



SHREE AKSHAY HOUSING

602/605, Ratan Galaxy, J. N. Road, Mulund (West), Mumbai-400 080.

Tel. : 25676009 / 25676006 | E-mail : akshayhousing@gmail.com

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT We, M/s. SHREE AKSHAY HOUSING, duly registered under the provisions of the Indian Partnership Act 1932, having registered office at 601, 6th Floor, Guru Ganesh CHS, Behind C. D. Deshmukh Garden, Mahatma Phule Cross Road, Mulund (East), Mumbai 400 081 and also at 604, 6th Floor, Ratan Galaxy, J. N. Road, Mulund (West), Mumbai-400 080, has been appointed as Developer by the societies of slum dwellers under the Slum Rehabilitation Scheme for the redevelopment of immovable property being all that piece and parcel of land alongwith structures standing thereon bearing C.T.S. No.746 (pat) and 750 (pt.) and 723E (pt.), lying being and situate at Village - Mulund, Taluka -Kurla, District - Mumbai Suburban, Astik Manek Road, Sarojini Naidu Cross Road, Mulund (W), Mumbai 400 080 (**Said Property**).

The said Property is census slum as photo passes are issued to some slum dwellers and therefore deemed as slum area within the meaning of Maharashtra slum Areas (Improvement clearance & Re-development) Act, 1971.

The said Property is encroached and occupied by several slum dwellers/occupants ("Slum Dwellers"), who have constructed various structures, hutments on the said Property and have come together and formed co-operative societies.

Government of Maharashtra is the owner of the C.T.S. No.746 (pat) and 750 (pt.) as per Property Card and C.T.S.723E (pt.) is private land owned by Shri. Charan Trimbak Patil & Others.

The Slum Rehabilitation Authority had sanctioned the scheme on plot bearing CTS No.746 (pt) and CTS No.750 (pt) under Reference SRA/ENG/2775/T/STGL/LOI and LOI is issued in favour of Developer Shree Akshay Housing on 29.11.2018 and subsequently revised LOI dated 06.05.2019 is issued. Further IOA bearing No.SRA/ENG/3916/T/STGL/AP dated 28.05.2019 is also been issued.

Since the said C.T.S. No.746 (pat) and 750 (pt.) is owned by Government of Maharashtra therefore we have paid the Land Rate Premium of Rs.48,64,200/- vide Receipt No.40437 and Challan No.46747 dated 20.11.2018.





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Since part of the C.T.S. No.723E (pt.) abutting Astik Manek Road is also encroached by Slum Dwellers and joined the said Scheme of redevelopment under SRA Scheme for which Dy Collector (Enc./Rem.) & Competent Authority, Mulund vide his letter bearing No.DYC/ENC/REM/Mulund/O. No. 228/2019 dated 30/05/2019 pleased to accord his approval for accommodating and rehabilitating the 37 slum dwellers' structures standing on said C.T.S. No.723E(pt.), therefore, we as a Developer have agreed to purchase the said land from its owners vide a Deed of Conveyance which is filed for Adjudication in the office of Collector of Stamps, Kurla and after adjudication we will register the said Deed of Conveyance. Thereafter we will become lawful owner of said land.

We, M/s. Shree Akshay Housing have not created any kind of lien and/or mortgage and/or raised financial assistance in respect of said Property.

THIS IS TO CERTIFY THAT M/s. SHREE AKSHAY HOUSING does not have any charge/encumbrance in respect of the said immovable property.

DESCRIPTION OF IMMOVABLE PROPERTY

All that land or ground bearing C.T.S. No. 746 (pat), 750 (pt.) and 723E (pt.) lying being and situate at Village - Mulund, Taluka -Kurla, District - Mumbai Suburban, Astik Manek Road, Sarojini Naidu Cross Road, Mulund (W), Mumbai 400 080 within the registration district and sub district of Mumbai Suburban.

Place : Mumbai

Date : 01.06.2019



For Shree Akshay Housing

Partner/ Authorised Signatory