

Vimla & Co.

Advocates & Solicitors

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Behind Lalit Hotel, Fort, Mumbai - 400 023.
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Ref. No.:

Date :

TITLE CERTIFICATE

We have gone through the title of **SIDDHI SUNDAR R.R. LLP**, a Partnership Firm registered under the Provisions of the Limited Liability Partnership Act, 2008, having their registered office at 7, Mani Bhuvan, 2nd Floor, Sradhanand Road, Vile Parle (East), Mumbai-400-057 (**"the said Firm"**), in respect of the below mentioned property more particularly described in the schedule hereunder written and as regards to its title, we have to state as under:

- (a) The Sunder Niwas Co-operative Housing Society Limited, registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under No.BOM/HSG/K/E-7071/1984, having its registered office at Plot No.69, Final Plot No.96, Sunder Niwas, Malviya Road, Vile Parle (East), Mumbai - 400 057 (hereinafter for brevity's sake referred to as **"the said Society"**) is the owner and as such the owner is entitled to all that piece and parcel of land situate, lying and being at Malaviya Road, Vile Parle (East), Mumbai-400 057, bearing Plot No.69, Final Plot No.96 of Town Planning Scheme No.II corresponding C.T.S. No.1021, 1021/ 1 to 4 of Village Vile Parle, Taluka Andheri, Bombay Sub-Urban District, in the Registration Sub-District of Bandra, containing by admeasuring 796 sq. yards equivalent to 665.5 sq. meters or thereabouts (hereinafter referred to as the said **'Plot'**) and the said Plot is more particularly shown in **Red** colour wash on the plan annexed hereto and marked **Annexure "1"**; together with the

Sub Office : 102-A, Park Avenue, Mahatma Phule Cross Road, Off: Park Road, Near Shivsena Sakha,
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Strictly no correspondence at sub office

building known as "**SUNDER NIWAS**" consisting of 11 (Eleven) flats out of which two flats are having pocket terrace open to sky and two garages and **two garages** (the said "**Building**") (The said Plot and the said Building are collectively hereinafter referred to as the said "**Property**") and the said Property is more particularly described in the Schedule hereunder written by the Deed of Unilateral Conveyance dated 5th May, 2015 duly registered with the Sub-Registrar of Assurances at Andheri -1 under serial No. BDR1-3913-2015 on 5th May, 2015.

- (b) The Property Card in respect of the said Property stands in the name of the said Society as the holder thereof.
- (c) By the Development Agreement dated 15th January, 2019 made between the said Society herein therein of the First Part, the Samir Vasant Kale and others therein referred to as Members of the Second Part and said Firm herein therein referred to as the Developers of the Third Part, the said Society with the confirmation of the Members granted the development rights in respect of the said Property to and in favour of the said Firm and upon the terms and conditions therein mentioned. The said Development Agreement dated 15th January, 2019 is duly registered with the Sub-Registrar of Assurance at Andheri-2 under Serial No. BDR-4-446-2019 on 15th January, 2019.
- (d) In pursuance of the said Development Agreement dated 15th January, 2019, the said Society and its all the Members have granted the Irrevocable Power of Attorney dated 15th January, 2019 and the same is registered with the Sub-Registrar of Assurance at Andheri-2 under Serial No. BDR-4-447-2019 on 15th January, 2019.

- (e) We have also issued the Advertisement/Public Notice inviting the claims against the said Property which was published in the Bombay Samachar Daily dated 1st February, 2019 and Times of Indian dated 2nd February, 2019 and we have not received any claim against the said Property.
- (f) We have caused to take the search of the said Property through search clerk Mr. Nilesh B. Vagal in the office of Sub-Registrar at Mumbai and Bandra office from 1982 to 2019 and at Bandra Sub-Registrar office No.1 to 7 computer from 2002 to 2019 and on perusal of the search dated 14th February, 2019 we have noticed that the search report is subject to torn pages and computer Index II from 2002 onwards have not maintained the records of the Index Register and manual Index is in the torn condition in the offices of the Sub-Registrar and further, after going through the revenue records of the said Property we have not come across any encumbrances on the said Property.
- (g) In view of what is stated hereinabove and subject to the subject to torn pages and that the offices of the Sub-Registrar have not maintained the records of the Index Register and accordingly, save and except to the extent hereinabove mentioned, the title of the said Firm to develop the said Property is free from all other encumbrances, litigations, mortgages and has marketable title.

THE SCHEDULE ABOVE REFERRED TO:

All that piece and parcel of land situate, lying and being at Malaviya Road, Vile Parle (East), Mumbai -400 057, bearing Plot No.69,

Final Plot No.96 of Town Planning Scheme No.II corresponding C.T.S. No.1021, 1021/ 1 to 4 of Village Vile Parle, Taluka Andheri, Bombay Sub-Urban District, in the Registration Sub-District of Bandra, containing by admeasuring 796 sq. yards equivalent to 665.5 sq. meters or thereabouts.

Dated this 14th day of March, 2019

Vimla & Co.,



Proprietor
Advocates & Solicitors