



**Nalin R Parekh**

**B.A. (Hons.) LL.B.  
Advocate - High Court**

**FOR M/S. ANANT CHHAYA DEVELOPERS**  
**(PRIVATE & CONFIDENTIAL)**

**SCHEDULE OF THE PROPERTY**

ALL THAT piece & parcel of lands altogether totally admeasuring about 2548.08 Sq.mt. lying, being, situated at Village Kandivali, Taluka Borivali within Mumbai Suburban District comprising of:

ALL THAT piece and parcel of land with structures bearing Municipal Assessment No. RS0406210230000, RS0406210310000, RS0406210400000 declared as Slum and occupied by various Tenants/Occupiers situate, lying and being at Survey No. 91, Hissa No. 2 / 2 corresponding to CTS No. 621 and 623 totally admeasuring about 1992.1 sq.mt. lying, being, situated at Village Kandivali, Taluka Borivali within Mumbai Suburban District [the First Property]

**ALONG WITH**

ALL THAT adjoining piece and parcel of land belonging to State Government of Maharashtra with structures thereon declared as Slum and Occupied by various Tenants/Occupiers situate, lying and being at Survey No. 90 corresponding to CTS No.622 (Part) admeasuring about 555.80 sq.mt. [the Second Property];

The First and the Second Property are collectively referred to as " the said Property" and surrounded as under:-

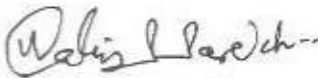
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|-------------------------|----|---------------------------------|
| On or towards the East  | :- | CTS No. 624, 625A/5, 622 (part) |
| On or towards the West  | :- | CTS No. 283D                    |
| On or towards the North | :- | CTS No. 128A/7,128A/8           |
| On or towards the South | :- | CTS No. 619A, 619B, 619C        |

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*Nalin R Parekh*  
Advocate.

This is to certify that pursuant to the instructions given by **M/S. ANANT CHHAYA DEVELOPERS**, I have investigated the title of the said Property and I do hereby certify as under:-

- (1) The said property is declared as "SLUM" by Government of Maharashtra under Government Rajpatra published on 5-5-2014 under Notification No. SRA / CTSO / DESK-1/ T-S1 / 3C / OM SAI / 2013 / 652.
- (2) The Tenants/Occupants of the structures upon the said Property have formed a society named as Om Sai Sahakari Grihanirman Society (Prop).
- (3) **SHRI. DASHRATH NANDKUMAR SHINDE** is The Sole-Proprietor of the proprietorship concern **M/S.DHANLAXMI DEVELOPERS** having its Office at A-502, Kesar Plaza, Plot No. 239, RDP 6, Charkop, Kandivali (W), Mumbai 400 067 hereinafter referred to as "**THE SAID OWNER**"
- (4) The said Owner; pursuant to a Deed of Conveyance dated 6<sup>th</sup> September 2012 executed by Mr. Abdulrehman A. Gafoor Shaikh & Mrs. Salmabai Gulshan Shah in favour of the said owner i.e. Shri. Dashrath Nandkumar Shinde as the Sole-Proprietor of M/S. Dhanlaxmi Developers duly registered on 6<sup>th</sup> September 2012 under Registration No. BDR/12/6956 of 2012; is absolutely seized, possessed, of and/or otherwise well and sufficiently entitled to "ALL THAT piece and parcel of land with structures bearing Municipal Assessment No. RS0406210230000, RS0406210310000, RS0406210400000 declared as Slum and occupied by various Tenants/Occupiers situate, lying and being at

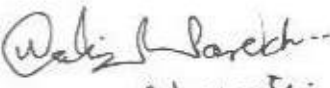
  
Advocate.

Survey No. 91, Hissa No. 2/2 corresponding to CTS No. 621 and 623 totally admeasuring about 1992.1 sq.mt. lying, being, situated at Village Kandivali [the First Property].

