

To,
M/s. United Construction
Shop No. 1, Arizona, Near HDFC Bank,
Thane (E) – 400 603

Kind Attn: Mr. Nandkumar S. Tilwani

Re: All that the immovable property admeasuring in aggregate 1805.7 sq. mtrs. or thereabouts bearing C.T.S. Nos. 68, 69 & 70 of Village Mulund East situate lying and being at Patilwadi, Near Hari Om Nagar, Mulund (East), Taluka Kurla, District Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai within the Registration District Sub-District Mumbai Suburban (hereinafter referred to as “Land”).

I have prepared this opinion on Title of **M/s. United Construction** in respect of the Land on the basis of papers/documents (as listed in Annexure – ‘A’ annexed hereto) provided by my clients viz. M/s. United Construction a Partnership Firm having office at Shop No. 1, Arizona, Near HDFC Bank, Thane (E) – 400 603 and based on the same I am to opine as follows:

A. At all material times, i) Mr. Kisan alias Krushna Bhau Patil, ii) Mr. Jagannath Bhau Patil, iii) Mr. Ramchandra Bhau Patil, iv) Mr. Motiram alias Motya Mahadu Patil, v) Mr. Ganpat Mahadu Patil and vi) Mrs. Parvatibai Mahadu Patil were absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the piece or parcel of Land bearing Survey No. 33 Hissa No. 1, Survey No. 34 Hissa No. 8 situate lying and being at Village Mulund East, Taluka Kurla, District Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai within the Registration District Sub District Mumbai City and Suburbs. The aforesaid Land



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comprises of structures of hutments occupied/encroached by various slum dwellers and occupants.

- B. By and under Deed of Conveyance dated 30/12/2011 registered with the office of the Sub-Registrar Assurances Kurla-2 under serial no. BDR7-01215-2012, the legal heirs of the said i) Mr. Kisan alias Krushna Bhau Patil, ii) Mr. Jagannath Bhau Patil, iii) Mr. Ramchandra Bhau Patil, iv) Mr. Motiram alias Motya Mahadu Patil, v) Mr. Ganpat Mahadu Patil and vi) Mrs. Parvatibai Mahadu Patil sold, transferred and conveyed all that the aforesaid land bearing Survey No. 33 Hissa No. 1, Survey No. 34 Hissa No. 8, C.T.S. Nos. 68, 69 & 70 admeasuring in aggregate 1862.20 sq. mtrs. or thereabouts situate lying and being at Village Mulund East, Taluka Kurla, District Mumbai Suburban within the limits of Municipal Corporation of Greater Mumbai within the Registration District Sub District Mumbai Suburban ("**the Larger Land**") in favor of M/s. United Construction herein.
- C. The clients have informed that the aforesaid Land bearing Survey No. 33 Hissa No. 1, Survey No. 34 Hissa No. 8 has been allocated corresponding C.T.S. Nos. 68, 69 & 70.
- D. There are 121 structure of hutments, which has been existing on the Land out of which 73 are eligible structures as per the list of Deputy Collector (ENC/REM), Mulund and 48 are uneligible structures. The said slum dwellers occupying structures in the Larger Land decided to form a Co-operative Housing Society and accordingly as a proposed Co-operative Housing Society under the name of Ashtavinayak Co-operative Housing Society (Proposed) entered into Development Agreement on 27/06/2012 with M/s. United Construction permitting M/s. United Construction to develop the Larger Land under the Slum Rehabilitation Scheme ("**S.R. Scheme**") as per D.C. Regulations and Rules formulated by the Slum Rehabilitation Authority ("**SRA**"). A Power of Attorney dated 27/06/2012 has also been executed by the said Society in favor of M/s. United Construction herein.

- E. The CEO, SRA vide his Letter of Intent (LOI) dated 17/08/2015 approved in principle the scheme of development of the Larger Land under the S.R. Scheme to be developed by M/s. United Construction.
- F. The said proposed society came to be registered under the name of "Ashtavinayak SRA Co-operative Housing Society Ltd." ("Society") under the provisions of Maharashtra Co-operative Societies Act, 1960 and Rules made thereunder by the Joint Registrar, Co-op. Societies, SRA, Mumbai.
- G. The District Superintendant Land Records, SRA, Mumbai on measurement of area of the Larger Land i.e. C.T.S. Nos. 68, 69 & 70 ascertained the area to be 1805.7 sq. mtrs. as stated in its letter dated 08/05/2017.
- H. In view of the aforesaid, M/s. United Construction herein well and sufficiently entitled to and/or seized and possessed of or otherwise all that the land admeasuring in aggregate 1805.7 sq. mtrs. or thereabouts bearing C.T.S. Nos. 68, 69 & 70 of Village Mulund East situate lying and being at Patilwadi, Near Hari Om Nagar, Mulund (East) Taluka Kurla, District Mumbai Suburban ("the Land").
- I. Thereafter, M/s. United Construction obtained a revised LOI dated 08/08/2019 in respect of development of the Land.
- J. The clients have informed that they have applied to the City Survey Officer, Mulund and are in process for mutating their name in the Property card in respect of the Land.
- K. Subject to what is mentioned hereinabove and subject to the documents as listed in Annexure – 'A' annexed hereto and the terms & conditions contained therein, in my

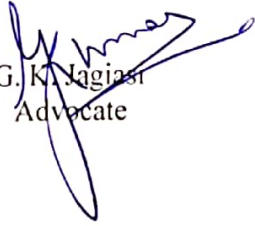
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opinion, the title of M/s. United Construction to the Land appears to be clear and marketable. M/s. United Construction is entitled to develop the Land subject to the sanctions/approvals/permissions from the SRA and concerned authorities.

Dated this 10th day of December, 2019

For G.K. Jagiasi & Co.


G.K. Jagiasi
Advocate

Annexure – 'A'

List of documents provided by M/s. United Construction:

1. Copy of 7/12 extract and mutation entries in respect of Survey No. 33 Hissa No. 1 and Survey No. 34 Hissa No. 8;
2. Copy of Property Card in respect of C.T.S. Nos. 68, 69 & 70;
3. Deed of Conveyance dated 30/12/2011;
4. Development Agreement dated 27/06/2012;
5. Power of Attorney dated 27/06/2012;
6. Letter of Intent dated 17/08/2015 issued by SRA;
7. Letter dated 08/05/2017 issued by District Superintendant Land Records, SRA, Mumbai;
8. Revised Letter of Intent dated 08/08/2019 issued by SRA ;
9. Commencement Certificate bearing No. SRA/ENG/3286/T/PL/AP dated 08/05/2017 issued by SRA;
10. Copy of search report dated 09/12/2019 issued by Mr. Chandrakant More (Property Title Investigation Seva Sangh);
11. Public Notice published in Navshakti and The Free Press Journal newspapers on 14/11/2019.

