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Resi.: 604-A, Durga Residence CHS Ltd., Phase-III, Indralok, Deepak Hospital Road, Bhayander (E), Dist. Thane.

TO WHOMSOEVER IT MAY CONCERN

This is to certify that I have for the purpose of investigating the title of **SHREE SUKHAKARTA DEVELOPERS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its corporate office at 1st Floor, Plot No. 273, Near Big bazaar, Senapati Bapat Marg, Matunga Road (W), Mumbai – 400016, (formerly known as M/s. Shree Sukhakarta Developers) ("**the Developers**"), to all that pieces and parcel of land together with the structures standing thereon admeasuring about 10,602.85 sq. mtrs or thereabouts bearing Cadastral Survey No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt) & 221(pt) of Dadar Naigaon Division in Sewree Wadala Estate Scheme No 57 in F/S ward of MCGM, in the Registration District and Sub-District of Island City of Mumbai occupied by the slum dwellers of "**Mamta Sahakari Gruha Nirman Sanstha (Proposed)**" (hereinafter referred to as "**the said Property**") have caused searches to be taken with the Sub-Registrar of Assurances at Bombay for the year 1961 to 2011 (for 51 years) through my search clerk, Mr. Shriniwas A. Chipkar.

1. The Developers published a public notice inviting claims in respect of the said property. The public notice was published in two newspapers viz, English and Marathi (Mumbai Edition) on 13 March 2010. The Developers have not received any claims and/or objection to the said Public Notice. I have not issued any public notice thereafter.
2. The said property is not under any reservation under the development plan save and except as stated shown in the D.P. Remark dated 18 July 2006 bearing No. CHE/139/DPC/F/S and the same is in Residential Zone.



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3. The brief facts of the said Property are as under:-

- (a) It appears that, the Municipal Corporation of Greater Mumbai ("MCGM") is the owner of the property being all that piece and parcel of land together with the structures standing thereon admeasuring about 10,602.85 sq.mtrs. or thereabouts bearing Cadastral Survey No. 177(pt), 180(pt), 183(pt), 184(pt), 185(pt), 186(pt), 187(pt), 188(pt), 189(pt), 190(pt), 192(pt), 193(pt), 195(pt), 196(pt), 197(pt), 198(pt), 202(pt), 215(pt) and 221(pt) of Dadar Naigaon Division in Sewree Wadala Estate Scheme No. 57 in F/S ward of MCGM, in the Registration District and Sub-District of Island City of Mumbai, under SRA Scheme/Provisions (hereinafter referred to as "**the said property**").
- (b) The above property is occupied by slum dwellers/occupants/tenants who are residing with their respective families in their respective structures / hutments. These slum dwellers/occupants/tenants have proposed to form a society by the name "**Mamta Sahakari Gruha Nirman Sanstha (Proposed)**" be registered after the construction of the same (hereinafter referred to as "**the said Society**").
- (c) The said property is completely occupied by proposed members of the said proposed society/tenants/occupants.
- (d) By Special General Body Meeting, the said Society vide its Resolution interalia granted development rights of the said Property to the said Developers, under Regulation No. 33 (10) of the Development Control Regulation for Greater Mumbai 1991.
- (e) By a Development Agreement dated 30 May 2006, made and entered into between the said Developers (therein referred to as "**the Developers**") of the One Part and the Society through its authorized committee

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members/office bearers (therein referred to as "the Society") of the Other Part and, the Society therein agreed to grant all the development rights in respect of the said Property to the said Developers, for the consideration and on the terms and conditions more particularly set out therein.

- (f) Thereafter the said Society executed an Irrevocable Power of Attorney dated 30 May 2006, in favour of the said Developers inter alia to obtain various statutory permissions, carry on construction / development works on the said Property, to sell the premises to be constructed from the FSI available and to receive the consideration amount from the sale thereof and to do various acts, deeds, matters and things in respect of the said property.
- (g) The appropriate authority i.e. the Ward Officer F/South Ward of Brihanmumbai Mahanagar Palika on 16th April 2008 issued Annexure II, setting out details of the eligible and non-eligible slum dwellers in respect of the said Property and the revised Annexure II / Supplemental Annexure II was issued by the concerned authorities from time to time.
- (h) Subsequently, the Slum Rehabilitation Authority issued Annexure III on 25th April 2008, setting out details of the SRA Scheme.
- (i) The Tata Power Co. Ltd. vide its letter dated 3rd December 2008, bearing reference no. TLJ/LM-01/(SGB)/739 has given its "No Objection Certificate" for proposed development of the said property adjacent to Tata Power's 110 KV Trombay-Parel Line Nos. 1, 2 & 4 and 110 KV Parel-Mankhurd line in span 17-19.
- (j) The said Developers also obtained individual irrevocable consents and have entered into separate individual agreements with all slum dwellers / tenants / occupants on the said property.



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- (k) Pursuant to the aforesaid, the Slum Rehabilitation Authority issued a Letter of Intent dated 11th February, 2010, Revised Letter of Intent dated 22nd May, 2015, Revised Letter of Intent dated 29th December, 2016 and Revised Letter of Intent dated 22nd January, 2019 all bearing No. SRA/ENG/1596/FS/ML/LOI ("**the said LOI**"), to the Developers, interalia granting permission for the proposed Slum Rehabilitation Scheme on the said property in accordance with Development Regulation No. 33 (10) and Appendix – IV of the amended Development Control Regulation for Greater Mumbai 1991, on the terms and condition setout therein.
- (l) Thereafter the Developers have obtained the Intimation of Approval ("**IOA**") dated 28th January 2019, the amended IOA dtd. 7th February 2019, bearing No. F-S/MCGM/0051/20060825/AP/S3 in respect of the Sale Building No. 3 on portion of the said property.
- (m) The Promoters have obtained Commencement Certificate ("**C.C.**") dated 07th February, 2019, bearing F-S/MCGM/0051/20060825/AP/S3 in respect of the Sale Building No. 3 on portion of the said property.
- (n) Pursuant to the aforesaid permissions the Developers are in process constructing on the portion of the said property, Sale Building No. 3, subject to sanction and permission to be obtained from the concerned authorities (hereinafter referred to the "**the Sale Building No. 3**"), the name of the Sale Building No. 3 shall be "**RUPAREL NOVA**",
- (o) In the meantime the said M/s. Shree Sukhkarta Developers a partnership firm got converted / transferred into a private limited i.e. Shree Sukhakarta Developers Private Limited, registered with Registrar of Companies vide Certificate of Registration dated 3rd July, 2013 bearing Corporate Identity No. U45200MH2013PTC245154.

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4. In the premises the Developers i.e., the said **SHREE SUKHAKARTA DEVELOPERS PRIVATE LIMITED** (formerly known as *M/s. Shree Sukhkarta Developers*) are entitled to the develop the said property and they have a clear and marketable right free from all encumbrances in respect of the said Property.

Dated this 19th day of February, 2019.

MR. SANTOSH KUMAR SINGH

Advocate

SANTOSH K. SINGH
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NOTARY GR. MUMBAI
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