

**SHAH & SANGHAVI** (Regd.)  
**ADVOCATES & SOLICITORS**  
OFFICE NO. 114/115, 11TH FLOOR,  
MITTAL COURT, 'A' WING,  
NARIMAN POINT, MUMBAI - 400 021.

PHONES : 2285 5755/56  
2285 3592/93  
FAX : 91-22-2284 5040  
E-mail : info@snsattorneys.com

PJS/PB/RJ/12300/2014

**TO WHOMSOEVER IT MAY CONCERN**

Sub: All that piece or parcel of land lying, being and situate at Village Kandivali, Taluka Borivali B.S.D. bearing CTS No. 1069 (pt), admeasuring 3982 sq. mtrs., equivalent to 4762.47 sq. yds. or thereabouts.

OWNER: GOVERNMENT OF MAHARASHTRA  
OCCUPANT: SHREE SIDDHIVINAYAK SRA CO.OP.  
HSG SOC. LTD.  
DEVELOPER: NEEL YOG CONSTRUCTION PVT.  
LTD.

1. We have caused the search to be taken in respect of the captioned property with the Office of Sub-Registrar of Bandra (Manual Index) for the period 1933 to 1943; with the Office of Sub-Registrar of Assurances at Thane (Manual Index) for the period 1944 to 1948; with the Office of Sub-Registrar of Assurances at Vasai (Manual Index) for the period 1949 to 1957; with the Office of Sub-Registrar of Assurances at Bandra (Manual Index) for the period 1958 to 2012; with the Office of Sub-Registrar of Assurances at Mambai (Manual Index) for the period 1933 to 2012; with the Office of Sub-Registrar of Assurances at Borivli (Computerized Index) for the period 2002 to 2012; with the Office of Sub-Registrar of Assurances at Goregaon (Computerized Index) for the period 2005 to 2012 and with the Office of Sub-Registrar of Assurances at Magathane (Computerized Index) for the period 2009 to 2012. We have also perused the revenue records i.e. 6/12 and 7/12 Extracts and Property Card in respect of the captioned property. We have also invited claims in respect of the captioned property by inserting Public Notices in Free Press Journal and Navshakti both dated 10<sup>th</sup> August, 2012 to which we have received no objection till date. We have also perused



photocopies of such of the title deeds as are produced before us and have to report as under:

- (a) The property card reflects that the property bearing CTS No. 1069 admeasuring 6073.9 Sq. Mtrs. is owned by the Government of Maharashtra.
- (b) We have been informed that the slum dwellers have encroached upon and are in use and occupation of an area admeasuring 3982 Sq. Mtrs. equivalent to 4762.47 Sq. Yds., forming part of CTS No. 1069 of Village Kandivli, Taluka Borivali, BSD.
- (c) The slum dwellers occupying the captioned property have formed themselves into a Society namely "Shree Sidhivinayak SRA Co.op. Hsg. Society Ltd." having its registered office at property Bearing CTS No. 1069 (part), Village Kandivali, Sunderpada, Tank Road, Kandivali (West), Mumbai 400 067.
- (d) We have been informed that upon requisite irrevocable consent being granted by the slum dwellers occupying the captioned property; the Deputy Collector (ENC) & Competent Authority has issued Annexure-II on 30<sup>th</sup> June, 2012 and Slum Rehabilitation Authority has issued Letter of Intent on 31<sup>st</sup> July, 2012, Intimation of Approval on 20<sup>th</sup> April, 2013, part Commencement Certificate on 30<sup>th</sup> May, 2013 and full Commencement Certificate on 3<sup>rd</sup> December, 2013 in respect of Rehabilitation building no. 1. We have been further informed that the Slum Rehabilitation Authority has also issued an Intimation of Approval on 20<sup>th</sup> April, 2013 and Commencement Certificate on 27<sup>th</sup> January, 2014 in respect of the free sale Building No. 2 to be constructed on the captioned property.



- (e) The Government of Maharashtra vide its letter dated 1<sup>st</sup> April, 2013 have issued their no objection to the re-development of the captioned property on the terms and conditions set out therein.
- (f) In the premises, the Developers are entitled to re-develop the captioned property subject to the terms and conditions set out in Letter of Intent dated 1<sup>st</sup> July, 2012 issued by Slum Rehabilitation Authority and the N.O.C. granted by Government of Maharashtra vide their letter dated 1<sup>st</sup> April, 2013.

2. Subject to what is stated herein, in our opinion, the title of the captioned property in the hands of the Owners is clear, marketable, free from all encumbrances and reasonable doubts and that the Developers are entitled to re-develop the same and construct sell and dispose off free sale component area.

Dated this 29<sup>th</sup> day of January, 2014.

For M/s. Shah & Sanghavi

  
Partner