

N. Y. SHAIKH & CO.

Advocates & Solicitor

Shop No.3, Mina Hotel Bldg. Besides Mallika Hospital, Near Obaid Medical, S.V.Road, Jogoeshwari (W) Mumbai - 400 102
CellNo.09892444587, e-mail : nyshaikhco@gmail.com

Ref. No. _____

By Regd.A/D./By Hand
By Courier/Speed Post

Date : 30/11/2021

FORMAT - A

(Circular No.: 28/2021)

To

MahaRERA.

Bandra (East)

Mumbai - 400 051.

LEGAL TITLE REPORT / CERTIFICATE

Sub : Title clearance certificate with respect to Plot No. C.T.S. No.84, & C.T.S. Nos.84/1 to 50, situated at Village : Majas, Taluka : Andheri, Mumbai Suburban District, (hereinafter referred as the 'Said Plot').

1. I have investigated the title of the said plot on the request of (Name of owner/promoter/developer/company) and following documents i.e:-
 - 1) Description of the property.
 - 2) The documents of allotment of plot.
 - 3) Property Card issued by City Survey Office.
 - 4) Search report for 30 years from. 1990 till today.
2. On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of (following owner / promoter / developer / company) is clear, marketable and without any encumbrances.
3. Owners of the land M/s. S. K. ENTERPRISES, bearing C.T.S. No. 84 & C.T.S. Nos.84/1 to 50, of Village Majas, Taluka : Andheri. M.S.D.
4. The Property Registered Card (i.e. मलमता पत्रक) stands in the name of **M/s. S. K. ENTERPRISES** in respect of the Said Property.



5. The report reflecting the flow of the title of the (owner/promoter/developer/company) on the Said Land is enclosed herewith as and part of annexure respectively.

Dated this 30th day of November, 2021.

For N. Y. Shaikh & Co.

For M/s. N.Y.Shaikh & Co.

(N. Y. Shaikh)
Partner,

Partner



Encl : Annexure as referred above.

N. Y. SHAIKH & CO.

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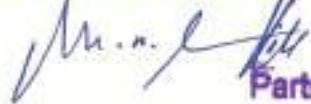
FLOW OF THE TITLE OF THE SAID LAND.

Sr. Nos.

- 1) P.R. Card as on date of application for registration.
- 2) Mutation Entry No. 403. (फेरफार)
- 3) Search report for 30 years from 1990 Taken from Sub-Registrar' office.
- 4) Any other relevant title. NONE
- 5) Litigations if any. NONE.

Dated this 30th day of November, 2021.

For N. Y. Shaikh & Co.
For M/s. N.Y.Shaikh & Co.


(N. Y. Shaikh)
Partner,



N. Y. SHAIKH & CO.

Advocates & Solicitor

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TITLE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

RE: Plot of land bearing Survey No.65, Hissa No.4, Survey No. 66 (pt.) and C.T.S. No.84, & C.T.S. Nos.84/1 to 50, admeasuring about 2185.5 Sq. Meters, at Village : Majas, Taluka : Andheri, in the registration District of Mumbai and Mumbai Suburban District, situated at Caves Road, Jogeshwari (East), Mumbai, which is more particularly described in the Schedule hereunder written (herein referred to as "the SAID PROPERTY").

We have been asked by our clients, M/s. S. K. ENTERPRISES, a partnership firm duly registered under the provision of Indian Partnership Act, 1932 having its Registered Office at 4 & 5, 2nd Floor, Om Sai Prasad CHS Ltd, Hindu Friends Society Road, Jogeshwari (East) Mumbai - 400 060, (hereinafter referred to as "THE CLIENT") to certify title in respect of captioned property, which is more particularly described in the Schedule here under written.

From the documents produced before us and from the searches taken at the Offices of the Sub Registrar of Assurances at Sub-Registrar, Andheri, MSD through our Search clerk, we wish to state as follows :-

1. Prior to 2004, one M/s. RUTURAJ BUILDERS & DEVELOPERS, being a Sole Proprietary concern, belongs to Mrs. Ruta Dilip Godambe, (hereinafter for



brevity's sake called the "Owners") were the joint and absolute Owners of all that piece or parcel of land, ground, hereditaments and premises together with chawls structures, shops, etc., adms. about 2185.5 sq mtrs., or thereabout bearing Survey No.65, Hissa No.4, Survey No.66 (pt.) and C.T.S. No. 84, & C.T.S. Nos. 84/1 to 50 at Village : Majas, Taluka : Andheri, in the registration District of Mumbai and Mumbai Suburban District, situate, lying and being at Caves Road, Jogeshwari (East), Mumbai.

