

TO WHOMSOEVER IT MAY CONCERN

Sub: Redevelopment of the building B.I.T. Chawl No. 17 lying being & situate on all that piece and parcel of land of Municipal Corporation of Greater Mumbai bearing C. S. No. 1/1486 of Byculla Division, lying being and situated at Shree Ganesh Manch Marg, Sofia Zuber Road, Nava Nagpada, Mumbai - 400 008, in "E" Ward.

We have investigated the title of M/S. SUBHAM COMMERCIAL ENTERPRISES PVT. LTD., a company duly registered under the Companies Act, 1956 having its registered office at 231-233, Big Splash, Plot No. 78/79, Navi Mumbai - 400 703 (hereinafter referred to as "THE PROMOTER") approached us for the issuance of the title certificate in respect of the above referred property.

To investigate the title of the above referred Project Land and to issue the title certificate we did the following:

- i. We issued Public Notices in the newspapers "FREE PRESS JOURNAL" & "NAVA KAAL" inviting objections from the general public in respect of the title of the Promoter to the project land. We issued the said Notices on the 15th November, 2018. However, we have not received any objection till date.



- ii. We also went through the documents, deeds and letters produced before us by the Promoter. On going through the same we have to state as under:

- I. The Municipal Corporation for Greater Mumbai (MCGM) is absolutely seized and possessed of or otherwise well and sufficiently entitled to a piece and parcel of the land with the building standing thereon known as B.L.T. Chawl No.17 admeasuring about 977.01 sq. meters i.e. 10516.53 sq. feet or there about bearing C.S No. 1/1486 of Byculla Division situated on Shree Ganesh Manch Marg, Sofia Zuber Road, Nava Na gpada, Mumbai in the Registration District and Sub District of Mumbai City and Mumbai Suburban as shown bounded on the demarcation plan issued by MCGM (hereinafter referred to as the **"Project Land"**).
- II. The MCGM framed the guidelines for the redevelopment of old Municipal Buildings constructed before 1940/1969 by the Municipal Tenants Co-operative Housing Societies on the lands owned by it under the Regulation No.33(7) of the

Development Control Regulation of Greater Mumbai, 1991
(D.C.R, 1991).

III. As stated supra there was one structure known as B.I.T.

Chawl No.17, standing on the project land (hereinafter referred to as the "**said building**") which was constructed prior to 1940. In addition to the 72 (Seventy-two) tenants in the said building, there were 2 (two) tenanted structures situated on the ground floor, 1 (one) of shed from Nava Nagpada Vibhag Sarvajanik Shri Ganeshotsav Mandal and 3 (Three) hutment (Residential) structures which are declared eligible for rehab by Asstt. Commissioner (E-Ward), M.C.G.M.

IV. The Tenants of the aforesaid building initially formed a Co-operative Housing Society namely Nava Nagpada Co-operative Housing Society (Proposed), which was subsequently registered as Sankalp-17 Co-operative Housing Society Ltd, (the Society).

V. The Nava Nagpada Co-operative Housing Society (Proposed) (now Sankalp-17 Co-operative Housing Society



Ltd.) vide its Resolution No. 5 and 3 respectively dated 21.01.2012 appointed the Promoter as their Developer and M/s. Mhatre & Associates as their Architects.

VI. The Promoter, the Society and the Tenants/members of the Society executed an Agreement in the month of March 2012, Under the said agreement, the Promoter agreed to redevelop of the said building by complying with all the obligations as stated in the Redevelopment Scheme under DCR, 1991 amended upto date and policy in force.

VII. The Asst. Commissioner (Estate) of M.C.G.M, by its letter dated the 13th December, 2013 bearing Ref. No. AC/Estates/18146/A.O. (Soc)-II/A. E. (I) II issued the NOC to the Society and the Promoter, for the redevelopment of the project land in the form of Annexure-II (i.e the list of tenants).

VIII. The redevelopment proposal of the project land submitted by Society through its Architect M/s. Mhatre & Associates on the 25th February, 2014 was placed before the Committee



constituted under the Chairmanship of Additional Municipal Commissioner (Estate) for considering such proposals.

- IX. After considering the various aspects of the said proposal, the Committee in the meeting held on the 25th February, 2014 approved the said proposal and the property known as B.I.T. Chawl No.17 standing on the project land was allowed to be redeveloped under the Regulation No. 33(7) of D.C.R, 1991.
- X. The Improvement Committee/Corporation vide its Resolution No.11 of 07.05.2014 and 61 of 08.05.2014 respectively accorded the approval to Redevelopment Scheme of the project land.
- XI. The project land is part of a larger Plot. The Promoter got the demarcation and sub-division of the project land bearing C.S. No.1486 of Byculla Division approved from the Superintendent, C.S.L.R. Office. The project land has been demarcated and subdivided by the C.S.L.R. Office vide its No.CSLR/S&LR-2/T/Byculla/Sub-division /M.R. No.512 /2013-14/179 dated the 5th May, 2014 by giving it a new



C.S. No. 1/1486 of Byculla Division and after sub-division the final plot area is 977.01 Sq.meters.

