

ADVOCATE HIGH COURT

Office : " Trade Avenue " 5th Floor, Suren Road, Off Andheri - Kurla Road, W. E. Highway,
Andheri (E), Mumbai - 400 093. Tel. : 2683 6357 / Fax : 2683 4320

Resi. : A/4, Kiran Kunj, Near G. H. High School, M. G. Cross Road, Borivali (E), Mumbai - 400 066.

TITLE CERTIFICATE

THIS IS TO CERTIFY that as per the instructions of my clients, M/s. SHRI KRISHNA DEVELOPERS, a partnership Firm registered under the provision of Indian Partnership Act, 1932 and having its registered office at A-4, Shri Dutt-Krupa Building, Anna Saheb Patil Marg, Opp. BMC School, Prabhadevi, Mumbai - 400 025, who shall be referred to as "the Developers" hereinafter, I have investigated their right to develop of the property i.e. all that piece and parcel of plot of land bearing CTS No. 363, 363/1 to 28 admeasuring an area 1922.10 square meters or thereabout in Village Vile Parle (East), Taluka Andheri in the Mumbai Suburban District, situated at Juhukarwadi, Jeevan Viaks Kendra Marg, Jijamata Nagar, Sai Mandir Road, Andheri (East), Mumbai - 400 069 hereinafter referred to as "the Property" and more particularly described in the Schedule hereunder written under SRA Scheme.

1. I have perused the relevant Title Deeds, Index II, Property Cards, Search Reports of last Forty Years (1974 to 2014), S.R.A. Notifications, Annexure- II, Letter of Intent (LOI), other relevant papers, documents and other revenue record showing the rights of the Developers to develop the said property under SRA Scheme.

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2. I have issued public notice dated 29/09/2014, published on 30/09/2014 in (i) Free Press Journal (English), (ii) Navshakti (Marathi) and invited claims and/or objections from the persons having and/or claiming any share, right, title and interest in the said property. However, I did not receive any objection and/or claim in response to my said public notices.
3. I have to state on title of the Developer to develop the said property under SRA Scheme as follows:-
 - (i) (1) Damodar Balkrishna Juhukar and (2) Madhav Balkrishna Juhukar, were the Co-Owners sized and possessed of and otherwise well sufficiently entitled to all that piece and parcel of plot of land bearing CTS No. 363, 363/1 to 28 admeasuring an area 1922.10 square meters or thereabout in the Village Vile Parle (East), Taluka Andheri in the Mumbai Suburban District, situated at Juhukarwadi, Jeevan Viaks Kendra Marg, Jijamata Nagar, Sai Mandir Road, Andheri (East), Mumbai - 400 069 hereinafter referred to as "the Property" and more particularly described in the Schedule hereunder written.

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- (ii) The said Damodar Balkrishna Juhukar died on 11/12/1979, leaving behind him Mrs. Sumati Chandrakant Vartak being his only heirs and legal representative and therefore Mrs. Sumati Chandrakant Vartak have 50% undivided share, right, title and interest in the said property.
- (iii) The said property is occupied by the slum dwellers. The said Property is declared as Slum under the Section 4(i) of The Maharashtra Slum Area (Improvement, Clearance and Re-Development) Act, 1971 vide Notification No. DC/A/ENC/8 dated 15/09/1977.
- (iv) By a Development Agreement dated 25/02/2006, executed by and between Mr. Madhav Balkrishna Juhukar through its constituted attorney (a) Mrs. Alpana Arvind Dabir & (b) Mr. Shardchandra Pandurang Patil, referred to as 'the Owner' therein, (1) Mrs. Aarti Pradeep Chavan, (2) Mrs. Alpana Arvind Dabir, (3) Mrs. Mrudula Shardchandra Patil, (4) Mr. Ashok Madhav Juhukar, (5) Mrs. Kamini Deepak Sawant referred to as 'the Confirming parties' therein and M/s. SHRI KRISHNA DEVELOPERS i.e. the

