

DR. SURYAKANT S. BHOSALE

B.A., LL.M., D.L.L. & L.W., PH.D. (LAW)

Advocate, High Court, Mumbai.

Office :- Shop No. 2 & 3, Crystal Line, Nr. Gandhi Chowk, Badlapur (East), Thane - 421503.

Mobile- 9890943555, E-mail :- yakil_511@yahoo.co.in

Ref. No:-SSB/TR-51/17

Date : 26/09/2017

TITLE CUM SEARCH REPORT

Ref : Land bearing Cadastral Survey No. 451/6, Plot No. 151, Shivaji Nagar, Road No. 28 (A), Area admeasuring 710.00 Sq. Mtrs. at Village - Sion (East), District - Mumbai City of the society known as "Circle Pride SRA CHS (Prop)".

THIS IS TO CERTIFY THAT I have investigated the title of the above said property by perusing the following documents.

- 1) Copy of Property Registered Card.
- 2) Copy of Intimation of Approval bearing No. SRA/ENG/2935/FN/ML/AP Dated 14/06/2017 in the name of M/s. Arise Developers issued by Slum Rehabilitation Authority.
- 3) Copy of Consent Letter bearing No. SRA/ENG/2873/FN/MCGM/LOI, Dated 17/05/2017 in the name of M/s. Arise Developers issued by Slum Rehabilitation Authority.
- 4) Copy of Irrevocable Power of Attorney dated 31/01/2016 executed by Mr. Umesh Govind Kesarkar and 10 others.

• **Tracing of Title:-**

Municipal Corporation of Greater Mumbai is seized & possessed of the Land bearing Cadastral Survey No. 451/6, Plot No. 151 at Village - Sion (East), District - Mumbai City.

Whereas the said property was declared as "Slum" as per the provision of Section 4 (1) of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971.



Whereas Slum Dwellers on the said property had decided to formed society and further approached M/s. Arise Developers to develop the above said land.

Whereas the said society had granted the development rights in respect of the above said land to M/s. Arise Developers (Slum Scheme under Slum Rehabilitation under Section 33 (10) of D.C. Regulations Act)

Whereas by Intimation of Approval Dated 14/06/2017 bearing No. SRA/ENG/2935/FN/ML/AP issued by Slum Rehabilitation Authority, M/s. Arise Developers had obtained necessary permissions to construct building thereon as per sanctioned plan issued by Competent Authority.

• **Whether any restriction is imposed under Central/State Local Laws:-**

- No.

• **Whether the Search is being made for the period of 30 years:-**

- Yes, Original receipt for amount of Rs. 750/-. Being the Payment made to Government for aforesaid and subject to what has been state above.

On scrutiny of above referred documents submitted before me, I am in the opinion that the above said property belongs to The Municipal Corporation of Greater Mumbai and title of the said property is clear, marketable and free from all registered encumbrances.

Whereas Slum Rehabilitation Scheme submitted by M/s. Arise Developers, Slum Rehabilitation Authority had issued in principle approval to the scheme in the form of Letter of Intent.



A handwritten signature in black ink, appearing to read "Dr. S. Bhosale".

Dr. Suryakant S. Bhosale
Advocate

Place :- Badlapur

Date :- 26/09/2017