

Ref No.:

Date : 22/7/2013

TITLE CERTIFICATE

Ref : All that pieces and parcel of land or ground together with the Building standing thereon known as "SHRI UPENDRA" lying on the plot of land admeasuring 4733.40 sq.mtrs. bearing C.TS. No.974 being at Village Dahisar, Taluka Borivali in the Registration District and Sub-District Mumbai City and Mumbai Suburban.

At the instance of my client M/S. **SSAKASH DEVELOPERS & BUILDERS**, a Partnership firm having its place of business at Shop No.5, Simandher Complex, Wamanrao Sawant Road, Opp. Jana Seva Sahakari Ban Ltd., Dahisar (East), Mumbai 400 068, I have investigated the title of abovementioned property. The brief facts relating thereto are as under :-

That by a Deed of Conveyance dated 9th day of November, 1973 registered before the Sub-Registrar of Assurances under Sr.No.BOM/B/1337/1973 made and entered into between Shri Janu Hashu Alias Hashya Tare, as the "Vendor" of the One Part and Shri Parshottamdas Revabhai Patel & ors. Chief Promoter/Promoters of Shri Upendra Co-operative Housing Society Ltd., (Proposed) as the "Purchasers" of the Other Part, the said Shri Janu Hashu Alias Hashya Tare has granted and conveyed unto the society for a consideration and on the terms and conditions mentioned therein All that piece or parcel of land lying on the plot of land admeasuring 4733.40 sq.mtrs. bearing Suryve No. 38, C.TS. No.974 beign at Village Dahisar, Taluka Borivali in the Registration District and Sub-District Mumbai City and Mumbai Suburban (hereinafter called the "Said Property").

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Shri Upendra Co-operative Housing Society Ltd. is registered under The Maharashtra Co-operative Act, 1960 and having registration No. BOM/HSG/PR-8501 of 1981-1982 (hereinafter referred to as the "Said Society").

By a Re-Development Agreement dated 20th day of February, 2010 registered before the Sub-Registrar of Assurances vide Sr.No.BDR-6-01659-2010 Dated 20/02/2010 made and entered into between the said Shri Upendra Co-operative Housing Society Ltd., therein called as "The Owners/Society" of the One Part and M/s. Ssakash Developers & Builders, therein called as "The Developers" of the Other Part, M/s. Ssakash Developers & Builders have acquired the Development rights of the said property at or for the price and on the terms and conditions mentioned in the said agreement.

The said Shri Upendra Co-operative Housing Society Ltd., also executed an Irrevocable Power of attorney, registered before the Sub-Registrar of Assurances at Sr. No.BDR6-01660-2010 Dated 20/02/2010, whereby the said society nominated, constituted and appointed 1) Mr. Hemant Arvind Kapadia & 2) Mr. Ramchandra Solanki Partners of M/s. Ssakash Developers & Builders, as the true and lawful constituted attorney for the development of the said property.

Public Notices for the said property was issued and published in two News Papers namely The Asian Age (English) and Prahar (Marathi) on 18th June 2013 by me, inviting the objections, if any, from the public at large, however, I have not received objection in response to the public notices till date.

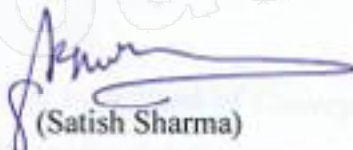
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That the search is taken in respect of the said property from the year 1979 to 2013 (dated 20/06/2013) through the search clerk Mr. Rajesh Bhandari and as per the search report I have not found any adverse remark in respect of the said property.

On the basis of the above referred documents I am of the opinion that my client has every right to develop the said property after taking the necessary permissions from Competent Authorities and to sell the flats or units in the newly constructed building as in my opinion the title of the said property is clear and marketable.


(Satish Sharma)

Advocate, High Court