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Developer referred to as 'the Developers' therein, the said Owners sold, transferred including right to develop his 50% undivided share, right, title and interest in the said property with confirmation of the Confirming parties to the Developers i.e. M/s. SHRI KRISHNA DEVELOPERS constituted on 24/02/2006 by its partners (1) Mr. Pandurang Anna Pai, (2) Mr. Shrikant Maruti Prabhu & (3) Mr. Anil Maruti Prabhu for valuable consideration and upon the terms and conditions mentioned therein. The said Development Agreement dated 21/02/2006 was duly registered with the Sub Registrar of Andheri - 1, MSD under serial No. BDR1-01644-2006 on 27/02/2006.

- (v) Mr. Madhav Balkrishna Juhukar through its constituted attorney (a) Mrs. Alpana Arvind Dabir & (b) Mr. Shardchandra Pandurang Patil have also executed Power of Attorney dated 27/02/2006 in favour of (1) Mr. Pandurang Anna Pai, (2) Mr. Shrikant Maruti Prabhu & (3) Mr. Anil Maruti Prabhu partners of M/s. SHRI KRISHNA DEVELOPERS in respect of his 50% undivided share, right, title and interest in the said property. The said Power of Attorney dated 27/02/2006 was duly registered with

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the Sub Registrar of Andheri - 1, MSD under serial
No. BDR1-01645-2006 on 27/02/2006.

(vi) By an Agreement for Sale dated 18/03/2008, executed by and between Mrs. Sumati Chandrakant Vartak, referred to as 'the Vendor' therein and M/s. LAXMI CHHAYA ENCLAVE PVT. LTD., referred to as 'the Purchasers' therein, the said Vendor agreed to sale her 50% undivided share, right, title and interest in the said property to the Purchasers i.e. M/s. LAXMI CHHAYA ENCLAVE PVT. LTD. for valuable consideration and upon the terms and conditions mentioned therein. The said Agreement for Sale dated 18/03/2008 was duly registered with the Sub Registrar of Andheri - 2, MSD under serial No. BDR4-02326-2008 on 18/03/2008.

(vii) Pursuant to the said Agreement for Sale dated 18/03/2008, Mrs. Sumati Chandrakant Vartak has also executed Irrevocable Power of Attorney dated 18/03/2008 in favour of Mr. Pravin D. Gala Director of M/s. LAXMI CHHAYA ENCLAVE PVT. LTD., in respect of her 50% undivided share, right, title and interest in the said property. The said Irrevocable Power of Attorney dated 18/03/2008 was duly registered with

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the Sub Registrar of Andheri - 2, MSD under serial
No. BDR4-02327-2008 on 18/03/2008.

- (viii) By virtue of aforesaid fact the Developers i.e. M/s. SHRI KRISHNA DEVELOPERS and M/s. LAXMI CHHAYA ENCLAVE PVT. LTD. have 50:50 undivided share right to develop the said property. M/s. SHRI KRISHNA DEVELOPERS and M/s. LAXMI CHHAYA ENCLAVE PVT. LTD. have intend to develop the said property under SRA Scheme, However the SRA Authority has recommended that the Development of the said property to be done by one of the Developers for the safe guards of the Slum dwellers and the SRA is not granting individual permission to each developer for the development of the said property.
- (ix) In view thereof both parties agreed to develop the said property under SRA Scheme in the name of the Developers i.e. M/s. SHRI KRISHNA DEVELOPERS (partnership firm) and M/s. LAXMI CHHAYA ENCLAVE PVT. LTD. Shall be joined as partner in the said partnership firm of M/s. SHRI KRISHNA DEVELOPERS.
- (x) Accordingly under the Partnership Deed dated 24/06/2008 executed by and between (1) Mr.

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Shrikant Maruti Prabhu, (2) Mr. Anil Maruti Prabhu & (3) Mr. Pandurang Anna Pai, referred to as Party of First Part to Third Part and M/s. LAXMI CHHAYA ENCLAVE PVT. LTD. referred to as Party of Forth Part. The parties of the First Part to Third Part admitted the party of the Forth part as partner in the M/s. SHRI KRISHNA DEVELOPERS upon the terms and condition and profit/loss sharing ratio mentioned therein.

