

TO WHOMSOEVER IT MAY CONCERN

Ref:- Plot of land bearing Survey No. 97 CTS No. 7 (Part) and
Admeasuring area 18839.67 Sq. Mts. being lying and situated
at Village Borla, Taluka Kurla in Mumbai Suburban District.

- 1) The above referred Plot of land belongs to Mumbai
Mahanagar Palika.
- 2) The above referred Plot has been encroached by various
slum dwellers for residential and non-residential user.
Under the provision of prevailing Development Control
Regulation as applicable to Greater Mumbai, 1991, it is
Censused Slum. Various slum dwellers united their
hands and formed and register cooperative housing
society in the name of Panchsheel Govandi S.R.A Co-op
Housing society Ltd. and Ekta Govandi S.R.A Co-op
Housing society Ltd. being situated at V.T. Patil Marg,
Govandi (West), Mumbai- 400 043, who approached M/s.
Lakdawala Developers Pvt. Ltd. as Developer. Slum



Rehabilitation Authority (SRA) has granted Letter of Intent (LOI) on and thereby permitted both the societies and the Developer M/s. Lakdawala Developers Pvt. Ltd. to develop the above referred Plot in the form of Rehab and Sale Component, upon certain terms and conditions incorporated therein.

- 3) Both the registered Co-operative Societies entered into agreement for the purpose of redevelopment of the above referred Plot under Development Control Regulation 33(10) and executed an Agreement dated 12-11-2003 by Panchsheel Govandi S.R.A Co-op Housing society Ltd. and Ekta Govandi S.R.A Co-op Housing society Ltd. executed an Agreement dated 30-06-2004 with M/s. Lakdawala Developers Pvt. Ltd. and also executed the Power of Attorney in favour of the director of M/s. Lakdawala Developers Pvt. Ltd .
- 4) On 18th November, 2013, M/s. Lakdawala Developers Pvt. Ltd. with the confirmation of Panchsheel Govandi S.R.A Co-op Housing Society Ltd. and Ekta Govandi S.R.A Co-op Housing Society Ltd., has entered into Agreement with M/s. Satra Realty And Builders Ltd for purpose of development of sale component area at the



consideration and upon certain terms and conditions incorporated therein and also executed Power of Attorney in favour of director of M/s. Satra Realty And Builders Ltd. on 26th December, 2013, the said M/s. Satra Realty And Builders Ltd. agreed to obtained finance from M/s. India Info Line Finance Ltd. of Rs.6,00,000,000/- and offered as securities of its share of 287467 Sq. Fts. of sale components in above SRA project, upon certain terms and condition incorporated therein.

- 5) At the instance of Joint Developer M/s. Satra Realty And Builders Ltd., I have investigated the title of Mumbai Mahanagar Palika in respect of above Plot, the said Joint Developer through its Advocate also issued Public Notices in the Newspapers inviting an objections from the public, if any and also caused search in the office of Sub-Registrar at Mumbai, Bandra, Chembur and Nahir for last 30 years through search clerk, I found the title to above referred Plot is clear and marketable and free from all encumbrances and further entitlement of the Developer and the Joint Developer's right to develop the



sale component area on the above referred Plot of land, is subject to fulfilment and compliance and the terms & conditions imposed by SRA in terms of the Letter of Intent (LOI) dated 28-07-2006 above referred and subject to Mortgagee's right i.e. M/s. India Info Line Finance Ltd. by virtue of Indenture of Mortgage bearing document No. KRL-2, 468/2014 executed by the Joint Developer M/s. Satra Realty And Builders Ltd.



For B.K Gala & Associates

Bharat Gala
Advocate

Place: Mumbai

Date: 24-02-2014