- (5) The Revenue officer has amended records after the conveyance dated 6<sup>th</sup> September 2012 and the name of the said Owner is duly incorporated in the records of rights viz 7/12 extracts and property cards respectively and other revenue records related to Survey No. 91, Hissa No. 2/2 corresponding to CTS No. 621 and 623 totally admeasuring about 1992.1 sq.mt. lying, being, situated at Village Kandivali [the First Property].
- (6) State Government of Maharashtra is the Owner of "ALL THAT piece and parcel of land situated, lying and being at Survey No. 90 corresponding to CTS No. 622 (Part) admeasuring about 555.98 sq.mt. lying, being, situated at Village Kandivali with structures thereon and declared as Slum and occupied by various Tenants/Occupiers. [the Second Property]
- (7) **M/S. ANANT CHHAYA DEVELOPERS** is the Partnership firm registered under India Partnership Act, 1932 hereinafter referred to as "**THE SAID DEVELOPERS**".
- (8) The said Owner approached M/S. Anant Chhaya Developers to develop the First Property upon certain mutually agreed terms and conditions by and between the parties thereto.

  
Advocate.

- (9) The said Developers approached the slum dwellers on said First Property and the Second Property which has resolved in its General Body Meeting and appointed the said Developers to develop First Property and the Second Property and accordingly, passed the General Body Resolution on 01/05/2018.
- (10) Thereafter a Development Agreement is executed on 21/07/2018 between the said Owner and the Developers M/S. Anant Chhaya Developers which is duly registered on 21-07-2018 under No. BRL-3-7342 of 2018 to develop the said First Property. The said Development Agreement is legal, valid, subsisting and binding upon the parties hereto. Accordingly the Developers are fully and absolutely entitled to develop the said First Property upon the terms and conditions recorded in the Development Agreement dated 21/07/2018 and a Power of Attorney is executed in favour of the partners of M/S. Anant Chhaya Developers on 21-07-2018 which is duly registered on 21-07-2018 under No. BRL-3-7343 of 2018. The said Power of Attorney is also legal, valid, subsisting and binding upon the parties thereto and it is neither revoked nor cancelled or surrendered in any manner.
- (11) The said Developers have paid entire consideration as due and payable to said Owners in terms of said Development Agreement dated 21/07/2018.
- (12) Thereafter Letter dated 15.11.2019 was issued by Slum Rehabilitation Authority to M/s. Anant Chhaya Developers bearing letter No.R-S/PVT &

  
Advocate.

STGOVT / 0003 / 20181210 / LOI / SRA / ED / OW / 48781/RS for Payment of Land Premium for CTS No. 622 (part) admeasuring 555.98 sq. mt belonging to State Government of Maharashtra.

- (13) M/S. Anant Chhaya Developers has paid the payment of 15% land Premium to Slum Rehabilitation Authority for CTS No. 622(Part) admeasuring 555.98 Sq. Mt belonging to State Government of Maharashtra vide Receipt No. 45001, Challan No. 51334 dated 15.11.2019 before approval of LOI. The further 25% land Premium for CTS No. 622(Part) village Kandivali was paid by M/s Anant Chhaya Developers to Slum Rehabilitation Authority vide Receipt No. 46702, Challan No. 53037, dated 28/02/2020 before approval of IOA.. The remaining 60% payment shall be payable to Government as and when same falls due and payable.
- (14) The Developers are therefore absolutely seized, possessed of and/or otherwise well and sufficiently entitled to develop the Second Property and for grant of Lease thereof as per directives issued by Government of Maharashtra under section 47 (1) & Section 154 of Maharashtra Regional & Town Planning Act and provisions of Para 1.11 of now prevailing Sub-Clause VI in the Regulation 33 (10) DCPR 2034 subject to payment of balance Premium to Government/Slum Rehabilitation Authority when due and demanded.
- (15) Thereafter Letter of Intent (LOI) dated 18.11.2019 was issued by Slum Rehabilitation Authority bearing LOI No. R-S/PVT &

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*Advocate.*

STGOVT/0003/20181210/LOI to M/s. Anant Chhaya Developers and Om Sai Gruh Nirman Sanstha (Prop) granting the permission to the said Developer for development of the said Property for 22 storey Composite Building inter-alia comprise of Rehab Wing for rehabilitation of the existing eligible slum dwellers and also Sale Wing for the construction of proposed sale portion with Parking Tower having residential tenements available for sale in open market to the prospective purchasers and for development of D.P. Road on portion of said Property and a portion of said Property is kept vacant for "future development" of "Sale Building/s" if any including by addition of Plot/s in the Scheme and rights for which additional Plot/s are yet to be acquired.

