

3rd December, 2013

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Our clients, M/s. Unity Group, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, and having its principal place of business at G-1, Halima Apartment, Off. Vaishali Nagar, Jogeshwari (West), Mumbai 400 102, hereinafter referred to as "**Unity**", have handed over to me, copies of certain documents/title deeds with instructions to investigate their right and entitlement to redevelop the immovable properties more particularly described in the **Schedule** hereunder written (hereinafter referred to as the "**Said Properties**"). In the course of investigation of title, we have caused searches to be taken with the offices of the concerned sub-registrar of assurances. We have also perused copies of the various documents/title deeds referred to in this Report. The following emanates from our investigation:

1. Our Clients are undertaking redevelopment of the First Properties under the provisions of Regulation 33 (10) read with Appendix IV of the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "**the DCR, 1991**"). The said Regulation 33 (10) and Appendix IV of the DCR, 1991 are hereinafter collectively referred to as "**the Said Provisions**".
2. The Government of Maharashtra vide Notification of Urban Department bearing No. DCR-1090/RDP/UD-II, dated 20th February, 1991 has sanctioned the DCR, 1991 as a part of final Development Plan for Greater Mumbai region, which came into force with effect from 25th March 1991.
3. Further the Government of Maharashtra vide Notification of Housing and Special Assistance Department, No.SRP-1095/CR-37/Housing Cell, dated 16th December 1995

has appointed/constituted the Slum Rehabilitation Authority (hereinafter referred to as "the SRA") under the provisions of section 3-A of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 (hereinafter referred to as "the Slum Act").

4. The SRA has been declared as a Planning Authority under the provisions of the Maharashtra Regional and Town Planning Act, 1966 and accordingly the SRA has the powers of a Planning Authority as per the provisions of the Maharashtra Regional and Town Planning Act, 1966.
5. The Said Provisions pertain to the redevelopment of censused slums and areas which are declared and notified as slum areas under the provisions of the Slum Act.
6. Under the Said Provisions, in the event if a developer (who is appointed as such by more than 70% of the eligible slum dwellers occupying a slum area and recognized as such by the SRA), undertakes redevelopment of a Slum Area, the developer is required to provide rehabilitation tenements and other amenity tenements to the eligible slum dwellers on a portion of the slum area and the developer derives an entitlement to put up additional construction on the Slum Area in accordance with the Said Provisions and subject to the limits set out therein which the developer becomes entitled to sell in the open market.
7. Unity has undertaken development of the immovable properties bearing CTS Nos. 242/A (Part), 244, 246, 246/1 to 246/10 and 243 admeasuring in the aggregate 4479.20 square meters of Village Oshiwara, Taluka Andheri, in the registration sub-district of Mumbai Suburban and lying being and situate at New Link Road, Jogeshwari West, Mumbai 400 102 (being the First Properties as more particularly described in the **Schedule** hereunder written).
8. A part of the First Properties admeasuring 4479.20 square meters (being CTS Nos. 242/A (Part), 243, 244, 246, 246/1 to 246/10) is designated as a slum area under the provisions of the Slum Act.

9. Presently it appears that the First Properties are occupied by 213 (One Hundred and Seventy Five) slum structures which are occupied by various slum dwellers as per the Annexure II issued by the Competent Authorities.
10. The development/ownership rights in respect of the First Properties are acquired by Unity from the owners thereof vide various documents in the following manner:
 - a) In relation to the part of the First Properties bearing CTS Nos. 246 and 246/1 to 246/10 admeasuring 2,210.70 square meters, the same is acquired by Unity, by and under a Deed of Conveyance dated 2nd March, 2007 made and executed by and between M/s. Hemani Developers (*therein referred to as 'the Vendor'*) of the one part and Unity (*therein referred to as 'the Purchasers'*) of the other part. The said Deed of Conveyance dated 2nd March, 2007 is duly registered with the Sub-Registrar of Assurances at Andheri No. 2 under number BDR-4/1633/2007.
 - b) In relation to the part of the First Properties bearing CTS No. 243 admeasuring 745.50 square meters, the development rights in respect of the same is acquired by Unity, by and under an Agreement of Development dated 7th August, 2007 made and executed by and between M/s. Sahyog Homes (*therein referred to as 'the Owner'*) of the one part and Unity (*therein referred to as 'the Purchasers'*) of the other part, for consideration and other terms and conditions more particularly contained therein. The said Agreement for Development dated 7th August, 2007 is duly registered with the Sub-Registrar of Assurances at Andheri No. 2 under number BDR-4/5977/2007.
 - c) In relation to the part of the First Properties bearing CTS Nos. 242/A (pt) and 244, the same are owned by the Maharashtra Housing and Area Development Authority (hereinafter referred to as "**the MHADA**") and MHADA has issued the requisite Annexure II in relation to the same.
11. All the Slum Dwellers had in furtherance of their intent to get the First Properties redeveloped under the said Provisions, formed themselves into a co-operative society

known as "*Santosh Nagar S.R.A. Co-operative Housing Society Limited*" (hereinafter referred to as "**the Society**").