2. Under Section 4 (1) of the Maharashtra Slum Areas, (Improvement, Clearance and Re-development) Act, 1971, hereinafter for brevity's sake called the said "Slum Act, 1971", Dy. Collector (E&C) and Competent Authority Andheri, vide its Notification No. DC/ENC/A.P./54, dated 15.11.1977, declared the said Property as a 'Slum Property'. The said Notification is published in the Maharashtra Government Gazette, Part-II Mumbai Division dated 16.02.1978, at Pages 131.
3. Thus, the Said Property has been declare SLUM under the said Slum Act 1971, and occupied by several tenants, slum dwellers and occupants.
4. The necessary Agreements have been arrived by and between all the hutments / tenants occupants, in accordance with the said Slum Scheme and thereunder all of them have been agreed to be provided with the permanent alternate accommodation in the proposed new building to be constructed on the Said Property.
5. Under a Deed of Conveyance dated 10th April, 2004, duly registered at the office of sub-registrar of assurance at Andheri-2 (Andheri) bearing



Registration No. BDR-4/03350/2004, made between the said Owners, therein referred to as the "Vendors" of the One Part and M/s. S. K. ENTERPRISES, therein referred to as the "Purchaser" of the Other Part, the M/s. S. K. ENTERPRISES, have acquired and purchased the Said Property for the price and on the terms and conditions, more particularly recorded therein with the benefit the said tenements of Slum.

6. Accordingly, M/s. S. K. ENTERPRISES, have evolve the scheme for the redevelopment of the Said Property, in accordance with the plan and the approvals sanctioned by the S.R.A. thereby implementing the slum rehabilitation scheme on the Said Property. As the part of the slum rehabilitation scheme, M/s. S. K. ENTERPRISES is required to rehabilitate the existing tenants / occupants in the said scheme and there are certain P.A.P. is also required to be handedover to the Slum Rehabilitation Authority.

7. Accordingly the 'Slum Rehabilitation Authority', have issued the revised Letter Of Intent (LOI) dated 07/06/2021, bearing No. SRA/DDTP/0024/KE/PL/LOI, and thereafter have also issued the revalidated Commencement Certificate (C.C.) dated 08/09/2021, bearing No. SRA/DDTP/254/KE/PL/AP, and accordingly M/s. S. K. ENTERPRISES have already constructed "Wing-A", and "Wing-C", of the composite building No. 2 and also already handedover the re-hab component to some existing occupants and also have handedover the possession of the sale component to the flat purchaser of the sale component in the 'Wing-A', and 'Wing-C', of building No.2.



8. On the portion of the Said Property, there were several number of occupants having their respective shops / structures and whose names are also mentioned / appeared in the Annexure-II, as the eligible occupants. Accordingly, M/s. S. K. ENTERPRISES, have vacated the said portion being occupied by the slum dwellers who are required to be rehabilitated in "Wing-B", of the composite building No.2, by providing them the Re-hab Component.
9. Accordingly, the 'Slum Rehabilitation Authority', have sanctioned and approved the plan for the "Wing-B", of the Composite Building and have issued the revalidated Commencement Certificate (C.C.) dated : 08/09/2021 bearing No. SRA/DDTP/254/KE/PL/AP, for the "Wing-B".
10. As per the approved and sanctioned plan, the said "Wing-B", of the Building No.2, being the composite building will be consisting of Re-hab Component, project affected person (P.A.P.) and the Saleable Component. The said "Wing-B", of the composite building No.2, shall be touching to aforesaid building No.2 of "Wing-A", and "Wing-C".
11. The Property Registered Card (i.e. मलमता पत्रका) stand in the name of our client M/s. S. K. ENTERPRISES in respect of the Said Property.
12. On perusal of the above mentioned documents and all other relevant documents relating to title of the Said Property, I am of the opinion that the title of our client namely M/s. S. K. ENTERPRISES, in respect of the Said Property is clear, absolute and marketable.



13. The said land comes with in the Suburban City limits and falls in Residential Zone as per Development Plan.
14. In our opinion the ownership, rights and title of the owners in respect of the Said Property is clear and marketable and free from all kinds of encumbrances. In view of above, and in our opinion, the owners, our client M/s. S. K. Enterprises, herein alone have absolute and exclusive right and absolute authority to have the Said Property. In view of above and subject to what is mentioned above, in our opinion the owners have sufficiently entitled to owned the Said Property, more particularly described in the Schedule written hereunder.

