

Ref. No.:

REPORT ON TITLE OF LAND

Date : 23-06-2016

Re :- Piece of land admeasuring 1120 Sq. Meters bearing City Survey No.244 Part 244/1 of Village Bhandup (West), Taluka Kurla, District Mumbai Sub-urban, together with structure thereon (hereinafter for the sake of brevity referred to as "the Said Property") situate at Bhandup Lake Road, Bhandup (West), Mumbai 400 078.

1. The aforesaid Property is purchased by the Deed of Conveyance dated 4/5/2011 made between M/s. Friends Properties Private Limited therein called The Owner of the First Part, 1.Shri. Raja Raghavji Joshi, 2.Smt. Minaxi Pravin Joshi, 3.Shri. Tushar Pravin Joshi, 4.Shri. Mihir Pravin Joshi, therein called The Vendors of the Second Part And M/s. Kshitij Realtors and Developers a partnership firm through its partners 1.Shri. Ramesh K. Patel, 2. Shri. Rahul A. Chawan therein called the Purchaser of the Third Part and registered on 26/7/2011 at office of Sub-Registrar of Assurances Kurla-III under Serial No. BDR13/6178/2011 on terms and conditions therein stated.

2. The said property is declare as Slum Areas Under the provisions of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act 1971 by Deputy Collector (ENC) and Competent Authority, Subdivision Kurla-1, published in Maharastra Government Gazette on **23/2/1978**.

3. Letter Of Intent has been granted by Slum Rehabilitation Authority to M/s. Kshitij Realtors and Developers bearing No. SRA/ENG/2660/S/PL/LOI on 21/8/2015.

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4. Intimation of Approval has been granted by Slum Rehabilitation Authority to M/s. Kshitij Realtors and Developers bearing No.3272/S/PL/AP on 15/10/2015.

5. Commencement Certificate has been granted by Slum Rehabilitation Authority to M/s. Kshitij Realtors and Developers to commence the work on terms and conditions therein stated.

6. Searches are caused to be taken from the office of Sub-Registrar of Assurances at Mumbai and Bandra from the period of 1986 to 2000 having concurrent jurisdiction and from the office of Sub-Registrar of Assurances Kurla-1,2,3,4 from the period of 2001 to 2016 but I did not notice any encumbrances upon the said Property.

7. I have also examined the Property Register Card of the said property and it is observed that the said property is converted to Non-Agricultural user and N.A order bearing No.ADC/LND/C/7152 is mentioned in the Property Register Card and I did not notice any encumbrances in the said Property Card.

8. The name of the M/s. Kshitij Realtors and Developers has been incorporated in the Property Register Card of the City Survey Department.

9. At present M/s. Kshitij Realtors and Developers are the Owners of the said property and subject to the comments made hereinabove, in my opinion title of to the said Property is clear and Marketable. M/s. Kshitij Realtors and Developers are entitled to develop the said property under the provisions of Maharashtra Slum Areas (Improvement , Clearance and Redevelopment) Act 1971 .

Dated this 23rd day of June 2016.

S.K. Vaidya
SHEKHAR K. VAIDYA
ADVOCATE HIGH COURT
Akanksha, 1st Floor, Sane Guruji Nagar,
Mulund (East), Mumbai-400 081.