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Title Certificate

Date:24.07.2017

To,

Mr Niraj C. Gupta

Director,

M/s Maithili Kalpvruksh Pvt Ltd

Maithili Signet, 1404/05,

Plot No.39/4, Sector 30A, Vashi

Navi Mumbai

Property Description

Survey No.208 (1), Building No.1 Shree Ganesh CHS LTD and Survey No. 208 (2) Building No.10 Swayamseva CHS LTD situated, lying and being at Vartak Nagar, Village- Majiwade, Tal & Dist: Thane (W)

After perusing the available revenue records from sub-registrar office thane which includes 7/12 extracts, Mutation Entries, Lease Deeds, Sale Deeds and after perusing the record from M/s Maithili Kalpvruksh Pvt Ltd, which includes MHADA permissions /TMC permissions, Court cases. I hereunder give my report on the title of the Property and the legal sanctity to the redevelopment project of M/s Maithili Kalpvruksh Pvt Ltd.

I. DETAIL OF THE TRANSACTION IN THE YEAR 1962

As per the revenue record and after perusing latest 7/12 extract of Survey No.208 (1) and Survey No.208 (2) Housing Board Commissioner (**referred as MHADA**) is the owner of the said properties. The said effect is given Vide Mutation Entry No.1186.



II. YEAR 1963 TO 1980.

No transactions have been traced at sub-registrar office in this mentioned period.

III. SOCIETY REGISTRATION.

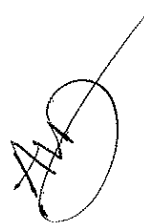
- i) Shree Ganesh CHS Ltd a Co-operative society is duly registered under the Maharashtra Co-operative Societies Act, 1960, (Mah XXIV of 1961) and bearing registration No. TNA/HSG/1510, dated 26.06.1981.
- ii) Swayamseva CHS Ltd a Co-operative society duly registered under the Maharashtra Co-operative Societies Act, 1960, (Mah XXIV of 1961) and bearing registration No. TNA/HSG/1051, dated 14.01.1980.

IV YEAR 1982 to 2002

No transactions have been traced at sub-registrar office in this mentioned period.

V YEAR 2003.

- i) The Indenture of Lease is executed between MHADA and Shree Ganesh CHS Ltd dated 18.11.2003 which is duly registered under the serial no. TNN-2/05733/2003 wherein MHADA lease the said building No.1 to Shree Ganesh CHS Ltd for a period of 99 years on the terms and conditions contained therein.



ii) The Sale deed is executed between MHADA and Shree Ganesh CHS Ltd dated 18.11.2003 which is duly registered under the serial no. TNN-2/05734/2003 wherein MHADA conveyed the land lying underneath and appurtenant to Building No.1 Shree Ganesh CHS Ltd on the terms and conditions contained therein.

V. YEAR 2004.

i) The Indenture of Lease executed between MHADA and Swayamseva CHS Ltd dated 06.01.2004 which is duly registered under serial no. TNN-2/00089/2004 wherein MHADA lease the building No.10 to Swayam Seva CHS Ltd for a period of 99 years on the terms and conditions contained therein.

ii) The Sale deed dated 06.01.2004 is executed between MHADA and Swayamseva CHS Ltd which is duly registered under the serial no. TNN-2/00090/2004 on the terms and conditions contained therein. MHADA conveyed the land lying underneath and appurtenant to Building No.10 to Swayamseva CHS Ltd vide.

VI. YEAR 2005 TO 2009.

In these years no transaction has been traced at sub-registrar office, Thane. Hence, no record found.

VII. YEAR 2010

i) Shree Ganesh CHS Ltd appointed M/s Orion Realtors as Developers for redevelopment of building no.1 vide Development Agreement dated 23rd March, 2010 which is duly registered with Sub-Registrar of Assurances Thane 5 under serial No. TNN5/03053 of 2010 on 23rd March, 2010 on the terms and conditions contained therein.

ii) The Swayamseva CHS Ltd appointed M/s Shree Saibaba Grihanirmiti Pvt Ltd as a Developer for redevelopment of Building No.10 vide Development Agreement dated 05.05.2010 which is duly registered with Sub-Registrar of Assurances Thane 5 under serial no. TNN/04925 of 2010 on 06.05.2010 on terms and conditions contained therein.

