



KIRAN BADGUJAR

B.A., LL. B.

Advocate High Court

4/576, Suryodaya C.H.S. Ltd.,
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Ref. No.: Maitri Asso-Mezzo

Date : 02 NOV 2020

TITLE CERTIFICATE

Re: All that Real Estate Project called "**Dosti Mezzo 22**" to be developed on all those pieces or parcel of land admeasuring 5,836.16 sq.mtrs being Municipal Lease hold plot no. 103 (East) of Sion-Matunga Estate of the Corporation in the City and Island of Sub-Registration District of Bombay bearing C.S. No. 403/6 Sion Division situated at Road No. 29 of T. V. Chidambaram Marg, Sion (East), Mumbai - 400 022.

M/s. Maitri Associates ... Promoters/Developers

I have investigated the title of M/s. Maitri Associates, a registered partnership firm, to the above mentioned property, as more particularly described in the Schedule hereunder written (said Property), and on the basis of search taken with the office of the Sub-Registrar of Assurances at Mumbai, perusal of Revenue Records and documents submitted, I have observed as under:-

1. By a registered Agreement dated 22nd June, 2006, the Promoters/Developers have acquired rights, title and interest in the said Property from the Trustees of Karamshi Jethabhai Somaiya Trust, viz, a) Dr. Shantilal Karamshi Somaiya, b) Smt. Leelaben Madhavji Kotak, c) Smt. Manglaben S. Parekh and d) Shri Sameer Shantilal Somaiya, with the approval of the Ld. Charity Commissioner, Mumbai, under its Order dated 6th June, 2006, for such consideration and terms and conditions as more particularly described thereunder.
2. The Promoters/Developers have proposed to develop the said property under the Scheme of Public Parking Lot (PPL) as per the



provisions of DCR Mumbai, by constructing thereon a real estate project called "Dosti Mezzo 22".

3. There is no charge, lien, mortgage or encumbrances found to be registered on the said Property. The said Property is therefore in my opinion, free from encumbrances.
4. In view of what has been stated above, in my opinion the said M/s. Maitri Associates are the Promoters/Developers of real estate project called "Dosti Mezzo 22" having full powers and absolute authorities to develop the said Property as per the hereinabove recited Agreement and dispose off or alienate the various premises in building/s to be constructed thereon by them and receive and appropriate the proceeds thereof.

THE SCHEDULE HEREINABOVE REFERRED TO:

ALL THAT pieces or parcel of land admeasuring 5,836.16 sq.mtrs or thereabouts, situate on and being Municipal Lease hold Plot no. 103 (East) of Sion-Matunga Estate of the Corporation in the City and Island of Sub-Registration District of Bombay bearing C.S. No. 403/6 Sion Division together with building/structures standing thereon assessed by the Assessor and Collector of Municipal Rates and Taxes under F/N Ward no.6407(1) and Street No. 3648, situated at Road No. 29 of T. V. Chidambaram Marg, Sion (East), Mumbai - 400 022.

Date : 02 NOV 2020


KIRAN BADGUJAR
(ADVOCATE)

