

Date: 17th August 2016

S. RAHEJA REALTY PRIVATE LIMITED,

- 1) 502, Abhiraj Building, Munisuvrat,
13-68, Swastik Society, C.G. Road,
Navrangpura, Ahmedabad 380 009
- 2) 61, Rahejas, II floor,
S.V. Road, Khar (West),
Mumbai 400 052.

Dear Sirs,

We refer the property of the **NEW LIGHT CO-OPERATIVE HOUSING SOCIETY LIMITED**, (registered under the Maharashtra Co-operative Societies Act 1960, under Registration No. B/2856 of 1960, having its registered office address at New Light, S.V. Road, Khar (West), Mumbai 400 052) (the "Society"), to the Property more particularly described in the Schedule hereunder written (the "Property").

Under your instructions, we had published a public notice in The Free Press Journal (July 23, 2016 Issue) and Navshakti (July 23, 2016 Issue), inviting third party claims in respect of the Property. There was no response to this public notice. We had also caused searches to be taken at the offices of the Sub-Registrar of Assurances at Mumbai for the period 1951 to 2016 in respect of the Property. From the searches taken and from the documents inspected by us and from the representations of the Society, the following details emerge-

1. The Society derives title to the Property by virtue of a Deed of Conveyance dated 30th October 1961 between Mr. Manekshah Kavasji Billimoria of the First Part, and the Society of the Other Part, which is registered with the Sub-Registrar of Assurances at Bombay, under Serial No. BND-2388 of

1961.

2. The Society had availed of a loan from Maharashtra Co-operative Housing Finance Society Limited against mortgage of the said Property together with the buildings then to be constructed thereon, vide an Indenture of Mortgage dated 27th September 1962, registered with the Sub-Registrar of Assurances at Bombay under Sr. No. 2865 of 1962 of Additional Book No. 1.
3. On the Society repaying the entire loan, the Maharashtra Co-operative Housing Finance Society Limited re-conveyed the Property in favour of the Society vide a Deed of Reconveyance dated 27th February, 1989, which was lodged for registration with the Sub-Registrar of Assurances at Bandra, under Serial No.BBJ/1365/89, on 15th February, 1991.
4. The Society comprises of 43 members who are the owners of 48 flats in the Society's buildings named "New Light", standing on the Property.
5. The Society has, by a Development Agreement dated 15th July, 2016 (which is registered with the Sub-Registrar of Assurances under Serial No. BDR-15/5382/2016 dated 15.07.2016) (the "**Development Agreement**"), granted development rights in respect of the Property to you on the terms and conditions contained therein. The Development Agreement entails the demolition of the existing buildings/ structures and the construction of a new building thereon, utilizing therefor the primary FSI of the Property and the entire potential of TDR/ FSI, Premium FSI, Fungible FSI. In terms of the Development Agreement, you are required to allot to the members of the Society flats in the new building and the rest of the premises are available to you to deal with/sell the same. The Society has also executed a Power of Attorney in your favour (which is duly stamped and has been registered with the Sub-Registrar of Assurances at Bandra (East) under Serial No. BDR-

9/6772/2016 dated 29th July, 2016], granting the required powers to develop the Property.

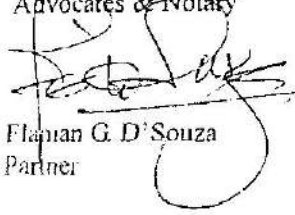
6. On the basis of the aforesaid, we are of the opinion that the title of the said Society to the Property is clear, free from encumbrances and is marketable.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land bearing C.T.S. No. E-564 of Village Bandra, admeasuring about 2725.80 square metres, (gross plot area as mentioned in the Property Register Card), together with the buildings named "New Light" standing thereon, situated at S.V. Road, Khar (West), Mumbai 400 052, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, and bounded as follows:

- On or towards the North : By Ram Krishna Mission Marg
On or towards the South : By Mohammadi Manzil and Sandeep Society properties bearing C.T.S. No. E/568, & C.T.S. No. E/565
On or towards the East : By Swami Vivekanand Road
On or towards the West : By 10th Road

For M/s. Precept Legal
Advocates & Notary


Flavian G. D'Souza
Partner



MUNICIPAL CORPORATION OF GREATER MUMBAI

Notesheet

Application Number :	CHE/WS/1964/H/W/337(NEW)	Ward Name :	H/W Ward
Zone Name :	Western Suburb I	Inward Date :	23 Dec 2016
Architect/LE/SE Name :	JAIKRISHAN T. VATNANI	Issued On :	03 Oct 2019

Authority Remark:

Approved as proposed by ChE(DP) subject to following:

- 1) Sr No 6 shall be allowed by charging premium as per the policy.
- 2) Excess area of entrance lobby at 8th podium floor to be counted in FSI.
- 3) AVS not for the full height of the building and open to sky shall be counted in FSI as per the policy.
- 4) External columns to be counted in FSI.

✓
Name : Praveen Pardeshi
Designation : Municipal
Commissioner
Organization : Municipal
Corporation of Greater Mumbai
Date : 03-Oct-2019 14:59:40

Municipal Commissioner