

NIRANJAN & CO.

ADVOCATES & SOLICITORS

Niranjan

Tel. No. Off : 2266 1746

2266 1435

E-mail: niranjanandcompany@gmail.com

42-A, Hanuman Bldg.,
2nd floor,
Perin Nariman Street
Fort, Mumbai-400 001.

Ref. No. N/P/1097

Date : 25-03-2015

TITLE CERTIFICATE

1. Our clients, **M/s. AYODHYA CONSTRUCTION CO.**, a Partnership Firm having its registered office at 6, Navin Manju, Sevaram Lalwani Road, Mulund (W), Mumbai – 400 080 have requested us to investigate, verify and certify their title to the property more particularly described in the Schedule hereunder written (hereinafter referred to as the said property).
2. Copies of following documents of title are handed over to us by **M/s. AYODHYA CONSTRUCTION CO.** for verification thereof: -
 - (a) Copy of Plan showing the land i.e. all pieces and parcel of land belonging to State of Maharashtra bearing Survey No. 14 (part) now corresponding to CTS No. 115 & 115/1 to 12 admeasuring in aggregate 8135.25 sq. yds. i.e. 6802.05 sq. mtrs. or thereabout (on survey and measurements at site and as per the rectification and area correction carried out by the concerned City Survey Authority, hence 6824.40 sq. mtrs. stands rectified as 6802.05 sq. mts. as incorporated in P.R. Cards) of Revenue Village Chembur, Taluka Kurla situate, being and lying at S.G.

Barve Marg, Opp. Tansa Pipeline Kurla (East), Mumbai – 400 024 and more particularly described in the **Schedule** hereunder written.

- (b) Copy of Agreement dated 5th October 2004 registered with Sub-Registrar of Assurances No. 3 at Mumbai under Serial No.BDR3/9204/2004 dated wherein the said Society i.e. **Vimukta Shantiniketan Co-operative Housing Society Limited** entrusted the construction work to **M/s. Ayodhya Construction Co.** (hereinafter referred to as said Contractors/Developers) in order to carry out and complete the construction work of the partly constructed building consisting of five wings i.e. 'A', 'B', 'C', 'D' & 'E' standing on southern side portion of the said land, in order to accommodate the said 51 members of the said Society and also, permitted and allowed M/s. Ayodhya Construction Co., to consume the balance FSI and to utilize TDR for their own benefits, on the terms and conditions as recorded therein (hereinafter referred to as '**the Principal Agreement**').
- (c) Copy of Power of Attorney registered under serial No. BDR-3/8481/2004 dated 28th September 2004 in favour of M/s. Ayodhya Construction Co. for the fulfillment of the purposes of the said Principal Agreement executed by and between the parties and also in order to carry out and complete the said project in all respect;
- (d) Copies of Resolutions passed by Special General Body Meeting held on 30th January 2007 decided to demolish the existing deteriorated structures i.e. five wings i.e. 'A', 'B', 'C', 'D' & 'E' of the said building standing on southern side portion of the

said land, which was meant for the betterment of the respective tenements to the said 51 members of the Society and to permit and allow M/s. Ayodhya Construction Co. to demolish the said old structure/ wings the then standing thereon.

- (e) Copy of Supplemental Agreement dated 8th of March 2007 registered under serial No. BDR 7/1463/2007 with the Joint Sub- Registrar Kurla -2 on 9th March 2007 executed and entered into between **Vimukta Shantiniketan Nagar Co-operative Housing Society Ltd.** (therein referred to as '**the Society**') of the One Part and **M/s. Ayodya Constructin Co.** (therein referred to as '**the Contractors**'), the Developers herein of the Other Part whereby the said Society has entrusted the development work of the said Property described in the Schedule hereunder written to the said Contractors.
- (f) Copy of Power of Attorney dated 8th of March 2007 registered under serial No. BDR 7/1464/2007 with the Joint Sub- Registrar Kurla -2 on 9th March 2007 appointing (1) Shri. Prashant Pandurang Padwalkar (2) Smt. Prajakta Sahdev Shinde being the partners of **M/s. Ayodya Constructin Co.** as the true and lawful Constituted Attorneys, in order to take the necessary steps for the development of the said property.
- (g) Copy of permission given by Government of Maharashtra bearing GR No. LCS-2608/581/Pr. Kr. 92/J-3 (Revenue & Forest Department) dated 24th May 2010 for the redevelopment and to demolish the said old incomplete structures/ building and to construct new building/s on the said property and for utilization of TDR and relaxation of the conditions for

Ⓜ

allotment of tenements/ units to 80% to general members and 20% to backward class members and also for 15% of the constructed area for commercial purposes.

