

S. B. LEGAL ASSOCIATES

Advocates

Office Nos. 14 & 15, Maharashtra Bhavan, Mezzanine Floor, 12/14, Bora Masjid Street, Behind Old Handloom House, Fort, Mumbai-400001, Mob: 9820 841183, Ph: 2270 5131

Email : sublegal@sblegalassociates.com; subhashgbane@gmail.com;

SBL/AJ/532/2016

10/12/2016

TO WHOMSOEVER IT MAY CONCERN/REPORT ON TITLE

To,

Mr. Ashok Jagdale,

Director

M/S. DRUSHTI REALTORS PVT. LTD.

Constituted attorney of

Pant Nagar Embassy CHS Ltd.,

G-1, Terminal 9, Beside Vile Parle Police Station/ Airport,

Nehru Road, Vile Parle (East),

Mumbai - 400 057

Dear Sir,

Re: 1) ALL THAT piece and parcel of vacant leasehold land admeasuring about 1267.00 Sq. Meters or thereabouts being C.T.S. No.192/1(pt), situated at Pantnagar, Ghatkopar (East), Mumbai within the Registration Sub-District of Mumbai Suburban and more particularly described in the First Schedule hereunder written.

2) ALL THAT piece and parcel of additional plot of land admeasuring about 886.30 sq. meters or thereabouts under U.G. Tank and pump room surrounding to Rationing Office being C.T.S. No.192/1(pt), situated at Pantnagar, Ghatkopar (East), Mumbai 400 075 within the Registration Sub-District of Mumbai Suburban and more particularly described in the Second Schedule hereunder written. And

3) ALL THAT piece and parcel of tit bit plot of land admeasuring about 32.50 sq. meters or thereabouts, surrounding to Rationing Office, being C.T.S. No.192/1(pt), situated at Pantnagar, Ghatkopar (East), Mumbai within the Registration Sub-District of Mumbai Suburban and more particularly described in the Third Schedule hereunder written.

This is to certify that on behalf of our clients, M/s. Drushti Realtors Pvt. Ltd. constituted attorney of Pantnagar Embassy Co-Operative Housing Society Ltd., a Co-operative Society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 (for short 'the said Act') and having registration

No.BOM/HSG/(TC) 12469/2006-2007 dated 25th August, 2006 consisting of 11 members and having its registered Office at C. T. S. No.192/1(Part), Building No.185 side, Pantnagar, Village Ghatkopar, Ghatkopar (East), Mumbai - 400 075, (hereinafter referred to as "the said Society"). We have been furnished with photocopies of the following documents and have to report/opinion as under:-

- a) Photocopy of registered Development Agreement dated 19th July, 2010 made and executed between Pantnagar Embassy Co-Operative Housing Society Ltd., and Mr. Ashok Jagdale, Director of M/s. Drushti Realtors Pvt. Ltd. with Registration Receipt, Receipt of payment of Stamp Duty and Index-II.
- b) Photocopy of registered Power of Attorney dated 19th July, 2010 executed by Pantnagar Embassy Co-Operative Housing Society Ltd., in favour of Shri Ashok Haridas Jagdale Director of M/s. Drushti Realtors Pvt. Ltd. with Registration Receipt, Receipt of payment of Stamp Duty and Index-II.
- c) Photocopy of NOC for IOD bea. Ref. No.CO/MB/EE-RDC/NOC/F_/748/2013 dated 23rd April, 2013 issued by MHADA to Executive Engineer, B & P Dept(E.S.) and copy marked to Secretary Pant Nagar Embassy CHS Ltd. towards development of plot adm.2185.80 mtrs.
- d) Photocopy of regd. Development Agreement dated 11th June, 2014 made and executed between Pant Nagar Embassy Co-op. Housing Society Ltd. and Mr. Ashok H. Jagdale in respect of land bea.CTS. No.192/1(pt), adm.918.80 sq. mtrs.
- e) Photocopy of regd. Tripartite Agreement dated 11th June, 2014 made and executed between MHADA and M/s. Drushti Realtors Pvt. Ltd. and Pant Nagar Embassy CHS Ltd. in respect of 22 residential flats and Rationing Office.
- f) Photocopy of Commencement Certificate dated 22nd July, 2014 issued by MCGM to Shri Ashok Jagdale Director of M/s. Drushti Realtors Pvt. Ltd.

