

TITLE CERTIFICATE

Re: All that piece and parcel of land or ground situate, lying and being at Hanuman Nagar, Akurli Road, Kandivali (East), Mumbai- 400 101admeasuring 13,508.50 sq.meters bearing CTS No. 163/A (pt) of Village Akurli bounded on the East by CTS No. 163 (pt) and on the South by CTS No. 163(pt) & Nala, on the West by Nala and on the North by CTS No.163(pt)(hereinafter referred to as the "said property").

Kandivali Hanuman Nagar Samarth Co-operative Housing Society Ltd.,

Kandivali Hanuman Nagar Samarth Krupa Co-operative Housing Society Ltd.,

Kandivali Hanuman Nagar Shree Samarth Co-operative Housing Society Ltd.,

(hereinafter collectively referred to as "societies")

Slum Rehabilitation Authority (hereinafter collectively referred to as "SRA")

DISCLAIMER

We have been instructed by M/s. Damodar Suruchi Developers (Partnership firm) to investigate the title of the said property. This Report on title is restricted only to the



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ownership and development rights to the said property based upon the documents and does not address any other issue. This Report on Title has been prepared in accordance with and is subject to the applicable Land Revenue Laws of India

I. For the purpose of this opinion we have relied upon :-

1. Censuses letter issued by Mumbai Housing and Area Development Board dated 5th August, 2006 bearing letter No. CO/ALM/MB/Samarth Nagar/4317/06 dated 5th August, 2006 with respect to the said property being declared as slum.
2. Property Registry Card with respect to the said property mentioned hereinabove.
3. Society registration certificated dated 9th August, 1995 bearing no. BOM (W/HSG-TC) 9060/1995-96 issued under the Maharashtra Co-operative Societies Act, 1960. Society registration certificated dated 11th July, 1996 bearing no. BOM (W/HSG-TC) 9371/1996-97 issued under the Maharashtra Co-operative Societies Act, 1960. Society registration certificated dated 19th March, 1996 bearing no. BOM (W/HSG-TC) 9247/1995-96 issued under the Maharashtra Co-operative Societies Act, 1960 of Kandivali Hanuman Nagar Samarth Co-operative Housing Society Ltd., Kandivali Hanuman Nagar Samarth Krupa Co-operative Housing Society Ltd. and Kandivali Hanuman Nagar Shree Samarth Co-operative Housing Society Ltd., respectively.
4. M/s. Damodar Suruchi Developer, partnership firm is formed under the Indian Partnership Act, 1932 was established on 7th





ADVOCATES & SOLICITORS


- November, 2005 and with effect from 23rd December, 2005 executed between 1. Shri Krishnakumar G. Agarwal Party of the First Part, 2. Shri Anirudh K. Agarwal, Party of the second part, 3. Shri Anurag K. Agarwal Party of Third Part, 4. Shri Shantanoo Rane Party of the Fourth Part, 5. Shri Avinash Tantia Party of the Fifth Part, and under registration No. 268.
5. Deed of Retirement and Reconstitution of Partnership dated 1st July, 2008 executed between 1. Shri Krishnakumar G. Agarwal Party of the First Part, 2. Shri Anirudh K. Agarwal, Party of the second part, 3. Shri Anurag K. Agarwal Party of Third Part, 4. Shri Shantanoo Rane Party of the Fourth Part, 5. Shri Avinash Tantia Party of the Fifth Part, and 6. Shri Sanand Dattaraya Dadhe party of the Sixth Part. Whereas Fourth Part is the "Outgoing Partner" and the First Party, Second Party, Third Party, the Fifth Party and Sixth party are the "Continuing Partners".
6. Deed of Admission cum Partnership dated 15th December, 2011 executed between 1. Shri Krishnakumar G. Agarwal Party of the First Part, 2. Shri Anirudh K. Agarwal, Party of the second part, 3. Shri Anurag K. Agarwal Party of Third Part, 4. Shri Avinash Tantia Party of the Fourth Part, 5. Shri Swanand Dattaraya Dadhe Party of the Fifth Part, and 6. Keemaya Build Pvt. Ltd party of the Sixth Part. Whereas party of the First Part to Fifth Part carrying on a business of Civil Construction, Builders and Property Developer in Partnership in the name and style of M/s. Damodar Suruchi Developer. Whereas it is agreed between the parties of the First part to Fifth Part to admit Party of the Sixth part as a partner to the firm with effect from 15th December, 2011 in M/s. Damodar Suruchi Developer.
7. Deed of Retirement cum Partnership dated 15th December, 2011 executed between 1. Shri Krishnakumar G. Agarwal Party of the First