12. By and under diverse documents, including *interalia* the Development Agreement dated 9th March, 2004 and a power of attorney dated 9th March, 2004 made and executed by the Society, the Slum Dwellers and the Society have appointed Unity as the developer for undertaking the redevelopment of the First Properties.
13. Presently the SRA has issued a Letter of Intent dated 16th September, 2009 in favour of Unity thereby permitting Unity to undertake the redevelopment of the First Properties.
14. In addition to the First Properties, Unity is also the owner and/or has acquired development rights of certain immovable property adjoining the First Properties being (a) all that piece and parcel of land bearing Survey No. 49, Hissa No. 21 and C.T.S Nos. 248 and 249 admeasuring approximately 1,906.40 square meters or thereabouts, (b) land bearing C.T.S No. 271 (out of Survey No. 49, Hissa No. 31) admeasuring approximately 3292.8 square meters and (c) land bearing C.T.S. No. 265/A admeasuring approximately 651 square meters all lying being and situate at Village Oshiwara, Taluka Andheri in the Registration Sub-District of Mumbai Suburban (hereinafter collectively referred to as "**the Second Property**"). The Second Property is not yet declared as a slum area and Unity has informed the undersigned there is a possibility that the same could be so declared as a slum area under the Slum Act. The Second Property thus can be amalgamated as a single layout either under Regulation 33 (10) (if the same is declared as a slum area) or Regulation 33 (14) (if the same is not so declared) of the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "**the DCR, 1991**"). The First Properties and the Additional Properties are hereinafter collectively referred to as the Said Properties.
15. We have perused the development plan remarks of the Said Properties issued by the MCGM dated 22nd October, 2008 and it is observed that the Said Properties are affected by reservations for Fire Brigade Station, Play Ground, Police Station and

Development Plan Roads and as per the information provided by our clients, the said reservations shall be handed over to the concerned authorities in the final layout of the Slum Scheme being implemented by our clients.

16. In view of the aforesaid, we are of the considered opinion that our Clients viz. M/s. Unity Group, subject to receipt of the remaining construction related approvals, are entitled to carry out redevelopment of the Said Properties in accordance with the Said Provisions and in accordance with the various building approvals granted by the concerned authorities (including the SRA) from time to time.

THE SCHEDULE ABOVE REFERRED TO

FIRST PROPERTIES

ALL that pieces and parcel of freehold land admeasuring approximately 4479.20 sq.mtrs. together with structures standing thereon falling under the registration district of Suburban Mumbai and registered with the Sub-Registrar of Assurances at Bandra, lying being and situate at at land bearing Cadastral Survey Nos. 242/A(pt.), 243, 244, 246/1 to 246/10 and known as Santosh Nagar, Oshiwara, Mumbai 400 102 and falling in and assessed to "K/W Ward", of Municipal Corporation of Greater Mumbai.

SECOND PROPERTY

ALL that pieces and parcel of freehold land together with structures standing thereon falling under the registration district of Suburban Mumbai and registered with the Sub-Registrar of Assurances at Bandra, lying being and situate at land bearing a.) Survey No. 49, Hissa No. 21 and C.T.S Nos. 248 and 249 admeasuring approximately 1,906.40 square meters

or thereabouts; b.) land bearing C.T.S No. 271 (out of Survey No. 49, Hissa No. 31) admeasuring approximately 3292.8 square meters; and c.) land bearing C.T.S. No. 265/A admeasuring approximately 65.1 square meters and known as Santosh Nagar, Oshiwara, Mumbai- 400 102 and falling in and assessed to "K/W Ward" of Municipal Corporation of Greater Mumbai.

This Title Certificate is dated this 3rd day of December, 2013.

Yours faithfully,
PERITUS LAW FIRM



Adv. Akshay P. Jadhav
(Partner)