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In the matter of leasehold property situate at Laxmi Nagar, Andheri Ghatkopar Link Road, Near Canara Engineering Company, Ghatkopar (East), Mumbai 400 075 bearing CTS Nos. 184 (Part) and 194 (Part) of Village Ghatkopar, Taluka Kurla being part of the MHADA's estate at Ghatkopar Laxmi Nagar within the Registration Sub-District Kurla at Chembur, District Mumbai Suburban, within Greater Mumbai admeasuring 6549.25 sq.mtrs. or thereabouts.

THIS IS TO CERTIFY THAT we have investigated the leasehold title of the Ghatkopar Laxmi Nagar Sneha Sadan Co-operative Housing Society Ltd., (a Co-operative Housing Society, registered under the Maharashtra Co-operative Societies Act, 1960, under No. BOM (W.N.) HSG (T.O.T.C.) 6312 of 1992/93 on the 3rd October 1992), to the leasehold property above referred to and we have to state as under:-

1. The Maharashtra Housing And Area Development Authority, a Corporation constituted under the Maharashtra Housing and Area Development Act, 1976 (hereinafter referred to as "the MHADA Authority") is the Owner of interalia the property above referred to.

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2. The said property consists of land together with several structures/huts standing thereon, occupied by 228 slum dwellers.

3. The MHADA Authority prepared an upgradation scheme for carrying out environmental improvement of the said property by providing infrastructural facilities and amenities for rehabilitating the slum dwellers on a secure tenure provided they form a Co-operative Housing Society for management and maintenance of the said common services facilities and amenities and for orderly conduct of all their common problems and matters.

4. The slum dwellers formed themselves into a Society in the name of The Ghatkopar Laxmi Nagar Sneha Sadan Co-operative Housing Society Ltd., (hereinafter called "the said Society").

5. By a Deed of Lease dated 8th June 1993, the MHADA Authority demised the said property unto the said Society, for a period of 30 years commencing from 8th June 1993, at the lease rent thereby reserved and for the improvemental charges to be thereunder paid by the slum dwellers/members of the said Society for their rehabilitation, and subject to the terms, conditions and covenants therein

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contained and to be paid, observed and performed by the said Society as the Lessee of the said property.

6. By D.P. Remark dated 4th June 2005 under No.CHE/222/DPES, it is stated that under the Sanctioned Revised Development Plan of 'N' Ward, the said property is entirely reserved for the public purposes of Public Housing/High Density Housing (P.H./H.D.H.) & Municipal Primary School (alongwith adjacent land) and for a proposed road. The said property is situated in Residential Zone (R) in the said Development Plan.

7. By a Development Agreement dated 27th June 2005 made between the said Society of the One Part and one M/s. Ashoka Developers, a partnership firm registered under the Indian Partnership Act, 1932, having its registered office at 3, Swaroop Niketan, Plot No.49, Tarun Bharat Co-operative Society, Chakala, Andheri (E), Mumbai 400 099 of the Other Part, the said Society has granted the development rights in respect of the said property therein described as admeasuring 5207 sq.mtrs. (which was then to be surveyed for ascertaining the exact area) to the said M/s. Ashoka Developers together with the right to develop and construct on the said property under Regulation No. 33 (10) of the Development Control Regulations by constructing rehabilitation buildings and sale buildings thereon in

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accordance with such Slum Rehabilitation Scheme as may be sanctioned by the concerned authorities at or for the consideration and on the terms and conditions therein contained.

8. The area of 5207 sq.mtrs. mentioned in the Development Agreement was the tentative area and upon the concerned Slum Rehabilitation Authorities conducting a survey of the said property, the area of the said property was found to be 6549.25 sq.mtrs. or thereabouts and accordingly the said M/s. Ashoka Developers will be developing the said property admeasuring 6549.25 sq.mtrs. or thereabouts more particularly described in the Schedule hereunder written.

9. By Letter of Intent dated 24th August, 2006 bearing reference No. SRA/Eng/1133/MHL/GL/LOI of 2006, the Deputy Chief Engineer, Slum Rehabilitation Authority has principally approved grant of 2.64 FSI under the Development Control Regulation No.33 (10) as per Clause No.7, 8 of Development Control Regulation No.33 (10) and Appendix IV of amended Development Control Regulations for Greater Bombay 1991 out of which maximum FSI of 2.50 shall be allowed to be consumed on the said property on the terms therein contained.

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10. By Letter of Approval for Temporary Transit Structure dated 16th November, 2006 under No. SRA/Eng/1133/N/MHL/GL/TR of 2006 the Executive Engineer, Slum Rehabilitation Authority, has granted permission to construct temporary transit structure on the said property for the temporary accommodation of the slum dwellers therein and on the terms and conditions therein contained.

11. By virtue of the herein before recited Development Agreement dated 27th June 2005 and the said permissions, the said M/s. Ashoka Developers alone have the sole and exclusive right to nominate would be purchasers in respect of the premises comprised in the Free Sale Buildings and to sell and allot the premises therein to the would be purchasers and to enter into Agreement/s with them and to receive and appropriate the sale proceeds in respect thereof as they deem fit.

12. We have caused to be taken searches in the matter in the offices of the Sub-Registrar of Assurances at Mumbai, Bandra, Chembur and Nahur from the year 1978 to 2007 and the searches reveal that there is no lien, charges or encumbrances over the said property. We have caused to be inserted Public Notice in the newspapers inviting claims, if any, from the members of the public and we state that no



claims have been received by us till date. The Property Register Card reveals that the property stands in the name of Maharashtra Housing Area and Development Authority.

13. In the circumstances above and subject to the terms and conditions of the said permissions being complied with by the said Society and M/s. Ashoka Developers we hereby certify that in our opinion the title of the Ghatkopar Laxmi Nagar Sneha Sadan Co-operative Housing Society Ltd., to the leasehold property above referred to, is clear and marketable and free from encumbrances. We further certify that the said M/s. Ashoka Developers is entitled to develop and construct on the property above referred to more particularly described in the Schedule hereunder written, in accordance with plans to be approved and to sell, lease or otherwise transfer the premises comprised in the Free Sale Building as per the terms and conditions of the said permissions.

THE SCHEDULE ABOVE REFERRED TO:

ALL that piece or parcel of leasehold land herditaments and premises, situate at Laxmi Nagar, Andheri Ghatkopar Link Road, Near Canara Engineering Company, Ghatkopar (East), Mumbai 400 075 bearing CTS Nos. 184 (Part) and 194 (Part) of Village Ghatkopar, Taluka Kurla being part of

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the MHADA's estate at Ghatkopar Laxmi Nagar within the Registration Sub-District Kurla at Chembur, District Mumbai Suburban, within Greater Mumbai admeasuring 6549.25 sq.mtrs. or thereabouts.

Dated this 8th day of May, 2007

For M/s.Mahimtura & Co.(Suburban)



Partner