- g) Photocopy of Commencement Certificate dated 4th December, 2014 issued by MCGM to Shri Ashok Jagdale Director of M/s. Drushti Realtors Pvt. Ltd.
 - h) Photocopy of Offer Letter bea. Ref. No.CO/MB/REE/NOC/F718/966/2015 dated 1st August, 2015 issued by MHADA to The Secretary, Embassy CHS Ltd. towards allotment of plot adm. 2185.80 sq. mtrs.
 - i) Photocopy of IOD dated 18th March, 2015 for proposed building i.e. C Wing (MHADA Share and Rationing Office)
 - j) Photocopy of letter dated 29th October, 2016 towards amended plan for residential building on subject plot with copies of plans.
 - k) Draft Deed of Supplementary Lease to be made and executed between MHADA and Pant Nagar Embassy Co-operative Housing Society Ltd. towards land at sr. nos. 2 & 3 referred hereinabove.
 - l) Photocopy of receipt of fees dated 2nd November, 2016 issued by Collector of Stamps towards adjudication of the above Supplementary Lease Deed .
1. On perusal of the photocopies of the aforesaid title deeds and documents furnished to us and mentioned hereinabove, the devolution of title to the Society and M/s. Drushti Realtors Pvt. Ltd. (hereinafter referred to as "the Developers") to the above referred serial nos. 1 & 2 property i.e. the property more particularly described in Schedule II and III mentioned hereunder:-
- a) By an Indenture of Lease dated 19th July, 2010, duly registered in the Office of the Sub-Registrar of Assurances at Bandra-3 on 20th July, 2010 under Serial No. BDR-3/8224/2010 made and executed between Maharashtra Housing and Area Development Authority, therein called "the Authority" of the One Part and the Pant Nagar Embassy Co-operative Housing Society Limited,

therein referred to as the Lessee, the Society herein of the Other Part whereby, the said Authority demised unto the Society herein all that piece and parcel of land bearing C.T.S. No. 192/1(Part), besides Building No. 185, Pantnagar, Village-Ghatkopar, Ghatkopar (East) Mumbai - 400 075, admeasuring 1267.00 sq.mts. or thereabouts situated at Pantnagar, Ghatkopar (East), Mumbai within the Registration Sub-District of Mumbai Suburban, for a period of thirty years with effect from the date of taking over the possession of the said property by the said Society at or for the terms, conditions, rent and covenants contained therein. (hereinafter referred to as "the said First Schedule property");

- b) The Pant Nagar Embassy Co-operative Housing Society Limited, (hereinafter referred to as "the said Society"), vide its letter dated 10th April, 2013 applied to the Authority/ MHADA for allotment of additional area on the plot of land bearing C.T.S.No.192/1(pt) of Village Ghatkopar, Pant Nagar, Ghatkopar (E), Mumbai.
- c) The MHADA vide its NOC for IOD bea. Ref. No.CO/MB/EE-RDC/NOC/F/496/2013 dated 19th March, 2013 addressed to Secretary Pant Nagar Embassy CHS Ltd. thereby recorded that, the proposal of the Society is approved by restricting the permissible FSI up to 2.5 on the plot area 2185.80 sq. mtrs. subject to terms and conditions therein contained.
- d) The MHADA vide its NOC for IOD bea. Ref. No.CO/MB/EE-RDC/NOC/F___/748/2013 dated 23rd April, 2013 addressed to Executive Engineer, B & P Dept (E.S.) and copy marked to Secretary Pant Nagar Embassy CHS Ltd. thereby recorded that, the Society has complied with all the requisition for obtaining No Objection Certificate (NOC) for development of their building

under subject and there is no objection of MHADA to his undertaking construction as per proposal of the said Society under certain terms and conditions on the plot admeasuring about 2185.80 sq. mtrs. (i.e. Plot area as per Lease Deed 1267.00 sq. mtrs. + additional area 32.50 sq. mtrs.+ additional land of MHADA underneath of U.G. Tank 886.30 sq. mtr.)