- (h) Copy of letter bearing No. C/ Karya-2 K/Sec- 135/SR- 382 dated 11th January 2011 addressed to SLR and others issued by Collector, M.S.D. for carrying out rectification and area correction of the said property and to record an area of 6802.5 sq. mtrs. or thereabout in actual and physical possession of the said Society, in P.R. Cards for the reasons as setout therein;
- (i) Copy of letter bearing No. C/ Karya- 2B/33/AF- 193 dated 23rd March 2011 issued by Collector, M.S.D. addressed to the Deputy Executive Engineer (building proposal) Eastern Suburbs, M.C.G.M. granted the 'No Objection' for the development of the said property by the Society, in consonance with the terms contained in aforesaid GR No. LCS-2608/581/Pr. Kr. 92/J-3 (Revenue & Forest Department) dated 24th May 2010;
- (j) Copy of Letter bearing No. CE/2889/BPES/AL dated 4th September 2012 issued by the Deputy Executive Engineer (building proposal) E.S- I, M.C.G.M.
- (k) Copy of Commencement Certificate dated 8th November 2012 under file No. CE/2889/BPES/AL from M.C.G.M. for construction of new 5 wings 'A', 'B', 'C', 'D' & 'E' in the first Phase after demolition of the said old wings/ buildings the then standing on southern side portion of the said land (without disturbing the existing 15 structures occupied by the 15

members of the said Society standing on the northern side portion of the said land). This CC is for construction up to plinth;

- (l) Copy of Notice bearing No. C/Karya-2B/33/F-193 dated 29th May 2013 issued by Collector of Mumbai Suburban District for non-payment of Rs. 2,34,05,124/- (Rupees Two Crore Thirty four lakh five thousand one hundred twenty four only) towards the premium/land cost in respect of the said property and since then the construction work at site has been stopped;
- (m) Copy of 13 Property Card of CTS No. 115, 115/1 to 12.
- (n) Copy of Resolutions by Managing Committee dated 01-10-2013.
- (o) Copy of G.R. bearing Ref. No. HLCS-0606-TK-54/J-1 dated 25-05-2007 issued by Government of Maharashtra. One of the term is that 20% of the Purchasers are to be allotted to and belong to "*Maga Swargiya*" category and 80% are in the normal category. Thus 20% of reserved category need to provide requisite documents.
- (p) Copy of letter dated 12th September 2014 bearing Ref. No. LAND/2613/RE-CONSTRUCTION-163/J-3 issued by Government of Maharashtra giving consent to the said Agreement dated 03-10-2004 and Supplemental Agreement dated 08-03-2007;
- (q) Copy of amended IOD No. CE2889/BPES/AL dated 04-09-2012 and Commencement Certificate No. CE-2889/BPES/AL dated 08-09-2012.

Ⓜ

3. We had caused to take search in respect of said property in Sub-Registrar Offices at Mumbai from the year 1955 to 2014 (60 years). The Search Report reads as under: -

AT MUMBAI SUB-REGISTRAR OFFICE FROM 1955 to 2014
MANUAL REGISTER (60 YEARS)

1955		
To	:	Nil
1958		
1959		
To	:	Partly Torn
1961		
1962	:	Nil
<u>1963</u>	:	Partly Torn

Deed of Mortgage Rs. 58,125/-
BOM/R

Dt. 12.05.1964
Regdt. 13.07.1964

1525
1964

Vimukta Shanti Niketan Co-op.Hsg.
Soc. Ltd.

The Society
One Part

Government
Other Part

WHEREAS the Society is entitled to the land described in the Schedule herein under an Agreement dated 23-12-1960 herein under intends to construct building for the Backward classes thereof.

In consideration sum of Rs. 50,625/- by the Divisional Jt. Registrar paid the 1st advance of the said loan on behalf of the Government to the Society doth hereby acknowledged and in consideration of the further some not exceeding Rs. 7500/- to the advanced subject to the fulfillment of the condition on the part of the society both hereby

☞

covenant with the Government as follows to pay such sum and further sum by 25 annual installments amounting to Rs. 58,125/-.

Schedule : The land is situate at village Chembur, Taluka Kurla, District Mumbai Suburban being N.A. Survey No. 14Pt., area 1 Acre 27 ½ gunthas, Vimukta Co-op. Hsg. Soc. Ltd. free of occupancy price granted by the Government of Maharashtra.

