(5)

S. A. ABHYANKAR

B. Com., LL. B.

ADVOCATE, HIGH COURT.

A-703, Aruna Smruti Co-op. Hsg. Soc. Ltd., , Near Srikrishna Nagar Post Office,
Borivali (East), MUMBAI – 400 066. - ☎: 2896 6107 - : 98202 42700

Email : subhash.abhyankar10@gmail.com

BY REGD. A.D. / U.C.P. / COURIER

TO WHOMSOEVER IT MAY CONCERN

My client Nalini Bhuvan Co-op.Housing Society Ltd., duly registered under the Societies Act bearing registration No. BOM/W-R/HSG/TC/3478/88-89 has instructed me to investigate their title in respect of all that piece and parcel of land together with structure standing thereon situate, lying and being at Village Eksar, Tal. Borivali, M.S.D; Mumbai, bearing Survey No. 96, Hissa No. 5 and CTS No. 2250/A admeasuring about 536.6 sq. mtrs.

I further say and submit that I have gone through the conveyance executed in favour of my client by the erstwhile Owner on 30th October 12 which is duly registered with the office of Sub Registrar of Assurances at Serial No. BRL-5/1153 /20 dated 6th February 13.

I say that pursuant to the said conveyance, my client has become absolute owner of the said property.

I have further seen that my client has executed an agreement with one M/s. Rite Developers Pvt. Ltd. for development of the aforesaid property and executed agreement for development with them on 31st August 13 which was also registered with the office of Sub Registrar of Assurances bearing No. BRL-7-8170 of 13 and also executed power of attorney in favour of the said company which was also registered at the office of Sub Registrar of Assurances on the same day bearing No. BRL-7-8171 of 13.

Since the said M/s. Rite Developers Pvt. Ltd. could not develop the said property, the said agreement dated 31st August 13 was duly cancelled by agreement for cancellation dated 8-5-17 and also the power was revoked by registered document dated 5th May 17. The aforesaid two documents are duly registered with office of Sub Registrar of Assurances, Borivali, bearing registration No. BRL-8-3691 of 17 and 3692 of 17.

The said Society has also executed development agreement in respect of the said property in favour of M/s. Radheya Construction Co. which is duly registered with the office of Sub Registrar of Assurances, Borivali,

S. A. ABHYANKAR

B. Com., LL. B.

ADVOCATE, HIGH COURT.

A-703, Aruna Smruti Co-op. Hsg. Soc. Ltd., , Near Srikrishna Nagar Post Office,
Borivali (East), MUMBAI – 400 066. - ☎: 2896 6107 - : 98202 42700

Email : subhash.abhyankar10@gmail.com

BY REGD. A.D. / U.C.P. / COURIER

at Serial No. BRL-8-8693 of 17 and also executed and registered power of attorney at Serial No. BRL-8-3694 of 17. The agreement with M/s. Radheya Construction Co. is valid and subsisting.

I have also given public notice in the Free Press Journal, Mumbai Edition on 8th July 17 and Navashakti in Marathi and invited objections, if any. Till issuance of this certificate, I have received no objection.

I, therefore, certify that the title of the property situate, lying and being at Village Eksar, Tal. Borivali, M.S.D; Mumbai, bearing Survey No 96, Hissa No. 5 and CTS No. 2250/A admeasuring about 536.60 sq.mts. together with the structure standing thereon consisting of ground + 4 upper floors, is clear, marketable and free from all encumbrances.

Mumbai,
Dated this 19th day of July 2017

(S.A. Abhyankar),
ADVOCATE HIGH COURT