- (16) Thereafter Slum Rehabilitation Authority issued IOA dated 05.03.2020 bearing Ref No. SRA / ENG / R-S/ PVT / STGOVT / 0003 / 20181210 / AP / COM-1 alongwith the approved plans thereof to M/s. Anant Chhaya Developers inter alia for construction of Composite Building known as "ANANT TARA" to be developed on the said Property.
- (17) The said Developer has proposed to acquire u/s 14 of Slum Act a piece of land abutting the said Property and add the same to existing Layout of said Property and also to include a Plot with slum structure/s abutting the open Plot out of the said Property and the Layout and Building Plans may be further amended and got approved as envisaged by the said Developer as

*Aditya Harsh...*  
Advocate

aforesaid including but not limited to add further floors in proposed building by payment of Premium for Fungible FSI.

(18) The said Developers is accordingly having right, title and interest in said Property.

(19) I have perused the following documents.

(1) The Deed of Conveyance dated 6<sup>th</sup> September 2012 duly registered on 6<sup>th</sup> September 2012 under No. BDR-12/6956 of 2012.

(2) Declaration of Slum by Government of Maharashtra under Rajpatra Publication on 5-5-2014 under unique notification No. SRA / CTSO / DESK-1/ T-S1 / 3C / OM SAI / 2013 / 652.

(3) Resolutions by Om Sai Sahakari Grihnirman Society (Prop). Dated 01.05.2018

(4) 7/12 extracts and City Survey Records for said Property.

(5) Municipal Assessment Bills for said First Property or structure/s thereon.

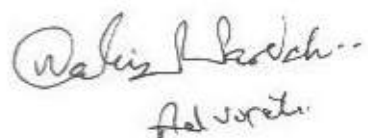
(6) Public Notices dated 5-2-2018 published in Free Press Journal & Navshakti News Papers on 5-2-2018.

(7) Search Records.

(8) Development Agreement dated 21/07/2018 executed between Shri. Dashrath Nandkumar Shinde Sole Proprietor M/S. Dhanlaxmi Developers & M/S. Anant Chhaya Developers; duly registered under No. BRL-3-7342 of 2018 on 21/07/2018.

*Nalin R Parekh*  
Advocate.

- (9) Power of Attorney dated 21/07/2018 duly executed by Dashrath Nandkumar Shinde in favour of Partners of M/S. Anant Chhaya Developers duly registered on 21/07/2018 under No. BRL-3-7343 of 2018.
- (10) Letter dated 15.11.2019 issued by Slum Rehabilitation Authority to M/s. Anant Chhaya Developers bearing No.R-S/PVT & STGOVT/0003/20181210/LOI/SRA/ED/OW/48781/RS.
- (11) Payment of Land Premium of 15% by M/s. Anant Chhaya Developers to Slum Rehabilitation Authority vide Receipt No.45001 Challan No.51334 dated 15.11.2019 after approval of LOI.
- (12) LOI dated 18.11.2019 issued by Slum Rehabilitation Authority bearing LOI No. R-S/PVT & STGOVT/0003/20181210/LOI to M/s. Anant Chhaya Developers and Om Sai Gruh Nirman Sanstha (Prop).
- (13) Payment of Land Premium of further 25% by M/s. Anant Chhaya Developers to Slum Rehabilitation Authority vide Receipt No. 46702, Challan No. 53037, dated 28/02/2020 before approval of IOA.
- (14) IOA dated 05.03.2020 bearing Ref No. SRA / ENG / R-S/ PVT / STGOVT / 0003 / 20181210 / AP / COM-1 alongwith the approved plans issued by Slum Rehabilitation Authority to M/s. Anant Chhaya Developers.
- (15) Proposed plans of contiguous land to be acquired in future.
- (16) Provisions of DCPR 2034 enabling the acquisition of Fungible FSI for enabling construction of additional Floors in proposed building – Anant Tara and/or additional Building/s by amendment of Layout.

