



Cell : 9833397875

Sushant S. Kamble

B.Com., LL.B. (Mum)

ADVOCATE HIGH COURT

Resl. Cum Correspondence : Bldg. No. 199/B/7917, Kannamwar Nagar - 1, Vikhroli (East), Mumbai - 400 083.

Date : 10-01-2020

Certificate of Title

Ref:- All that piece and parcel of land bearing Collector Survey No. 113 (part) admeasuring 827.64 sq. mtrs. or thereabouts corresponding City Survey No. 352 (part) of Village Hariyali, more particularly described in schedule here under written.

Dear Sir ,

My client M/S. SHREE DHAM DEVELOPERS have placed in my hands following documents for the investigation of their title to the property ,

- a) Deed of Sale dated 20/03/1997 entered by and between the Maharashtra Housing and Area Development Authority, (MHADA) being "The Authority" therein and **TAGORE NAGAR PUSHPANJALI CO-OPERATIVE HOUSING SOCIETY LTD.**, herein being "The Society" therein,
- b) A copy of development agreement dated 11/10/2011 duly registered with the sub registrar of assurance, vide registration no. Sr. No. BDR13-10277/2011 dated 11/10/2011.
- c) A copy of supplementary development agreement dated 16/08/2019 duly registered with the sub registrar of assurance, kurla- vide registration no. KRL4-10738-2019 Dtd. 16/08/2019
- d) Copies of 7/12 abstract, Village Hariyali, Vikhroli East, Mumbai, Maharashtra, India, land bearing CTS No. 352 (part).
- e) copy of property card Village Hariyali, Vikhroli East, Mumbai, Maharashtra, India, land bearing CTS No. 352 (part).
- f) Copies of Pherphar - 8/12 abstract.

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Advocate High Court
(R): Bldg. No. 199/B/7917, Kannamwar Nagar (E),
Vikhroli (E), MU - 400 083.

On the basis of the aforesaid documents, I have certify that title of TAGORE NAGAR PUSHSPANJALI CO-OPERATIVE HOUSING SOCIETY LTD., in respect of the property described herein above is clear, marketable and free from all the encumbrances.

Whereas vide development agreement dated 11/10/2011, Shree Dham Developers have procured development rights of the said land from the TAGORE NAGAR PUSHSPANJALI CO-OPERATIVE HOUSING SOCIETY LTD. as per terms and condition therein.

Pursuance to the development agreement dated 11/10/2011, , my clients Shree Dham Developers are entitled to redevelop the society and are entitled to sell flats/offices/shop.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

All that piece and parcel of land bearing Collector Survey No. 113 (part) admeasuring 827.64 sq. mtrs. or thereabouts corresponding City Survey No. 352 (part) of Village Hariyali , together with the building standing thereon known as "Building No. 13" consisting of Ground plus 3(Three) upper floors , situate, lying and being at Tagore Nagar, Vikhroli (East), Mumbai – 400 083 and bounded as follows:

On or towards East by	:	40'-0' wide Road
On or toward West by	:	Building No. 12
On or towards North by	:	Building No. 15
On or towards South by	:	Building No. 11

Date :- 10/01/2020

Place :- Mumbai



SUSHANT S. KAMBLE
Advocate (Mumbai)

Advocate (Mumbai)

(R): Bldg. No. 197/2/1917, Khandanwar Nagar (1),
Vikhroli (E). MG - 400 083.