

JHANGIANI, NARULA AND ASSOCIATES

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Ref. No. RNN/ 396/2019

TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

Re : ALL THAT piece or parcel of land or ground situate, lying and being at Village Kandivali, Taluka Borivli in the Registration District and Sub-District of Mumbai City and Mumbai Suburban bearing Survey No.128, Hissa No.2, CTS No.32 admeasuring 2046.1 square meters or thereabouts as per Property card.

In pursuance of instructions given by our clients, **M/s. Raghu Leela Realtors Private Limited**, we have investigated the title of the abovementioned property. We have caused search to be taken in the office of the Sub-Registrar of Assurance at Mumbai, Bandra, Goregaon and Borivli from the period 1962 to 2019. We have also obtained copies of documents and revenue records and our findings are as under :

- a) By and under Registered Indenture dated 30th August, 1962 (Registered with the Sub-Registrar, Bombay bearing No.BOM/R/3423/1962) entered between The Bombay Sind Hindu Housing Society Ltd. (in Liquidation), therein referred to as Company of the one part and Pranji Devidas Dalal Esquire, therein referred to as Official Liquidator of the second part and the Municipal Corporation of Greater Bombay therein referred to as the Corporation of the third part and the then Municipal Commissioner, therein referred to as Commissioner of the Fourth Part, the said Company sold and conveyed various

properties inter alia the above captioned property to the said Municipal Corporation of Greater Bombay at the consideration and on the covenants recorded therein;

- b) The above captioned property is census slum and belongs to the Municipal Corporation of Greater Mumbai. The slum dwellers on the portion of the said property admeasuring 806.60 Sq.meters became members of the Siddeshwar "B" S.R.A. Co-operative Housing Society Ltd., which is slum society formed by the slum dwellers occupying their rooms on adjoining property bearing CTS No. 33, 35, 37 and 37/ 1 to 85 of Village Kandivali and authorized and consented our clients for development of the said portion of the above captioned property along with our clients' adjoining property after amalgamation under the Slum Rehabilitation Scheme (SR Scheme).
- c) Pursuant to the consent given by the slum dwellers on a portion of the said property to our clients to redevelop the said portion of land under SRA Scheme after amalgamating the said portion of land with the adjoining land which is owned by our clients, our clients submitted a proposal for amalgamation of the said portion with adjoining lands and for their redevelopment under the S.R Scheme. By and under letter dated 15th May, 2017 bearing Out Ward No.ZoPuPra/Uji/Karyasan/T-D-6/KaVi-6/2017, the Deputy Collector (Western Suburb), Slum Rehabilitation Authority has issued no objection for accepting such proposal.

SUBURBAN OFFICE : 204, SANKALP III, FILM CITY ROAD, NEAR GOKULDHAM POLICE CHOWKY, DINDOSHI, GOREGAON (E), MUMBAI - 400 063. • TEL: (91) (22) 4016 9885

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CORRESPONDENCE AT CHURCHGATE OFFICE ONLY

In the circumstances aforesaid, subject to what is stated hereinabove, we are of the opinion that title of Municipal Corporation of Greater Mumbai in respect of above captioned property is clear and marketable and free from any encumbrances. Our clients have right to develop the portion admeasuring 806.60 Sq. Mtrs. out of the above captioned property by amalgamating it with adjoining properties owned by them for implementation of the S.R Scheme as may be sanctioned by the Slum Rehabilitation Authority. Our clients are entitled to dispose off area in terms of flats/shops/premises/units after accommodating the slum dwellers on the said portion of the land under Slum Rehabilitation scheme subject to their eligibility.

Dated this 9th day of June 2019.

For Jhangiani, Narula & Associates,



(Rajiv Narula)
Partner