1964 To 1965	:	Partly torn
1966 1967	: :	Nil Partly torn
1968 To 1970	:	Nil
1971 To 1973	:	Partly torn
1974 To 1975	:	Nil
1976	:	Partly torn
1977 To 1981	:	Torn
1982	:	Nil
1983 To 1986	:	Torn
1987 To 1991	:	Nil



1992	:	Partly torn
1993 To 2000	:	Nil
2001 To 2003	:	Partly torn
2004 To 2005	:	Nil
2006	:	Partly torn
2007 To 2014	:	Nil Up to date 19-11-2014

AT MUMBAI SUB-REGISTRAR OFFICE FROM 1955 to 2014
MANUAL REGISTER (60 YEARS)

1955 To 1964	:	Torn
1965 To 1966	:	Nil
1968	:	In the custody
1969 To 1970	:	Nil
1971 To 1973	:	Torn
1974 To 1976 ☞	:	Partly torn

1977 To 1981	:	Torn
1982	:	In the custody
1985 To 1993	:	Party torn
<u>Deed of Undertaking</u> <u>BND</u> <u>1397</u> 1985	:	Partly torn <u>Dt. 14-03-1985</u> <u>Regdt. 09-08-1994</u> Sarubai Bandu Upade To Mumbai Mahanagar Palika

Schedule : The land is situate at village Chembur, Taluka Kurla, District Mumbai Suburban bearing City Survey Nos. 115, 115.1 to 12.

1995 To 1996	:	Partly torn
1997 To 1998	:	Torn
1999 To 2000	:	Partly torn
2001 To 2003	:	Torn
2004 To 2005 ②	:	Partly torn

2006	:	Torn
2007	:	Partly torn
2008	:	Torn
2009	:	Partly torn
2010 To 2012	:	Nil
2013 To 2014	:	Not available

Note : Manuel Record of Register of Index-II in Sub-Registrar Office Kurla-I from the year 1995 onward found torn.

SUB REGISTRAR OFFICE KURLA-1 FROM 2002 TO 2014
COMPUTERIZED REGISTER (13 YEARS)

2002
To : Nil
2003

2004
Deed of Agreement
M.V. Rs. 1,49,43,000/-
BDR/3
9204
2004

Dt. 05-10-2004
Regdt. 06-10-2004
M/s. Vimukta Shanti Niketan
Co-op. Hsg. Soc. Ltd. through
1. Secretary – Shri M.R. Latkar
2. Secretary – Shri Mohan Gurav
3. Committee Member – Shri
Kachru Kanha Umap
4. Committee Member Shri
Dadasaheb Ramchandra Khade
5. Committee Member – Shri
Babu Ramchandra Lokhande
6. Committee Member – Shri
Vinayak Jagannath Mhapankar
7. Committee Member – Shri
Vishnu Nana Umap
8. Committee Member – Mrs.
Vimal Dhalwane



To

M/s. Ayodhya Construction Co. through
it's partner Shri Gurudev Raghunath
Shinde

Schedule : Land is situate at village Chembur, Taluka Kurla, District
Mumbai Suburban bearing Survey No. 14, City Survey Nos. 115,
115/1 to 12, Free Hold area admg. 6,824.40 sq. mtrs.

2005

To

:

Nil

2014

Up to date 02-08-2014

SUB REGISTRAR OFFICE KURLA-2 FROM 2005 TO 2014
COMPUTERIZED REGISTER (10 YEARS)

2005

To

:

Partly torn

2006

2007

Deed of Agreement Rs.11,00,000/-

Dt. 08-03-2007

M.V. Rs. 508,55,500/-

Regdt. 09-03-2007

BDR/7

1463

2007

Vimukta Shanti Niketan Co-op.

Hsg. Soc. Ltd. through it's

1. Chairman – Shri Dadasaheb

R. Khade

2. Secretary – Vimal R. Dhalwane

3. Committee Member – Shri Babu

Rajaram Lokhande

4. Committee Member – Shri Vinayak

J. Mhapankar

5. Committee Member – Shri Kachru

K. Umap

6. Committee member – Shri Vishnu

N. Umap

To

M/s. Ayodhya Construction Co.

through it's partners 1. Shri Prashant

Pandurang Padwalkar, 2. Mrs.

