

Adv. Gaurav Shukla

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REF.: ALL THOSE pieces and parcels of land Chawl No. 01 to 03, CTS. No. 132 (pt), M.H.B. Colony, Dindoshi Nagar, Malad (East), Mumbai - 400-097 of Village Dindoshi, Taluka Borivali, Mumbai Suburban District, totally admeasuring 1325.40 sq. mtrs.

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TITLE CERTIFICATE

My client **M/S. JE AND VEE INFRASTRUCTURE**, a partnership firm registered under the Partnership ACT 1932, having its registered office at A/203, Western Edge — II, Behind Metro Mall, Western Express Highway, Borivali - East Mumbai — 400066 **“THE DEVELOPER”** (Which expression shall unless it be repugnant to the context or contrary to the meaning thereof, shall be deemed to mean & deemed to mean & include his legal heirs, representative, executors, administrators, successors and assigns) of the OTHER PART, they have instructed us to verify the Title and to issue this Title Certificate in respect of the above

Referred property as more particularly described in the Schedule hereunder written, which I hereby issue after perusal of the availed information and documents as under:

1. Following documents of title are handed over to me for verification:

- a) Acceptance letter as Developer from Society dt. 18.02.2023,
- b) 79-A Approval from Register of society dt. 10.04.2023,
- c) Offer letter dated 06.10.2023, my MHADA.

d) Power of Attorney from the Society dt. 06.09.2023, Between

DINDOSHI PRAGATI CO-OPERATIVE HOUSING SOCIETY LTD.,

and M/s. **JE AND VEE INFRASTRUCURE**

OWNER OF THE LAND: MHADA (MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY)

2. FROM THE ABOVE DOCUMENTS, IT APPEARS AS FOLLOWS:-

- a) In exercise of its powers under Sub-section (1) and (3-A) of Section 113 of Maharashtra Regional & Town Planning Act, 1966 the Government of Maharashtra declared MAHARASHTRA HOUSING AND DEVELOPMENT

AUTHORITY, (MHADA for short) as the new Town Development Authority for the new town of Mumbai. Pursuant to section 113(A) of Maharashtra Regional & Town Planning Act, 1966 ("MRTP ACT" for short), the Government of Maharashtra acquired various lands with intent to vesting such lands in the Corporation for development and disposal.

- b) That "**DINDOSHI PRAGATI CO-OPERATIVE HOUSING SOCIETY LTD.,**" applied to the MHADA to grant lease or a plot so acquired and vested in the MHADA by the Government Maharashtra. The MHADA vide Letters and has confirmed to allot and grant the said DINDOSHI PRAGATI CO-OPERATIVE HOUSING SOCIETY LTD, a lease in respect of the above said property. That Agreement to Lease is still under due final process.
- c) As per the submission of the aforesaid documents my client M/s. JE AND VEE INFRASTRUCTURE to occupy and develop the said property and to construct the building/s thereon appears to be clear, marketable and free from all encumbrances.

THE SCHEDULE HEREIN ABOVE REFERRED TO: -

All that piece or parcel of land admeasuring 1325.40 sq. mtrs. or thereabouts bearing Survey No. 25 C.T.S. No. 132 (pt) of Village: Dindoshi, Malad, Borivali division being part of the Board's land at Dindoshi, MHB Colony, Malad (East), Mumbai - 400 097 together with the existing buildings/structures of cluster room chawls bearing Nos. 01 to 03 comprising of 22 total tenements standing thereon, lying, being and situate Dindoshi, MHB Colony, Malad - East, Mumbai - 400 097 within the registration District of Mumbai Suburban and bounded as follows:

On or towards the East: 9 mt road.

On or towards the West: Dindoshi Saidham CHS Ltd.,

On or towards the North: Dindoshi Diamond CHS Ltd.,

On or towards the South: 9 mt road.

Dated this 30th day of **October, 2023.**



Adv. Gaurav Shukla

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