

# Dayanand K. