

Date : 24/02/2016

TITLE VERIFICATION AND SEARCH REPORT
TO WHOMSOEVER IT MAY CONCERN

We have examined the original documents and records in respect of all that piece and parcel of land more particularly described hereunder, hereinafter collectively referred to as "the said property", we do hereby submit our 'Title Verification' as under :-

1. NAME OF THE OWNER :

Municipal Corporation of Greater Mumbai (MCGM)

2. DESCRIPTION OF IMMOVABLE PROPERTY:

ALL THAT the piece and parcel of land bearing C. S. No. bearing C. S. No. 1928 (part) of Byculla Division, admeasuring in aggregate 3858 sq. meters, situated at Keshavrao Khadye Marg, S. Bridge Junction, Jacob Circle, Mumbai- 400 011 alongwith the four chawls viz. BIT 1 to 4 Chawl ,standing thereon,

(the property is hereinafter referred to as 'the said property')

3. TITLE VERIFICATION:

That the Bombay Improvement Trust (BIT) for the Improvement for the City of Bombay acquired various Immovable properties under their Deed of Declaration dated 26.11.1912 for the implementation of East Agripada Scheme No.32 to provide residential and commercial premises to the needy peoples, as such, the said BIT acquired the plot of Land admeasuring 51,127 sq.mtrs or thereabout bearing Survey No. 3643, 3/3460,3642, 1&2/3643, 3450 (2) Part, 3454, 3/3463, 6, 60, 68/3457, 2/3468, 3459, 1,2,4,5,6,7, 1A/2460, 2/3464, 3456, 1/3467, 2/3466, 1/3466, 6, 2/3655 situated at Cadastral Survey No. 1928 of Byculla Division, K.K.Khade Marg (Haines Road), Delisle Road & Clarke Road, Mumbai. As per the Property Card of entire C. S. No. 1928, the property is in the name of Trustees of Bombay Improvement Trust.

That the said BIT after acquisition of the aforesaid larger entire land had constructed 4 buildings (constructed prior to 1940) consisting of Ground plus 3 storeys on the said property which is the portion of the said entire land, admeasuring approximately 3858 Sq. Mtr.

The said Buildings and/or chawls known as BIT Chawl No. 1, 2, 3 and 4, consisting of 324 premises. The said BIT let out the Rooms in the said BIT Chawl No. 1 to 4 to 317 residential tenants, commercial tenants and 3 Rooms were occupied by one of the Social Organization known as Boudhajan Panchayat samiti to use as office.

All the tenants of 4 Chawls standing on the said property have formed a society (proposed) in the name of 'Blue Planet Co-operative Housing Society Ltd.' (Society), whose name reservation is approved by the Asst Registrar of Societies(ARS), E-Ward, vide its letter dated 28/11/2013.

Thus at present the Commissioner of Municipal Corporation of Greater Mumbai are in possession of the said property through the MCGM who are collecting the rent from the Tenants of the said BIT Chawl No 1 to 4, as such the MCGM are the Owners/Landlords of the said property administrating all the matters and affairs of the BIT chawl No. 1 to 4 as Owners/Landlords.

In view of the above WE DO HEREBY CERTIFY that we have investigated the title of the Municipal Corporation of Greater Mumbai to the said property i. e. ALL THAT the piece and parcel of land bearing C. S. No. 1928 (part) of Byculla Division, admeasuring in aggregate

3858 sq. meters, situated at Keshavrao Khadye Marg, S. Bridge Junction, Jacob Circle, Mumbai- 400 011 alongwith the four chawls viz. BIT 1 to 4 Chawl, standing thereon, by perusing the records available. On the basis of all available records we are of the opinion that the title of the Municipal Corporation of Greater Mumbai, is clear, free and marketable to the said property.



Mrs. Poonam G. Salaskar,
Advocate, High Court.