



TO WHOMSOEVER IT MAY CONCERN

TITLE REPORT

Re: Title Certificate in respect of all that piece and parcel of Land bearing Cadastral Survey No. 108(pt) of Parel Seweri Division, F/S Ward, admeasuring about 3150.83 sq. mtrs. and situated at Dr. S.S. Rao Road, Parel, Mumbai- 400 012 (hereinafter referred to as the "Property")

INSTRUCTIONS

- 1) At the request of our clients, M/s Prathana Griha Nirman (hereinafter referred to as the "Developer") having their address at Flat No. 3, Ground Floor, B wing, Meghwadi, Dr. S. S Rao Road, Lalbaug, Mumbai- 400 012, we have investigated the title to the above captioned property by taking searches, through our Search Clerk Mr. R.H SHINDE of the records of the Sub-Registrar of Assurances Bombay, and Superintendent Land Revenue Record, respectively and other related documents.

STEPS IN INVESTIGATING TITLE

- 2) For the purpose of investigating title to the property, we have taken the following steps:
 - i. Relied upon the Search Report of, Mr. R.H SHINDE, Search Clerk of Mumbai, dated 2/05/2017.
 - ii. Caused limited negative search to be carried out in the computerized online records of the High Court of Judicature at Bombay in respect of any litigation pending against Developer affecting the property.

- iii. Caused Public Notice investigating title on 11/04/2017 in Daily Newspapers viz, Free Press Journal and Nav Shakti.
- iv. Perused the photocopies of the documents of title and other relevant documents furnished to us by the Developer.

3) Upon review of the Search Report and documents and the steps mentioned hereinabove, in our view, the title to the property is as follows.

DEVOLUTION OF TITLE

- 4) The Municipal Corporation of Greater Mumbai (for short MCGM) is the owner and / or is otherwise well and sufficiently entitled to all that piece and parcel of land bearing Cadastral Survey Nos. 108 (pt) of Parel Seweri Division, F/South Ward, admeasuring 3150.83 sq. mtrs or thereabout and situated at Dr. S.S. Rao Road, Parel, Mumbai-400 012 and being the property more particularly described in schedule hereto below (hereinafter referred to as "**Property**").
- 5) Prior to 1995 various person/s had constructed several structures on the said Property and the said property was occupied by slum dwellers / encroachers and therefore was censused as "slum area" within the meaning of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 and is capable of being developed under Slum Redevelopment Scheme as per Reg. No.33 (10), Appendix IV of Development Control Regulations for Greater Bombay, 1991 (for short "D.C.R.");
- 6) The occupants of the said property, living in the structures and hutments standing on the said property, being desirous of getting the said property developed under the Slum Rehabilitation Scheme by getting the scheme for the development of the said property sanctioned and approved under the provisions of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 read with the Development Control Regulations for Greater



Mumbai, 1991 and by getting the plans for the construction of a multi-storied building sanctioned by the Slum Rehabilitation Authority, Mumbai proposed to form, incorporate and register a co-operative Housing Society under the provisions of the Maharashtra Co-operative Societies Act, 1960 in the name of "**Shree Katradevi Adarsh S.R.A. Co-operative Housing Society Ltd.**" (for short "Society") (then proposed as **Katradevi Adarsh Co-operative Housing Society (Proposed)**) and resolved to develop the said property by engaging a developer to construct a rehab building and a free sale on the said property in accordance with the sanctioned Slum Rehabilitation Scheme and to provide self-contained Flats therein to the said Occupants.

- 7) In a General Body Meeting held in the year 2003 of the said Society, the said society unanimously appointed M/s. Prarathana Griha Nirman i.e. the Developer herein for the development of the said Property.
- 8) By and under Development Agreement dated 18/12/2003 and 19/4/2010 made by and between the said Proposed Society through its Promoters, the Committee Members and the Office bearers, therein called the Society and M/s. Prarathana Griha Nirman, a partnership firm referred to as the Developers therein, being the Developers herein, the slum dwellers nominated and appointed M/s. Prarathana Griha Nirman to redevelop the said property in accordance with the scheme to be sanctioned by the Slum Rehabilitation Authority (SRA);
- 9) The said Proposed Society has also granted a Power of Attorney dated 18/12/2003 and 19/4/2010, in favour of then Partners of M/s. Prarathana Griha Nirman authorizing them to do all such acts and deeds for the redevelopment of the said Property.
- 10) Pursuant thereto M/s Prarathana Griha Nirman submitted the proposal for redevelopment of the said scheme to Slum



Rehabilitation Authority (SRA) and on payment of scrutiny fees by the Developers and the proposal was accepted by SRA;