A handwritten signature in blue ink, appearing to be "P. S. Rane", written in a cursive style.

- Part, 2. Shri Anirudh K. Agarwal, Party of the second part, 3. Shri Anurag K. Agarwal Party of Third Part, 4. Shri Avinash Tantia Party of the Fourth Part, 5. Shri Swanand Dattaraya Dadhe Party of the Fifth Part, and 6. Keemaya Build Pvt. Ltd party of the Sixth Part. Whereas party of the First Part to Fifth Part carrying on a business of Civil Construction, Builders and Property Developer in Partnership in the name and style of M/s. Damodar Suruchi Developer. Whereas parties of the First part to Fourth part retire from firm with effect from 15th December, 2011 in M/s. Damodar Suruchi Developer.
8. Resolution of societies dated 2nd September, 2012 and 10th October, 2005, and 15th October, 2005. Appointment of Chief Promoter Mr. Shantanoo Rane and Appointment of developer M/s. Damodar Suruchi Developer as and by way of resolution dated 2nd September, 2012 and 10th October, 2005, and 15th October, 2005 with respect to the with respect to the said property being declared as slum.
 9. Development Agreement dated 25th November, 2005 executed between M/s. Damodar Suruchi Developers and Samarth Krupa Co-operative Housing Society.
 10. Development Agreement dated 25th November, 2005 executed between M/s. Damodar Suruchi Developers and Samarth Co-operative Housing Society
 11. Power of attorney dated 25th November, 2005 executed between M/s. Damodar Suruchi Developers and Samarth Co-operative Housing Society.
 12. Power of attorney dated 25th November, 2005 executed between M/s. Damodar Suruchi Developers and Samarth Krupa Co-operative Housing Society.

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13. Development Agreement dated 3rd October, 2016 executed between M/s. Damodar Suruchi Developers and Kandivali Hanuman Nagar Shree Samarth Co-operative Housing Society Limited.
14. Power of attorney dated 3rd October, 2016 executed between M/s. Damodar Suruchi Developers and Kandivali Hanuman Nagar Shree Samarth Co-operative Housing Society Limited.
15. MCGM issued Sewerage remarks bearing No. CHE/SD/3989/P&D dated 11th March, 2013 with respect to the said property being declared as slum/ as mentioned hereinabove.
16. MCGM issued letter dated 10th September, 2013 bearing No. DY/CHE/SWD/2142 Nalla remark with respect to the said property.
17. Admission Cum Partnership deed dated 14th February, 2012 executed between Mr. Swanand Dattaram Dadhe, Keemya Build Pvt. Ltd, Metro Life Style Homes Pvt. Ltd. in M/s. Damodar Suruchi Developer.
18. Retirement cum Partnership deed dated 25th February, 2012 executed between Mr. Swanand Dattaram Dadhe, Keemya Build Pvt. Ltd, Metro Life Style Homes Pvt. Ltd. in M/s. Damodar Suruchi Developer.
19. Scrutiny fees paid by the M/s. Damodar Suruchi Developer to SRA with respect to the said property.



