



KIRAN BADGUJAR

B.A., LL. B.

Advocate High Court

4/576, Suryodaya C.H.S. Ltd.,
Ambarnath, Thane - 421 501.
Mobile : 98228 24181
Email : advocate_kiran2008@yahoo.com

Ref. No.: KSL-Tc/2020

Date : 06 MAR 2020

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Ref : All that piece and parcel of freehold vacant land situated at Antop Hill , Mumbai – 400 037,bearing Cadastral Survey Nos. 2A/116 and 4/116, admeasuring 12775.17 Sq. Mtrs of Salt Pan Division and Cadastral Survey No. 4/356, admeasuring 5891.91 Sq. Mtrs. of Matunga Division, in the Registration District and Sub-District of Mumbai City, (hereinafter referred to as "said property") and more particularly described in the Schedule hereunder written.

.....

This is to certify that, I have investigated the title of said property, owned by and belonging to Dosti Realty Ltd, a Company duly incorporated under the provisions of the Companies Act, 1956, having its registered office at Lawrence & Mayo House, 1st floor, 276, D.N. Road, Fort Mumbai-400 001, and on perusal of documents, revenue record and search reports in respect thereof, I observed as under:-

1. On perusal of revenue record and documents submitted, one Golden Falcon Pacific Ltd. was an absolute owner of said property.
2. By and under a Deed of Conveyance dated 18th June, 2010, registered at Sr. No. BOM-1/4601 of 2010 on 18th June, 2010, entered into by and between said Golden Falcon Pacific Ltd, as "the Vendors" of one part and said Dosti Realty Ltd. as "the Purchasers" of the other part, said Golden Falcon Pacific Ltd. have sold, conveyed and transferred said property for consideration and on the terms more particularly contained therein to and in favour of said Dosti Realty Ltd. and put them in vacant and peaceful possession of said property. By virtue of said Deed of Conveyance, the name of said Dosti Realty Ltd. has been recorded on the property cards of said property.



REDACTED

3. By way of Deeds of Mortgage, registered at Sr. No. 3832 of 2015 on 29th October, 2015, and Sr. No. 2894 of 2017 on 8th May, 2017, the said property has been mortgaged with Housing Development Finance Corporation Ltd. on the terms and conditions as more particularly contained therein.
4. One Suit bearing No. 757 of 2019 in Hon'ble Bombay High Court, filed by Wadala Heights C.H.S. Ltd. against said Dosti Realty Ltd. and two others for damages and other reliefs in respect of Plaintiff's boundary wall adjacent to said property is pending. In the said suit no order prohibiting said Dosti Realty Ltd. from developing the said property and/or affecting the title of said Dosti Realty to said property has been passed by Hon'ble Court.
5. In view of above, I am of the opinion that the title of said Dosti Realty Ltd. in respect of said property is clear, marketable and free from all encumbrances and said Dosti Realty Ltd. are fully entitled to develop the same as per the plans sanctioned/to be sanctioned and deal with and dispose of the flats, shops and such other premises constructed or to be constructed thereon on ownership basis or otherwise and fully appropriate the proceeds thereof.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of freehold vacant land situated at Antop Hill, abutting on Vidyaalankar College Road, Wadala (E), Mumbai – 400 037, bearing Cadastral Survey Nos. 2A/116, admeasuring 10,845.40 Sq. Mtrs., Cadastral Survey No. 4/116 admeasuring 1,929.77 Sq. Mtrs. of Salt Pan Division and another freehold vacant land bearing Cadastral Survey No. 4/356, admeasuring 5891.91 Sq. Mtrs. of Matunga Division, (total area admeasuring 18,667.08 Sq. Mtrs.), in the Registration District and Sub-District of Mumbai City.

Date : 06 MAR 2020




KIRAN BADGUJAR
 Advocate High Court