- 11) SRA had forwarded the proposal to the land owning authority i.e. Assistant Commissioner, F/South Ward, MCGM for certification and verification of slum dwellers and sought their No Objection.
- 12) Pursuant to the letter dated 6-2-2007 bearing ref. no. K.S.A.A.F.S./16505/ZS the Office of Assistant Commissioner, F/South Ward, MCGM has granted their NOC and issued Annexure – II alongwith the certified copies of eligibility list of the slum dwellers of the said society on the terms stated therein.
- 13) The said M/s. Prarthana Griha Nirman obtained the Letter of Intent (LOI) from the Slum Rehabilitation Authority (S.R.A.) dated 4/05/2013 under no. SRA/ENG/847/FS/ML/LOI, accordingly approval was granted with FSI of 2.76 in accordance with the provisions of Appendix – IV of Reg. 33(10) of amended D.C. Regulations, 1991 of which maximum FSI of 3.00 shall be allowed to be consumed on the said Property for constructing a rehabilitation building and Sale Building (hereinafter referred to as the "LOI").
- 14) The said society i.e. Shri Katradevi Adarsh S.R.A. Co-operative Housing Society came to be registered vide registration certificate dated 11/10/2013 under registration no. MUM/SRA/HSG/(T.C.)/11974/2013 by the office of Assistant Registrar, CS, SRA;
- 15) The M/s. Prarthana Griha Nirman on the basis of the available FSI had prepared and submitted plans to the Authority.
- 16) The Authority has issued Intimation of Approval ("IOA") bearing No. SRA/ENG/1352/FS/ML/AP dated 13/11/2014 in respect of the Composite Building No. 1 on the said property.



- 17) The Authority has issued Intimation of Approval ("IOA") bearing No. SRA/ENG/1351/FS/ML/AP dated 13/11/2014 in respect of the Sale Building No. 2 on the said property.
- 18) The Authority has issued revised LOI dated 20/10/2014 under No. SRA/ENG/847/FS/ML/LOI whereby the available FSI to be utilised on the said property was increased from 2.76 FSI to 2.92 FSI.
- 19) The Authority has issued Commencement Certificate ("CC") for the composite Building No. 1 on 22/01/2015 under No. SRA/ENG/1352/FS/ML/AP upto the plinth level. The said Commencement Certificate is further extended upto full height for rehab Wing A vide engrossment dated 1/06/2015 under No. SRA/ENG/1352/FN/STGL/AP.
- 20) The Authority has issued Commencement Certificate for the Sale Building No. 2 on 05/03/2015 under No. SRA/ENG/1351/FS/ML/AP upto the plinth level. The said Commencement Certificate is further extended upto full height of Wing B, C and D vide engrossment dated 13/05/2015 under no. SRA/ENG/1351/FN/STGL/AP.
- 21) While sanctioning the said scheme and plans, the SRA has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the said property and constructing the said building and upon the observance and performance of which the Completion and Occupation Certificate(s) in respect of the said buildings will be granted by the SRA.
- 22) The hereinafter recited notification envisages lease to be executed by the land owning authority viz. MCGM, jointly and/or separately in favour of the society of the Slum Dwellers in respect



of the land whereon the buildings for rehabilitation of the eligible slum dwellers has to be constructed and in favour of the society of the Purchasers of the flats/tenements/premises pertaining to the land on which the free-sale premises/buildings are situate and the appurtenant land thereto.

- 23) Upon perusal of the Search Report dated 2/05/2017 of Mr. R. H. SHINDE, Search Clerk carrying out searches at the Offices of the Sub-Registrar of Assurances at Mumbai City, we did not find any encumbrances on the said property.
- 24) Upon the public notice dated 11/04/2017 in daily Newspapers viz; Free Press Journal and Nav Shakti, investigating the title of the Developers to develop the said property, we have not received any objection.

CONCLUSION

- 25) The said "M/s. Prarthana Griha Nirman", is entitled to redevelop the said property more particularly described hereinabove, in terms of the Regulation 33 (10) read with Appendix IV of Development Control Regulation, 1991 and as per the terms of LOI dated 4-5-2013 read with revised LOI dated 20-10-2014.
- 26) M/s. Prarthana Griha Nirman are entitled to develop the said property in terms of the Development Agreements dated 18/12/2003 and 19/4/2010 and Power of Attorneys of even date and on making provisions for rehabilitation of eligible hutment dwellers.
- 27) M/s. Prarthana Griha Nirman are entitled to dispose of / alienate flats and other premises to be constructed in the free sale component building on such terms and conditions as it may deem fit and proper.



- 28) In view of the provisions of the said Act and the said regulation and more particularly the notifications of the Government of Maharashtra dated 27th August 1996 as amended upto date and the Agreement entered into by the said Society and the irrevocable Power of Attorney executed by the said Society, in favour of M/s. Prarthana Griha Nirman, in our opinion M/s. Prarthana Griha Nirman, are entitled to sell and deal with the flats/premises/tenements/car parking building to be constructed by them as part of the scheme referred to hereinabove and offer for sale the said premises to the members of public, subject to the compliance of the conditions laid down by the Slum Rehabilitation Authority and/ or respective Authority and with an obligation to construct a rehabilitation building for the slum dwellers.

Schedule

All that piece and parcel of land owned by Municipal Corporation of Greater Mumbai and bearing C.S. No. 108 (pt), Parel Seweri Division, F/S Ward, admeasuring about 3150.83 sq. mtrs. and situated at Dr. S.S. Rao Road, Parel, Mumbai- 400 012 and bounded as follows:-

On or towards the North	:	B.E.S.T Colony
On or towards the South	:	Mahatma Gandhi Hospital
On or towards the East	:	Simplex Tiles Factory
On or towards the West	:	B.E.S.T Colony

Dated this 11th day of July, 2017


For Lex Services

Advocates and Attorneys