Prajakta Sahdeo Shinde

②

Schedule : Land & Structure situate at village Chembur, Taluka Kurla, District Mumbai Suburban bearing Survey No. 14, City Survey Nos. 115, 115/1 to 12, Total area admg. 8162.5 sq. yds. i.e. 6,824.40 sq. mtrs.

2007	:	Partly torn
<u>Deed of Power of Attorney</u>		<u>Dt. 08-03-2007</u>
<u>BDR/7</u>		Reggdt. 09-03-2007
<u>1464</u>		Vimukta Shanti Niketan Co-op.
2007		Hsg. Soc. Ltd. through it's
		1. Chairman – Shri Dadasaheb
		R. Khade
		2. Secretary – Vimal R. Dhalwane
		3. Committee Member – Shri Babu
		Rajaram Lokhande
		4. Committee Member – Shri Vinayak
		J. Mhapankar
		5. Committee Member – Shri Kachru
		K. Umap
		6. Committee member – Shri Vishnu
		N. Umap
		To
		M/s. Ayodhya Construction Co.
		through it's partners 1. Shri Prashant
		Pandurang Padwalkar, 2. Mrs.
		Prajakta Sahdeo Shinde

Schedule : Land & Structure situate at village Chembur, Taluka Kurla, District Mumbai Suburban bearing Survey No. 14, City Survey Nos. 115, 115/1 to 12, Total area admg. 8162.5 sq. yds. i.e. 6,824.40 sq. mtrs.

2008		
To	:	Nil
2012		Upto date 29-12-2012
2013		
To	:	Not prepared
2014		

SUB REGISTRAR OFFICE KURLA-3 FROM 2005 TO 2014
COMPUTERIZED REGISTER (10 YEARS)

2005
To : Nil
2013 Up to date 31-12-2013

2014 : Not available

SUB REGISTRAR OFFICE KURLA-4 FROM 2005 TO 2014
COMPUTERIZED REGISTER (10 YEARS)

2005
To : Partly torn
2011

2012
Deed of Undertaking Dt. 08-09-2012
BDR/14 Regdt. 18-09-2012
7965 M/s. Ayodhya Construction
2012 through it's partner Prashant
Padwalkar

To
Mumbai Mahanagar Palika

Schedule : Land situate at village Chembur, Taluka Kurla, District
Mumbai Suburban bearing City Survey Nos. 115, 115/1 to 12.

2012
Deed of Affidavit Dt. 05-11-2012
BDR/14 Regdt. 04-12-2012
9587 M/s. Ayodhya Construction Co.
2012 through it's partner Prashant
Padwalkar C.A. for owner
To
Nil

Schedule : Land situate at village Chembur, Taluka Kurla, District
Mumbai Suburban bearing City Survey Nos. 115, 115/1 to 12.

2013
To
2014

: Nil
Upto date 20-11-2014

4. We have caused the Public Notice published in Free Press Journal on 3rd December 2014 and in Mumbai Samachar on 3rd December 2014 for carrying out the redevelopment of the said property. We say that no claims are received in response to the said public notices.
5. The present partners of M/s. Ayodhya Construction Co. has signed and executed Declaration dated 24-03-2015 for issue of Title Certificate. In the said Declaration the partners have confirmed that above mentioned documents are valid and subsisting and their Title to develop the said property is free and marketable. By and under said Declaration it is further declared that sum of Rs. 75,00,000/- (Rupees Seventy five Lakhs only) has been paid to the Collector towards premium for FSI. It is further declared that balance amount of premium is payable to Collector as and when the same is ascertained and appropriate demand notice is issued for the same. It is further declared that in the Property Card of CTS No. 115 the following three names are appearing:-

- (1) Smt. Mojebai Shankar Sukale
- (2) Shri Vinayaj Jaganath Mahapankar
- (3) Dadasaheb Ramchandra Khade.

who are original members of the said 'Vimukta Shantiniketan Nagar Co-operative Housing Society' and those three members are structure holders and are part of the 15 members whose structures are retained as it is while redeveloping the said

P

property. In the Property Card bearing CTS No. 115/2 admeasuring 36 sq. mtrs. the name of Shri Baburao Gangaram Patil is appearing who is one of the original member of the 'Vimukta Shantiniketan Nagar Co-operative Housing Society' and hold one of the structure out of 15 structures which are retained. In the Property Card bearing CTS No. 115/6 admeasuring 36 sq. mtrs. the name of Shri Jaganath Hiranath Lode is appearing who is one of the original member of the 'Vimukta Shantiniketan Nagar Co-operative Housing Society' and hold one of the structure out of 15 structures which are retained.

