

Date: 18/8/2015

TITLE CERTIFICATE

In respect of ALL THAT PIECE and parcel of land hereditaments or ground with structure standing thereon bearing C.T.S. No.635, 637 (Part) of Village - Nahur, Taluka - Kurla, District Mumbai Suburban and in the registration District and Sub-District of Mumbai City and Mumbai Suburban admeasuring **5728.00 sq. mtrs. area** situated at Nahur Gaon, Mulund (West), Mumbai - 400 080 within the limits of "T" Ward of Mumbai Municipal Corporation.

TO ALL TO WHOM IT MAY CONCERN

THIS IS TO CERTIFY THAT I have perused various documents such as
Copy of Society Registration Certificate,
Copy of Property Register Cards,
Copy of Development Agreement dated 15/11/2011
Copy of Power of Attorney dated 15/11/2011.
Copy of Letter of Intent bearing No. SRA/ENG/2542/T/ML & STGL/LOI dated 29/06/2013 issued by Slum Rehabilitation Authority,
Copy of I.O.D. bearing No. SRA/ENG/3029/T/ML & STGL/AP dated 26/3/2014
and I have also caused the search to be taken of the same in the Sub-Registrar's offices at Mumbai, Bandra, Chembur and Mulund for 40 years from 1975 to 2015.



State Government of Maharashtra is the owner of all piece and parcel of land bearing C.T.S. 637 (Part) of Village – Nahur, Taluka – Kurla, District - Mumbai Suburban and in the registration District and Sub-District of Mumbai City and Mumbai Suburban admeasuring 5509.50 sq. mtrs. area situated at Nahur Gaon, Mulund (West), Mumbai – 400 080.

Municipal Corporation of Greater Mumbai is the owner of all piece and parcel of land bearing C.T.S. 635 of Village – Nahur, Taluka – Kurla, District - Mumbai Suburban and in the registration District and Sub-District of Mumbai City and Mumbai Suburban admeasuring 218.50 sq. mtrs. area situated at Nahur Gaon, Mulund (West), Mumbai – 400 080.

107 slum dwellers occupying the slums constructed on the above said property have formed and registered a Co-operative Housing Society known as NAHUR GAOTHAN SHIVSHAKTI CO-OPERATIVE HOUSING SOCIETY LIMITED., under the provisions of Maharashtra Co-operative Societies Act, 1960 vide Registration No. BOM(WT)/HSG/(TO)/3542/88-89 dated 7/10/1988 and having its Registered Office at Balwadi, Nahur Gaon, Mulund (West), Mumbai – 400 080 (hereinafter for brevity's sake referred to as "Said Society").

As per D.P. Remark along with D.P. plan dated 01/10/2010 issued by Mumbai Municipal Corporation, the said property falls in Residential Zone.

Vide Development Agreement dated 15/11/2011 the said society has given exclusive rights of the development of the said Property to M/S. OM BUILDER & DEVELOPERS, a Registered partnership firm having office at 503, Guru Ganesh CHS Ltd., Behind Deshmukh Garden, Off M.P. Road, Mulund (East), Mumbai – 400 081.

The Chief Executive Officer, Slum Rehabilitation Authority, Bandra has approved the proposal under the Slum Rehabilitation Scheme vide No.SRA/ENG/2542/T/ML & STGL Dated 29/6/2013 and as per the terms and conditions mentioned in the Letter of Intent

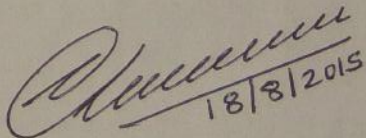


issued by SRA, M/S. OM BUILDER AND DEVELOPERS, are entitled to construct a building on the said Property and also to dispose of components in the said newly constructed building available for free sale to any intending buyers except those to be allotted to the eligible members of the said NAHUR GAOTHAN SHIVSHAKTI CO-OP.HSG.SCTY.LTD.

Certain portion of the said land was acquired for Railway Reservation and Existing Road admeasuring about 914.48 sq. mtrs. and the area available for development is 4813.52 sq. mtrs.

Vide Notification dated 18/10/2014 along with Annexure II issued by Deputy Collector [Enc/Rem] Mulund notified that 143 slum holders are eligible as Slum Dwellers, under Slum Rehabilitation Scheme introduced by Government of Maharashtra. Subsequently number of Eligible Slum Dwellers was increased to 165 by another order of the Concerned Authority.

On perusing and investigation the various documents and records mentioned hereinabove, I am of the opinion that M/S. OM BUILDER AND DEVELOPER have the exclusive rights in respect of the said Property for Development of the same as per the provisions and conditions mentioned in Clause No.33(10) and Appendix (IV) of Amended D.C. Regulations and Approval of the C.E.O., Slum Rehabilitation Authority and the said M/S. OM BUILDER AND DEVELOPER have sole rights to dispose of the sale components available in the said property to any intending buyers.



18/8/2015

(AJIT G. KARANDIKAR)
Advocate, High Court