- e) By a Development Agreement dated 11th June, 2014 duly registered with the office of the Sub-Registrar of Assurances at Kurla under Serial No.KRL-2/5588/2014 made and executed between Pant Nagar Embassy Co-op. Housing Society Ltd. therein referred to as the Society of the First Part and Mr. Ashok H. Jagdale therein referred to as the Developer of the Second Part, the Society therein agree to grant development rights of the said additional area i.e. area 32.50 sq. mtrs.+ area of MHADA underneath of U.G. Tank 886.30 sq. mtr. in respect of land bea. C.T.S. No.192/1(pt), i.e. 918.80 sq. mtrs. or thereabouts at or for the terms and conditions therein contained.
- f) By a Tripartite Agreement dated 11th June, 2014 duly registered with the office of the Sub-Registrar of Assurances at Kurla under Serial No.KRI-2/5590/2014 made and executed between MHADA therein referred to as the Party of the First Part, M/s. Drushti Realtors Pvt. Ltd. therein referred to as the Party of the Second Part, and Pant Nagar Embassy Co-op. Housing Society Ltd. therein referred to as the party of the Third Part, thereby the MHADA has confirmed towards approval of proposal of the party of the second part and third part and offer letter dated 19.03.2013 and further confirmed that, the proposal for redevelopment has been sanctioned in accordance with provisions of DCR 33(5) 2C (i) subject to party of the second and third parts obligation to surrendering 22 flats with 44.32 sq. mtrs. carpet area each total with 1107.87 sq. mtrs. and
- 64

rationing office admeasuring 253.40 sq. mtrs. and other terms and conditions therein contained.

g) By Offer Letter bea. Ref. No. CO/MB/REE/NOC/F-718/966/2015 dated 1st August, 2015 issued by MHADA to The Secretary of Embassy CHS Ltd. thereby confirmed the approval of allotment of area admeasuring 2185.80 sq. mtrs. of layout subject to terms and conditions therein contained.

h) The Executive Engineer, Municipal Corporation of Greater Bombay vide its order bea. Ref. No.CE/6671/BPES/AN dated 19th March, 2014 issued IOD to Mr. Ashok H. Jagdale as constituted attorney of owner towards proposed building i.e. Wing C (MHADA Share and Rationing Office) on the land bea. C.T.S No.192/1 (pt) subject to terms and conditions therein contained.

i) The Executive Engineer, Municipal Corporation of Greater Bombay vide its order bea. Ref. No.CE/6671/BPES/AN dated 22nd July, 2014 issued Commencement Certificate to Mr. Ashok H. Jagdale as constituted attorney of owner thereby granted development permission for construction of building on the land bea. C.T.S No.192/1 (pt) subject to terms and conditions therein contained.

j) The Executive Engineer, Municipal Corporation of Greater Bombay vide its order bea. Ref. No.CE/6692/BPES/AN dated 4th December, 2014 issued Commencement Certificate to Mr. Ashok H. Jagdale as constituted attorney of owner thereby granted development permission for construction of building on the land bea. C.T.S No.192/1 (pt) subject to terms and conditions therein contained.

