrar at Andheri under Serial No.BDR-4/8655/2014 on 23rd December, 2014 in favour of (i) the Developers and (ii) its Director viz. Mr. Wayne C. D' Lima

in terms of the said Development Agreement dated 23rd December, 2014 for the purpose of development of the said property.

In our opinion the title of the said Society to the said property is clear and marketable and free from all encumbrances and reasonable doubts. The flats in the said building are owned by the members of the said Society.

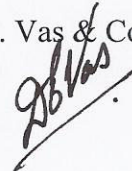
SCHEDULE

ALL THAT piece or parcel of land or ground bearing Plot No.465 of S.S. VII Khar and C.T.S. No.E/168, admeasuring 749 sq. yards equivalent to 626.3 sq. metres along with the building known as 'Kalpak' standing thereon lying, being and situate at 15th Road, Khar (W), Mumbai 400 052 in the Revenue Village Bandra, Taluka Andheri, District Mumbai Suburban and bounded as follows:

On or towards the North	: by Plot No.456 of the said Scheme;
On or towards the South	: by Plot No.464 of the said Scheme;
On or towards the East	: by 15 th Road, Khar;
On or towards the West	: by Plot No.472 of the said Scheme.

Mumbai dated this 17th day of January, 2015

P. Vas & Co.



Partner