6. The name of the Society is appearing in the City Survey Record as "Vimukta Shantiniketan Co-operative Housing Society" and same is to be rectified as "Vimukta Shantiniketan Nagar Co-operative Housing Society Ltd." We say that said rectification need be done in due course.

7. In the above facts and circumstances and subject to what is stated above and on the basis of representations and statements made by **M/s. AYODHYA CONSTRUCTION CO.,** in their Declaration dated 24-03-2015, we are of the opinion that **M/s. AYODHYA CONSTRUCTION CO.,** have right to develop the said property as per plans sanctioned by MCGM and letter dated 12th September 2014 bearing Ref. No. LAND/2613/RE-CONSTRUCTION-163/J-3 issued by Government of Maharashtra and they have right to sell the premises constructed accordingly on terms and conditions mentioned in documents mentioned above and as per said documents with the said Society. The names of all the Flat Purchaser need to be approved

②

by Collector of Mumbai upon compliance of terms and conditions of Allotment vide G.R. is dated 25-05-2007 bearing Ref. No. HLCS-0606-TK-54/J-1,

**THE SCHEDULE OF THE SAID PROPERTY MENTIONED
ABOVE**

All that pieces and parcels of land bearing Survey No. 14, now corresponding to C.T.S. No. 115 & 115/1 to 12 admeasuring 8135.25 sq. yds. i.e. 6802.05 sq. mtrs. or thereabouts together with old building/ structures standing thereon situate being and lying in Revenue Village Chembur, Taluka Kurla, Mumbai Suburban District, at S.G. Barve Marg No. 14, Opp. Tansa Pipeline, Kurla (East), Mumbai – 400 024 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows:

On or towards the North by	:	S.G. Barve marg
On or towards the South by	:	the land owned by ST Bus Depot
On or towards the East by	:	Pipeline Road/ Vasantrao Naik Marg
On or towards the West by	:	the land owned by ST Bus Depot

Dated this 25th day of March, 2015.

Yours faithfully,
For **M/S NIRANJAN & CO.,**

Lafashya N O
Proprietor

NIRANJAN & CO.

ADVOCATES & SOLICITORS

Niranjan
Tel. No. Off : 2266 1746
2266 1435
E-mail: niranjanandcompany@gmail.com

42-A, Hanuman Bldg.,
2nd floor,
Perin Nariman Street
Fort, Mumbai-400 001.

Ref. No. N/P/1097

Date : 25-07-2017

ADDENDA TO REVISED TITLE CERTIFICATE

1. Our clients, M/s. **AYODHYA CONSTRUCTION CO.**, handed over the copy of Order dated 20th May, 2017 bearing Reference No. C/Karya-2B/33/F-193 passed by the Collector, Mumbai Suburban District. By the said Order the Collector has permitted the redevelopment of the property more particularly described in the Schedule hereunder written belonging to **Vimukta Shantiniketan Co-operative Housing Society Limited**. Our client has stated that the said Order is valid and subsisting.

2. In the facts and circumstances, we are of the further opinion that above Order entitles M/s. Ayodhya Construction Co. to redevelop the said property more particularly described in the Schedule hereunder written on the terms and conditions mentioned in Collector, Mumbai Suburban District Order dated 20th May, 2017.

3. This is an Addenda to the Title Certificate issued on 25th March, 2015 and Revised Title Certificate issued on 16th August, 2016.

THE SCHEDULE OF THE SAID PROPERTY MENTIONED ABOVE

All that pieces and parcels of land bearing Survey No. 14, now corresponding to C.T.S. No. 115 & 115/1 to 12 admeasuring 8135.25 sq. yds. i.e. 6802.05 sq. mtrs. or thereabouts together with old

building/ structures standing thereon situate being and lying in Revenue Village Chembur, Taluka Kurla, Mumbai Suburban District, at S.G. Barve Marg No. 14, Opp. Tansa Pipeline, Kurla (East), Mumbai - 400 024 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban and bounded as follows:

On or towards the North by	:	S.G. Barve marg
On or towards the South by	:	the land owned by ST Bus Depot
On or towards the East by	:	Pipeline Road/ Vasantrao Naik Marg
On or towards the West by	:	the land owned by ST Bus Depot

Yours faithfully,
For **M/S NIRANJAN & CO.,**

Lafashige r/o

Proprietor