

84/UT/2016

TITLE REPORT

TO WHOMSOEVER IT MAY CONCERN

I. **DESCRIPTION OF THE PROPERTY:**

SCHEDULE

All that piece or parcel of land admeasuring 3290 square yards i.e. 3277.60 square meters bearing City Survey Nos. 17 (part), 17/1 to 17/36, 17/38, 17/52 to 17/115, 17/118 to 17/123, 17/125 to 17/160, 17/88 to 17/229, 17/232, 17/289 to 17/311, 17/316 of Village Bandra (East) situate, lying and being at Golibar, Santacruz (East), Mumbai within the Registration District and Sub-District of Mumbai City and Mumbai First Suburban and bounded as follows :

On or towards North	: 7 th Road (Golibar Road)
On or towards East	: Masjid Road
On or towards West	: Western Railway Line
On or towards South	: CTS No. 17 (Part).

(Hereinafter referred to as "**the said property**")

II. **INSTRUCTIONS:**

Under instructions from our clients, Citymaker Builders Private Limited, the Developers (**'the Developers'**) of the above captioned property, we have through our Search Clerk taken searches of the records of Sub-Registrar of Assurances at Mumbai and Bandra and have caused Public Notice to be published in newspapers inviting claims from members of the Public.

III. DEVOLUTION OF TITLE:

We have perused the photocopies of documents of title, the permissions issued by the Competent Authorities for the development of the said property and the Search Report of the Search Clerk and we find as under:-

- a) The Maharashtra Housing And Area Development Authority (MHADA) is the Owner of All that piece or parcel of land admeasuring 3290 square yards i.e. 3277.60 square meters bearing City Survey Nos. 17 (part), 17/1 to 17/36, 17/38, 17/52 to 17/115, 17/118 to 17/123, 17/125 to 17/160, 17/88 to 17/229, 17/232, 17/289 to 17/311, 17/316 of Village Bandra (East) situate, lying and being at Golibar, Santacruz (East), Mumbai within the Registration District and Sub-District of Mumbai City and Mumbai First Suburban which is more particularly described in the Schedule hereinabove (hereinafter referred to as **"the said property"**).
- b) The said Property was occupied by slum dwellers and the said property has been declared as a Slum under the provisions of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971.
- c) The Slum Dwellers being desirous of carrying out redevelopment on the said Property under the Slum Rehabilitation Scheme as per the Development Control Regulations of Greater Mumbai, 1991 read with the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 proposed to form a Society known as "Shivner Co-operative Housing Society Limited (Proposed)" hereinafter referred to as **"the said Proposed Society"**. The said Proposed Society is now duly registered under the Maharashtra Co-operative Societies Act, 1960 under the name "Shivner Golibar SRA Co-operative Housing Society Limited" hereinafter referred to as **"the said Society"**. The said



Proposed Society have appointed our clients as their Developers in the General Body Meeting held on 10th April, 2005.

- d) By an Agreement for Development dated 20th July, 2005, the said Proposed Society has granted Development Rights in respect of the said Property to the Developers for the consideration and on the terms and conditions mentioned therein.
- e) Pursuant to the said Agreement for Development dated 20th July, 2005 a Power of Attorney dated 26th July, 2005 was granted by the said Society in favour of our clients, the Developers for the purpose of redevelopment of the said Property.
- f) Pursuant to the said Agreement for Development dated 20th July, 2005 and the said Power of Attorney dated 26th July, 2005, the Developers submitted the proposal for redevelopment of the said property to Slum Rehabilitation Authority and accordingly the proposal is accepted by Slum Rehabilitation Authority and issued Annexure II for the said Rehabilitation Scheme in respect of the said property under letter No. CO/ALM/MB/Shivner/5763/05 dated 5th December, 2005.
- g) The Slum Rehabilitation Authority also on 23rd August, 2006 issued a Letter of Intent (LOI) bearing No. SRA/ENG/1149/HE/MHL/LOI for the said Slum Rehabilitation Scheme in respect of the said property.
- h) The Slum Rehabilitation Authority has approved the plans and issued Intimation of Approval (IOA) on 26th June, 2007 under No. SRA/ENG/1798/HE/MML/AP in respect of the said property. The said plans have been amended from time to time and the same are sanctioned for composite buildings comprising of rehab buildings viz Wing "A" and Wing "B" and sale component building viz Wing "C" (hereinafter Wing "C" is defined as **"the said building"**).

- i) In view of the modified Regulation 33(10) of DC Regulations in regards to the increase in FSI and other amendments, the Slum Rehabilitation Authority on 8th August, 2012 issued Revised Letter of Intent (LOI) thereby setting out the terms and conditions for the redevelopment and treating the said Letter of Intent dated 23rd August, 2006 as cancelled.
- j) The commencement Certificate was issued by SRA on 6th September, 2007 bearing No. SRA/ENG/1798/HE/MHL/AP initially for Plinth Level for composite building and the same is extended from time to time. The Commencement Certificate is extended upto 7th floor of the sale Wing "C" i.e the said building on 10th April, 2015 as per the amended approved plans dated 9th April, 2015.
- k) By virtue of the development of the said property under the provisions of Regulation 33 (10) of the said Regulation read with Appendix IV thereof, the premises in the building/s constructed on the said property shall be allocated in two components i.e. Slum Rehabilitation Component and Free Sale Component. Free Sale Component is comprised in Wing "C" i.e the premises in the said building will be available for sale, lease, and to give on license, to transfer and/or dispose of on such consideration and on such terms and conditions as the Developers deem fit and proper without any restriction.
- l) In the circumstances, the Developers namely **CITYMAKER BUILDERS PRIVATE LIMITED**, a Company incorporated under the provisions of Companies Act, 1956, having its Registered Office at 6/D, Metro House, Near Regal Cinema, Colaba, Mumbai – 400039 are fully entitled to develop the said property and dispose of / alienate flats and other premises to be constructed in the said building on such terms and conditions as it may deem fit and proper.
- m) As per the policy and DCR 33(10), MHADA shall execute a Deed of Lease in respect of the said Property for an initial period of 30



years in favour of the Society or the Apex Society that would be formed and registered by the Flat Purchasers as well as the Rehabilitated Slum Dwellers with a renewal of further period of 30 years as per the terms and conditions on that behalf.

SEARCHES:

We have through our Search Clerk taken the searches of the records of the Sub-Registrar at Mumbai and Bandra, and Mumbai Suburban in respect of the said property and have been furnished with the copy of the Report of our Search Clerk. The search reveals that there are no encumbrances recorded in the aforementioned records, on the property. In the Property Card the property stands in the name of MHADA.

IV. **PUBLIC NOTICE:**

Under instructions from our clients the present owners, we have caused Public Notices to be published in Free Press Journal dated 7th October, 2015 and Navshakti dated 7th October, 2015, and in pursuance of the said Public Notice, we certify that we have received no claims or objections in respect of the said property.

TITLE CERTIFICATE

Subject to what is stated hereinabove, in our opinion, the title of our clients, Citymaker Builders Private Limited, the Developers to the said Property described in the Schedule hereinabove written is clear and marketable.

Dated this 21st day of January, 2016.

For M/S. PRAVIN MEHTA AND MITHI & CO.

A handwritten signature in black ink, appearing to be "Pravin Mehta", is written over the text "For M/S. PRAVIN MEHTA AND MITHI & CO." and the word "PARTNER".

PARTNER