- (xi) The Slum Dwellers of the said property have formed Society namely 'Om Shanti CHS (Proposed)' hereinafter referred to as "the Society".
- (xii) By Agreement for Development dated 21/11/2008, executed by and between Om Shanti CHS (Proposed) i.e. the said Society, referred to as 'the Society' therein and M/s. SHRI KRISHNA DEVELOPERS, i.e. the Developer, referred to as 'the Developers' therein, the said Society has granted right to develop the said property under the Slum Rehabilitation Scheme to the Developers M/s. SHRI KRISHNA DEVELOPERS.
- (xiii) The said Society i.e. Om Shanti CHS (Proposed) has also executed Power of Attorney dated 21/11/2008 in favour of Mr. Shrikant M. Prabhu & Mr. Pravin D. Gala

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partners of M/s. SHRI KRISHNA DEVELOPERS for the development of the said property under the Slum Rehabilitation Scheme.

(xiv) By an Undertaking-cum-Agreement dated 12/10/2009 executed by and between M/s. LAXMI CHHAYA ENCLAVE PVT. LTD. referred to as 'Co-owner/Developers' therein and M/s. SHRI KRISHNA DEVELOPERS referred to as 'Developers' therein. The said Co-owners/developers given consent to the Developers therein M/s. SHRI KRISHNA DEVELOPERS and agreed to develop the said property jointly under SRA Scheme and also agreed to share equally free sale area available under SRA Scheme by and between them. The Undertaking-cum-Agreement dated 12/10/2009 was duly registered with the Sub Registrar of Mumbai City-3, under serial No. BBE3-8836-2009 on 15/10/2009.

(xv) By Deed of Conveyance dated 12/08/2013, executed by and between Mrs. Sumati Chandrakant Vartak, referred to as 'the Owner/Vendor' therein and M/s. LAXMI CHHAYA ENCLAVE PVT. LTD., referred to as 'the Purchaser' therein, the said Vendor therein conveyed her 50% undivided share, right, title and

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interest in the said property to the Purchasers i.e. M/s. LAXMI CHHAYA ENCLAVE PVT. LTD. for valuable consideration. The said Deed of Conveyance dated 12/08/2013 was duly registered with the Sub Registrar of Andheri - 3, MSD under serial No. BDR9-6394-2013 on 16/08/2013.

4. The Slum Rehabilitation Authority has issued Letter of Intent (LOI) No. SRA/ENG/2196/KE/PL/LOI dated 18/09/2014 for proposed Slum Rehabilitation Scheme on the said property in favour of M/s. SHRI KRISHNA DEVELOPERS.

In background of the aforesaid in my opinion the title of the Developer i.e. M/s. SHRI KRISHNA DEVELOPERS to develop the said property under SRA Scheme is marketable free from encumbrances and M/s. SHRI KRISHNA DEVELOPERS are entitled to develop the said property according to the sanctions and approvals obtained and to be obtained from statutory authorities, under Slum Act. M/s. SHRI KRISHNA DEVELOPERS and M/s. LAXMI CHHAYA ENCLAVE PVT. LTD. are entitled to sell/disposed of their respective share of free sale components as may be available under SRA Scheme.

CP

Nilesh C. Parmar

B. Com., LL.B.

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THE SCHEDULE ABOVE REFERRED TO

(Being description of the Said Property)

ALL THAT piece and parcel of plot of land bearing CTS No. 363, 363/1 to 28 admeasuring an area 1922.10 square meters or thereabout in Village Vile Parle (East), Taluka Andheri in the Mumbai Suburban District, situated at Juhukarwadi, Jeevan Viaks Kendra Marg, Jijamata Nagar, Sai Mandir Road, Andheri (East), Mumbai - 400 069.

Dated this 12th December, 2014

Nilesh C. Parmar 12/12/2014

Shri Nilesh C. Parmar

Advocate & Notary