k) By a draft Supplementary Lease Deed to be made and executed between Maharashtra Housing and Area Development Authority therein referred to as the Lessor of the One Part and Pant Nagar Embassy Co-operative Housing Society Ltd. therein referred to as the Society of the Other Part, the Lessor therein agree to grant and the Lessee therein agree to take on lease all that piece and parcel of land admeasuring about 886.30 sq. meters or thereabouts under U.G. Tank and pump room surrounding to Rationing Office being C.T.S. No.192/1(pt), situated at Pantnagar, Ghatkopar (East), Mumbai 400 075 within the Registration Sub-District of Mumbai Suburban and more particularly described in the Second Schedule hereunder written and all that piece and parcel of tit bit plot of land admeasuring about 32.50 sq. meters or thereabouts, surrounding to Rationing Office, being C.T.S. No.192/1(pt), situated at Pantnagar, Ghatkopar (East), Mumbai within the Registration Sub-District of Mumbai Suburban and more particularly described in the Third Schedule hereunder written subject to covenant, terms and conditions therein contained.

l) The said Pant Nagar Embassy Co-operative Housing Society Ltd. lodge the said draft Deed of Supplementary Lease of the said property described in Schedule - II and III hereunder written for Adjudication before the Collector of Stamps, Chembur, Mumbai 400 071.

m) In the circumstances aforesaid, the said Society has complied its obligation towards surrendering 22 tenements to the MHADA and executed and registered Tripartite Agreement dated 11th June, 2014 and the Society is in process of adjudication of stamp duty and registration of Deed of Supplementary Lease towards the area/property described in Schedule-II and Schedule-III hereunder written. As per the aforesaid, Offer letter dated

19.03.2013, NOC dated 23.04.2013, Offer letter dated 01.08.2015, IOD and

Commencement Certificate referred hereinabove the Society and Shri Ashok H. Jagdale Director of M/s. Drushti Realtors Pvt. Ltd. are entitled to the said property more particularly described in the second and third schedule hereunder written and after execution and registration of the aforesaid deed of supplementary lease entitled to deal with the leasehold rights of the said property more particularly described in second and third schedule hereunder written and every part thereof as lessee thereof and also entitled to take benefits of available FSI and additional FSI available in future and any other benefits thereto directly and or indirectly attached to the said property more particularly described in second and third schedule hereunder written.

2. Subject to what is stated hereinabove the leasehold rights of said Society property more particularly described in the second and third schedule hereunder written is clear, marketable and free from all encumbrances of whatsoever nature and on the basis of the aforesaid Development Agreement dated 11th June, 2014, M/s. Drushti Realtors Private Limited, the present Developers herein is entitled to develop the said property and take benefits thereof as per terms and conditions mentioned in the said Development Agreement dated 11th June, 2014 excluding 22 flats mentioned in registered tripartite agreement dated 11th June, 2014.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:

ALL THAT piece and parcel of vacant leasehold land admeasuring about 1267.00 Sq. Meters or thereabouts being C.T.S. No.192/1(pt), situated at Pantnagar, Ghatkopar (East), Mumbai within the Registration Sub-District of Mumbai Suburban and bounded as follows, that is to say:-

On or towards South : Existing Road & Building No.185
On or towards East : Existing Road
On or towards West : Existing Road

THE SECOND SCHEDULE HEREINABOVE REFERRED TO :

ALL THAT piece and parcel of additional plot of land admeasuring about 886.30 sq. meters or thereabouts under U.G. Tank and pump room surrounding to Rationing Office being C.T.S. No.192/1(pt), situated at Pantnagar, Ghatkopar (East), Mumbai 400 075 within the Registration Sub-District of Mumbai Suburban and more particularly described in the Second Schedule hereunder written.

On or towards North : B. M. C. School
On or towards South : Existing Road & Building No.185
On or towards East : Existing Road
On or towards West : Existing Road

THE THIRD SCHEDULE HEREINABOVE REFERRED TO :

ALL THAT piece and parcel of tit bit plot of land admeasuring about 32.50 sq. meters or thereabouts, surrounding to Rationing Office, being C.T.S. No.192/1(pt), situated at Pantnagar, Ghatkopar (East), Mumbai within the Registration Sub-District of Mumbai Suburban and more particularly described in the Third Schedule hereunder written.

Dated this 10th day of December, 2016

Yours faithfully,
S. B. LEGAL ASSOCIATES


Subhash Bane
Proprietor