<u>Sr. no.</u>	<u>Receipt no.</u>	<u>Date</u>	<u>Subject matter</u>	<u>Amount</u>
1	14581	20/06/2012	Premium	12,869,000/-
2	14582	06/06/2012	Additional LOI Fees	1,300/-
3	15293	10/09/2014	Scrutiny fees for IOA	13,000/-
4	15294	10/09/2014	Scrutiny fees for IOA	33,000/-
5	15295	10/09/2014	Scrutiny fees for IOA	32,500/-
6	15433	25/09/2012	IOA DEPOSITS	28,000/-
7	15434	25/09/2012	IOA DEPOSITS	69,700/-
8	15435	25/09/2012	IOA DEPOSITS	69,500/-
9	16199	30/11/2012	REVALIDATION FEES	9,500/-
10	16279	04/12/12	Scrutiny fees for IOA	6000/-
11	16280	04/12/12	IOA DEPOSITS	12,000/-
12	16375	07/12/12	Land rate premium	21,448,250/-

20. Development Plan remark dated 29th April, 2014 issued by Assistant Engineer, Development Plan (R/South Ward).

21. Development Plan remark dated 14th September, 2016 issued by Urban Planner (D.P.) W.S. P & R (Wards).

22. Search report dated 14th January, 2015 taken out by search clerk Mr. Devendra Chitnis at Sub-Registrar of Assurance at Mumbai Bandra,

Devi

S.R.O from the year 1985 to 2014 (30 years) and computer record from the year 2002 to 2014 (13 years).

23. Letter of Intent dated 16th June, 2016 issued by SRA.

24. Intimation of disapproval dated 30th September, 2016 bearing No. SRA/ENG/3374/RS/MHL/AP issued by SRA.

II. Original documents Verified for the purpose of title verification:-

1. Photocopy of Censuses letter issued by Mumbai Housing and Area Development Board dated 5th August, 2006 bearing letter no. CO/ALM/MB/Samarth Nagar/4317/06 dated 5th August, 2006 with respect to the said property being declared as slum.
2. Photocopy of Property Registry Card with respect to the said property mentioned hereinabove.
3. Photocopy of Society registration certificated dated 11th July, 1996 bearing no. BOM (W/HSG-TC) 9371/1996-97 issued under the Maharashtra Co-operative Societies Act, 1960. Society registration certificated dated 9th August, 1995 bearing no. BOM (W/HSG-TC) 9060/1995-96 issued under the Maharashtra Co-operative Societies Act, 1960. Society registration certificated dated 19th March, 1996 bearing no. BOM (W/HSG-TC) 9247/1995-96 issued under the Maharashtra Co-operative Societies Act, 1960 of Kandivali Hanuman Nagar Samarth Co-operative Housing Society Ltd., Kandivali Hanuman Nagar Samarth Krupa Co-operative Housing Society Ltd. and Kandivali Hanuman Nagar Shree



Samarth Co-operative Housing Society Ltd., respectively. (PLEASE CONFIRM).

4. M/s. Damodar Suruchi Developer, partnership firm is formed under the Indian Partnership Act, 1932 was established on 7th November, 2005 and with effect from 23rd December, 2005 executed between 1. Shri Krishnakumar G. Agarwal Party of the First Part, 2. Shri Anirudh K. Agarwal, Party of the second part, 3. Shri Anurag K. Agarwal Party of Third Part, 4. Shri Shantanoo Rane Party of the Fourth Part, 5. Shri Avinash Tantia Party of the Fifth Part, and under registration No. 268.
5. Deed of Retirement and Reconstitution of Partnership dated 1st July, 2008 executed between 1. Shri Krishnakumar G. Agarwal Party of the First Part, 2. Shri Anirudh K. Agarwal, Party of the second part, 3. Shri Anurag K. Agarwal Party of Third Part, 4. Shri Shantanoo Rane Party of the Fourth Part, 5. Shri Avinash Tantia Party of the Fifth Part, and 6. Shri Sanand Dattaraya Dadhe party of the Sixth Part. Whereas Fourth Part is the "Outgoing Partner" and the First Party, Second Party, Third Party, the Fifth Party and Sixth party are the "Continuing Partners".
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