- XII. The Tenants/Members executed Irrevocable Consents in favour of the Promoter to develop the project land by demolishing the existing building and construct new building with two Wings viz. Rehab Wing – “A” and Sale Wing – “B”.
- XIII. The Asst. Commissioner (Estate) of M.C.G.M. issued the Letter of Intent under No. AC/Estates/4923/A.O. (Soc)/Society-II dated the 2nd August, 2014 on the terms and conditions mentioned in the said Letter of Intent dated the 2nd August, 2014.
- XIV. The Concession Report has been approved by Hon. Municipal Commissioner dated 24.04.2015 whereby the proposed development for Wing – B (Sale) has been approved for Stilt + 1st to 5th Parking floor + 6th floor to 19th upper floor + 20th (pt) floor.
- XV. The Ex. Engineer. (B.P) City-II of M.C.G.M granted permission to construct vide Intimation of Disapproval under



no. CHE/CTY /0934/E/337 (NEW) dated 07.04.2016 for redevelopment.

XVI. The MCGM by the Tripartite Agreement executed by and between Dy. Municipal Commissioner (Improvement) on behalf of MCGM, the Society and the Promoter, the MCGM have agreed to permit the Society through the Promoter to redevelop the project land as per the proposal approved by the Improvement Committee vide its Resolution No. 11 dated 7th May, 2014 and by the MCGM vide its Resolution No. 61 dated 8th May, 2014 on the terms and conditions set out in the said Tripartite Agreement.

XVII. The Ex. Engineer. (B.P.) City-II of M.C.G.M has approved the amended Building Plans issued vide No. EB/7344/E/A dated 25.10.2016, showing in one composite building consisting of two Wings, Rehab Wing 'A' & Sale Component Wing 'B'. The Wing 'A' comprising of Stilt + 21 residential uppers Floors & Wing 'B' consisting of Stilt + 1st to 5th podium parking floors and 6th to 15th floors being habitable floors comprising of flats for sale.



XVIII. The Ex. Engineer. (B.P) City-'E' Ward of M.C.G.M issued Commencement Certificate to the Promoter/Society bearing No. CHE/CITY/0934/E /337/dated 9th November 2017 under Section - 44 & 69 of the MRTP Act, 1966 to carry out the development and Building Permission under Section 346 of Mumbai Municipal Corporation Act, 1888 to erect a building on the project land.

XIX. On the expiry of the validity period of the said Commencement Certificate, the Promoter paid the Revalidation charges to the MCGM on the 30th November, 2018.

XX. The Society has executed the Development Agreement and the Power of Attorney in favour of the Promoter granting it the rights to redevelop the project land by demolishing the old chawl building on the terms and conditions set out in the Development Agreement. The said Development Agreement and the Power of Attorney has been submitted for adjudication before the Collector of Stamps, Mumbai City under Adjudication Token no. Adj/2018/646835. Once the



Adjudication Order is received, the Promoter shall pay the stamp duty and lodge the Development Agreement and Power of Attorney for registration whereupon the Society would admit the execution of the said documents.

XXI. In the meanwhile, the Promoter has demolished the old chawl building and has commenced the construction of the rehab building on the same as per the approved plans.

XXII. We, therefore, state that subject to whatever has been stated supra, the title of the Society and through them that of the Promoter in respect of said plot is prima - facie clear and marketable subject to the Promoter complying with terms and conditions of Development Agreement executed by and between the Society and the Promoter (to be registered by them with the concerned Sub-Registrar of Assurances), the consents executed by the members of the Society in favour of the Promoter, the Tripartite Agreement executed by and between Dy. Municipal Commissioner (Improvement), MCGM, the Society and the Promoter and further subject to the compliance by the Promoter of the terms and conditions

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of Commencement Certificate dated 9th November, 2017 and further approvals granted/to be granted by MCGM.

This title Certificate is based on papers/title deeds produced before us and we have not taken the search with the respective authorities.

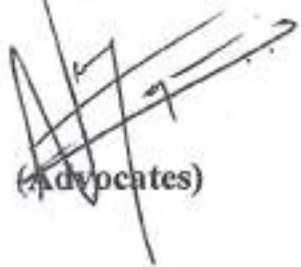
SCHEDULE

All that piece and parcel of land of Municipal Corporation of Greater Mumbai bearing C. S. No. 1/1486 of Byculla Division, lying being and situated at Shree Ganesh Manch Marg, Sofia Zuber Road, Nava Nagpada, Mumbai – 400 008, in "E" Ward along with old building namely B.I.T. Chawl No. 17 and bounded as follows:-

On or towards the East by	: 6.0 M wide Municipal Road
On or towards the West by	: C. S. No. 1486
On or towards the North by	: C. S. No. 1485
On or towards the South by	: 6.0 M wide Municipal Road

Dated this 17th day of December, 2018

for M. Tripathi & Co.,


(Advocates)