  
Anant Chhaya

**QUALIFICATION & ASSUMPTIONS:**

This Certification is given subject to the following qualifications:

- i. I have presumed that the documents as shown to me are true copies of original and final have not been further amended or modified in any manner.
- ii. This opinion does not extend to any oral amendments of any term of the aforementioned documents, which may be amended orally by the parties and substantiated by their conduct despite provisions in the aforementioned documents to the contrary.
- iii. This opinion does not cover any discussion on any litigation, suits etc. filed in any Court in respect of the said property, as none have been disclosed to me and covered in this report. The said Owners and said Developers have executed a Non-litigation Letter confirming no litigations or proceedings pending in any Court or Forum against them or concerning said Property or any part/s thereof including seeking any relief against permissions obtained for development of said Property as referred above.
- iv. Searches at the office of the Sub-Registrar of Assurances are carried out by professional team at the office of Sub-Registrar and I have solely relied upon their report. It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances are subject to availability of records and records being torn and mutilated. The details of the torn pages/Index II which are not

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Advocate

available are assumed to have nothing adverse to what is stated herein; in absence of records. I therefore disclaim any responsibility for the consequences which may arise on account of such non-availability of records or on account of records being torn and mutilated.

- v. This opinion is solely for the benefit of the M/S. Anant Chhaya Developers. The same is not to be referred to and relied upon by any other person/persons whomsoever without my written consent.
- vi. Please note that my scope of services exclude any physical inspection of the said property and my report is based on examination of documents and the searches carried out on the title. It is recommended that the physical possession of the said property be verified and ascertained by the parties.
- vii. Unless specifically required by M/S. Anant Chhaya Developers and agreed by me, I express no opinion on consumed, current or potential user, zoning, reservations, development and F.S.I sanctioned/consumed related approvals including IOD, C.C. environmental sanction pertaining to the said property which should form part of Valuer/Architect report considering the permissions granted by the Authorities.
- viii. The property is declared presently as "SLUM" and the Development has to take as per the Rules, Regulations, Notifications & provisions of The provision of Maharashtra Slum Areas (Improvement Clearance and Redevelopment Act 1971) amended from time to time.

*Walis R. Sardch...*  
Advocate.

I have perused the above documents etc. referred to hereinabove and subject to aforesaid I do hereby certify that

(a) The said Dashrath Nandkumar Shinde Sole-Proprietor M/S. Dhanlaxmi Developers is the Owner of the part of the said property bearing CTS No. 621 and 623 of Village - Kandivali and State Government of Maharashtra is the owner of the other part of the said property bearing CTS No. 622 of Village - Kandivali; and in view of the documents executed by said Dashrath Nandkumar Shinde Sole-Proprietor M/S. Dhanalaxmi Developers in favour of M/S. Anant Chhaya Developers and also in view of payment of 40% land Premium to Slum Rehabilitation Authority by M/s. Anant Chhaya Developers for CTS No. 622(Part) admeasuring 555.98 Sq. Mt belonging to State Government of Maharashtra, M/s. Anant Chhaya Developers have right to carryout Development of the property by demolishing the existing structures and constructing the new buildings upon the said property and have also actual, physical, legal possession of the said property for implementation of project. Shri. Dashrath Nandkumar Shinde Sole Proprietor M/S. Dhanlaxmi Developers have executed the documents for Development of the property with M/S. Anant Chhaya Developers, upon such terms and conditions as have been mutually agreed between themselves. The said documents are duly registered with The Sub-Registrar of Assurances.

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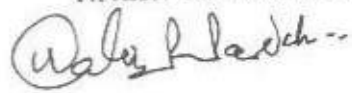
(b) I certify that in response to the Public Notices dated 5<sup>th</sup> February 2018 duly published in Free Press Journal & Navshakti News Papers I did not receive any objection or claim from any one within the stipulated period and I have certified accordingly.

(c) As per the representations made by the said M/S. Anant Chhaya Developers & Dashrath Nandkumar Shinde Sole-Proprietor of M/S. Dhanlaxmi Developers, I have been informed by them under their letter dated 11/03/2020 that there are no encumbrances upon the said property and there are no litigations pending before any Court of Law in respect of the project land and all the dues of Government of Maharashtra are duly paid.

(d) The title of M/s. Anant Chhaya Developers in respect of the aforesaid schedule property is clear, marketable and free from all encumbrances subject to the validity and authenticity of the documents referred to hereinabove and M/S. Anant Chhaya Developers are entitled to develop the said property set out hereinabove and sell / rent / lease / transfer the available flats/ shops/ offices/ commercial premises/ parking spaces/ garages/ open spaces/ terraces/ TDR/ part of land/premises etc.as agreed.

Dated this 12<sup>th</sup> day of March 2020.

NALIN R. PAREKH



Advocate

**NALIN R. PAREKH**  
ADVOCATE  
B/200, SURAJ APTS.,  
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