

ANNEXURE - IV

MS. SARITA DONDE
B.S.L., LL.B. (SPL)
Advocate, High Court

OFFICE:

Office No.A-104, 1st floor, A.K. Marg,
Adj. M.S.E.B. Bandra (East),
Mumbai 400 051.

TITLE CERTIFICATE

Ref: No.S/1112

Date:12.11.2009

1. M/s. M.R. REALTORS which is the Partnership firm has instructed me to investigate the title certificate on the basis of the documents submitted to me and in respect of the property as described in the schedule hereinunder written and accordingly on the basis of the following documents which has been verified by me, I hereby give my observation as to the title of the said property proposed to be developed under the Slum Rehabilitation Scheme under development control regulations for Greater Mumbai under Clause 33 (10).
2. I have gone through the following documents:-
 - a) Annexure II issued by Chief Officer, MHADB in favour of Accanoor Associates, the original developer on behalf of Shram Safalya Co-op. Housing Society (Proposed) dated 26.8.2004 bearing No.Shram Safalya/3829/04 certifying that

the area of 1823.71 sq. meters of the Plot is censused slum as per MHADA records and there are about 107 structures which are protected as per the Policy of the State Government and in respect of Plot bearing CTS No.49 (Part), 50 (Part) and 50-A (Part) of Village Pahadi, Goregaon, Taluka Borivali, M.S.D.

- b) Annexure II issued by Chief Officer, MHADB on behalf of Tiranga Co-op. Housing Society (Proposed) dated 1.2.2005 bearing No.T.A.B./454/05 certifying that the area of 4189.66 sq. meters of the Plot bearing CTS No.49 (Part), 50 (Part) and 50-A (Part) of Village Pahadi, Goregaon Taluka Borivali as per MHADA records there are about 259 structures which are protected as per the Policy of the State Government.
- c) Deed of Assignment Dated 16.3.2004 between M/s. ACCANOOR ASSOCIATES through its Proprietor Shri DEEPAKRAO and M/s. M.R. REALTORS wherein right of development and all rights in addition to development

rights has been transferred and assigned in favour of M/s. M.R. REALTORS and for Development of the property under the Slum Rehabilitation Scheme.

- d) Letter of Intent (LOI) dated 6.1.2005 bearing No.SRA/ENG/617/PS/MHL/LOI issued by the Slum Rehabilitation Authority for Development of the property under the Slum Rehabilitation Scheme and under D.C. Regulation 33 (10) for 107 eligible persons on plot admeasuring 1823.71 sq. metres.
- e) Letter of Intent dated 18.5.2005 issued by the Slum Rehabilitation Authority for development of the property admeasuring 4189.6 sq. meters for 259 eligible persons including 51 project affected persons (PAP).
- f) Letter of Intent bearing No.SRA/ENG/617/PS/MHL/LOI dated 24.8.2005 and 15.6.2009 for the area admeasuring 5986.60 sq. meters for 411 eligible persons and 6 PAP tenements which is the amended LOI issued by Slum Rehabilitation Authority.

- g) Intimation of approval (I.O.A.) dated 14.12.2005 bearing No.SRA/ENG/1545/PS/MHL/AP/SALE in favour of the Developer M/s. M.R. REALTORS for complying the conditions as in the I.O.A.
- h) Commencement Certificate dated 1.1.2006 bearing No.SRA/ENG/1545/PS/MHL/AP wherein permission for construction of the sale building has been approved initially upto plinth level and subsequently upto 15th floor as per approved plan dated 14.12.2005.
- i) Letter issued by Slum Rehabilitation Authority dated 30.10.2006 bearing No.SRA/ENG/330/PS/MHL/LAY granting permission for construction of Building and approved the layout/sub-division of the Plot bearing C.S. No.49 (Part), 50 (Part) and 50-A (Part) of Village Pahadi Goregaon, Teen Dongri, Taluka Borivali and confirmed that the said plots have been taken up for development under the Slum Development Scheme and under D.C. Regulation 33 (10).

3. I have also seen that M/s. M.R. REALTORS has published Public Notice in Nav Shakti & Free Press Journal Newspaper on 21.5.2005

wherein there has been no response to the public notice apart from there being any objection to the Development of the said property under the Slum Rehabilitation Scheme. Accordingly the approval of the scheme by the Slum Rehabilitation Authority and subsequently the necessary permission, sanctions in terms of LOI, IOA and C.C. the Developer M/s. M.R. REALTORS is entitled to develop the said property as per the salient features of the amended L.O.I. dated 24th August, 2005 and further entitled to construct saleable building on the said property for the purpose of sale in the Open Market in respect of the flat/shops constructed in the said building.

4. In consideration of the aforesaid documents and the approval granted by the Slum Rehabilitation Authority which is the planning Authority u/sec.40 of the M.R.T.P. Act 1966. I have come to the opinion that M/s. M.R. REALTORS is the approved Developer under the Slum Rehabilitation Scheme approved by the Slum Rehabilitation Authority on plot bearing CTS No.49(Part), 50(Part) and 50-A (Part) of Village Pahadi, Teen Dongri, Yeshwant Nagar, Goregaon (West), Mumbai 400062 and entitled to construct saleable building on the said property for free sale to the persons in the