Owners of the 'Said Land'

- A. By Deed of Conveyance dated 10th April, 2004, duly registered at the office of Sub-Registrar of Assurance at Andheri-2 (Andheri) bearing Registration No.BDR-4/03350/2004, duly made between the Said Owners, therein referred to as the "Vendors" of the One Part and M/s. S. K. ENTERPRISES, therein referred to as the "Purchaser" of the Other Part, the M/s. S. K. ENTERPRISES have acquired and purchased the Said Property for the price and on the terms and conditions, more particularly recorded therein with the benefit the said tenements of Slum.
- B. Accordingly, M/s. S. K. ENTERPRISES have evolve the scheme for the redevelopment of the Said Property in accordance with the plan and the approvals sanctioned by the S.R.A. thereby implementing the slum



rehabilitation scheme on the Said Property. As the part of the slum rehabilitation scheme, M/s. S. K. ENTERPRISES is required to rehabilitate the existing tenants/ occupants in the said scheme and there are certain PAP is also required to be handedover to the Slum Rehabilitation Authority.

- C. Accordingly the Slum Rehabilitation Authority have issued the revised Letter Of Intent (L.O.I.) dated : 07/06/2021, bearing No. SRA/DDTP/0024/KE/PL/LOI, and thereafter have also issued the revalidated Commencement Certificate (C.C.) dated : 08/09/2021 bearing No. SRA/DDTP/254/KE/PL/AP, and accordingly M/s. S. K. ENTERPRISES, have already completed and constructed the "Wing-A" and "Wing-C" of the Composite Building No.2.
- D. On the portion of the Said Property, there were several number of occupants having their respective shops / structures and whose names are also mentioned in the Annexure-II, as the eligible occupants.
- E. Accordingly, M/s. S. K. ENTERPRISES, have vacated the said portion being occupied by the slum dwellers who are required to be rehabilitated in "Wing-B" of the Composite Building No.2, by providing them the Re-hab Component respectively.
- F. Accordingly, the Slum Rehabilitation Authority have sanctioned and approved the plan for the "Wing-B" of the composite building and have issued the revalidated Commencement Certificate (C.C.) dated : 08.09.2021 bearing No. SRA/DDTP/254/KE/PL/AP, for the "Wing-B".
- G. As per the approved and sanctioned plan, the said "Wing-B" of the building no. 2 being the composite building will be consisting of rehab component, project affected person (PAP) and the saleable component.



The said "Wing-B" of the composite building no. 2 shall be touching to aforesaid building no. 2 of "Wing-A" and "Wing-C".

H. Property Registered Card (i.e. मलमता पत्रक) in the name of M/s. S. K. ENTERPRISES in respect of the said property.

I. The said land comes with in the Suburban City limits and falls in Residential Zone as per Development Plan.

J. In our opinion the ownership, rights and title of the owners in respect of the Said Property is clear and marketable and free from all kinds of encumbrances. In view of above, and in our opinion, the owners, our client M/s. S. K. Enterprises, herein alone have absolute and exclusive right and absolute authority to have the Said Property. In view of above and subject to what is mentioned above, in our opinion the owners have sufficiently entitled to owned the Said Property, more particularly described in the Schedule written hereunder.

In our opinion and in view of the above documents and agreements the title of M/s. S. K. ENTERPRISES, have the right to develop the Said Property, as mentioned in the schedule hereunder is clear, absolute, marketable and free from all encumbrances of whatsoever nature.



FLOW OF THE TITLE OF THE SAID PROPERTY

- A. Property card of the said property.
- B. Deed of Conveyance dated 10th April, 2004, duly registered at the office of sub-registrar of assurance at Andheri-2 (Andheri) bearing Registration No. BDR-4/03350/2004, made between the said Owners, therein referred to as the "Vendors of the One Part and M/S. S. K. ENTERPRISES, therein referred to as the "Purchaser of the Other Part, the M/S. S. K. ENTERPRISES have acquired and purchased the said Property.
- C. Revised Letter to Intent (LOI) dated 07/06/2021 bearing no. SRA/DDTP/0024/KE/PL/LOI.
- D. Revalidated Commencement Certificate (CC) dated 08.09.2021 bearing no SRA/DDTP/254/KE/PL/AP for the Wing-B.

SCHEDULE OF THE PROPERTY HERETO AS:

All that piece or parcel of land, ground, hereditaments and premises together with chawls structures, shops, etc., adms. about 2185.5 sq. mtrs., or thereabout bearing Survey No.65, Hissa No.4, Survey No.66 (pt.) and C.T.S. No. 84, 84 (1 to 50) at Village Majas, Taluka Andheri, in the registration district and sub-district of Mumbai City and Mumbai suburban situate, lying and being at Caves Road, Jogeshwari (East), Mumbai, which is bounded as follows as under-

On or towards North : By CTS No. 85

On or towards South : By Caves Road

On or towards West : By CTS No. 83

On or towards East : By Service Road

DATED THIS 30th DAY OF November, 2021.

For N. Y. Shaikh & Co.

For M/s. N.Y. Shaikh & Co.

(N. Y. Shaikh)
Partner,

Partner



Encl : Annexure as referred above.