VIII. MHADA PERMISSIONS

i) The Konkan Housing and Area Development Board, A MHADA unit granted the No Objection Certificate for redevelopment of Building No.1 to Shree Ganesh CHS Ltd vide their letter No. CO/KB/ARCH/NOC/2522/2011 dated 15.12.2011. on payment of premium paid by the M/s Orion Realtors and allowing the total built-up area of 3895.06 Sq.mtrs.

ii) The Konkan Housing and Area Development Board, A MHADA unit granted No Objection Certificate for redevelopment of Building No.10 to Swayamseva CHS Ltd vide their letter No. CO/KB/ARCH/NOC/2520/2011 dated 15.12.2011 on payment of premium paid by the M/s Shree Saibaba Grihanirmiti Pvt Ltd and allowing the total built-up area of 3980.96 Sq.mtrs.



IX. YEAR 2011 TO 2013.

In these years no transaction has been traced from sub-registrar office, Thane. Hence, no record found.

X. YEAR 2014

Joint Development Agreement is executed on 20.11.2014 which is duly registered at Sub-Registrar office at, Thane bearing registration No.TNN-5-10967/2014 between M/s Oricon Realtors, M/s Saibaba Grihanirman Pvt Ltd, M/s Maithili Kalpvruksh Pvt Ltd both the societies Shree Ganesh CHS Ltd and Swayamseva CHS Ltd are confirming parties to the said Joint Development Agreement. The Joint Development Agreement is to jointly redevelop Building No.1 Shree Ganesh CHS Ltd and Building No.10 Swayamseva CHS Ltd.

XI. DETAIL OF THE ENCROACHMENT AREA

The land abutting to the Shree Ganesh CHS Ltd and Swayamseva CHS Ltd there are 17 illegal shops constructed by the said shop owners collectively encroaching total area of 115.29 sq.mtrs. As per the Government Notification dated 16.05.1996 the said 17 shops are regularized and hence protected.

XII. MHADA PERMISSION

i) The MHADA granted No Objection Certificate for Additional Buildable Area against encroachment area 52.92 sq.mtrs to Shree Ganesh CHS Ltd vide letter NO.CO/KB/AA/NOC/2441/2014 dated 04.12.2014 on payment of premium of Rs 6,05,404.80/- (Rupees Six Lakhs, Five Thousand, four Hundred and Four and Eighty Paise) paid by Promoter.



ii) The MHADA granted NOC for Additional Buildable Area against encroachment area 62.37 sq.mtrs for Swayamseva CHS Ltd vide letter NO.CO/KB/AA/NOC/2443/2014 dated 04.12.2014 on payment of premium of Rs 7,13,512.80/- (Rupees Seven Lakhs, Thirteen Thousand, Five Hundred Twelve and Eighty Paise) paid by Promoter.

XIII. TMC PERMISSION

I) The Thane Municipal Corporation has granted/issued Building Permission under ref No. V.P.No. S04/0059/13 TMC/TDD/1351/15 on 31.01.2015 to the Promoter.

II) The Thane Municipal Corporation has issued commencement certificate (CC) bearing V.P. No. S04/0059/13 TMC/TDD/1485/15 on 21.08.2015.

III) The Thane Municipal Corporation has issued revised/amended commencement certificate (CC) bearing V.P. No. S04/0059/13 TMC/TDD/2255/17 on 25.07.2017 and approved the revised/amended layout plans for the project.

XIV. MHADA PERMISSION

i) The MHADA granted NOC vide their letter No.7771/2016 dated 02.07.2016 for amalgamation of Shree Ganesh CHS Ltd and Swayamseva CHS Ltd and issued list of 64 society members (32 society members of Shree Ganesh CHS Ltd and 32 members of Swayamseva CHS Ltd).



ii) The Sub-Registrar, MHADA passed a final order dated 11.08.2016 under ref no 5045/2016 cancelling the registration of Swayamseva CHS Ltd and amalgamating Swayamseva CHS Ltd with Shree Ganesh CHS Ltd.

XV. Court Cases Details

| Regular Civil Suit No | Name of the Parties | Stage | Status |
|------------------------------|--|--------------|---------------|
| 200187/2015 | Geeta Ramesh Mota & 1 V/s MHADA TMC M/s Maithili Kalpvruksh Pvt Ltd | Reply/Say | Pending |

XVI Co-operative Court, Thane

| Case No CCT | Name of the Parties | Stage | Status |
|--------------------|---|--------------|---------------|
| 93/2016 | Mr Shailesh R. Punekar V/s Swayamseva CHS Ltd | Hearing | Pending |

In both the above cases there is no injunction order/no add interim/stay order passed against M/s Maithili Kalpvruksh Pvt Ltd from carrying out the re-development Project.

I further certify that apart from two litigations mentioned herein there are no litigations pending in any court of law and there are no encumbrances affecting title of the property.

Kind Regards


Adv Aarti Dandekar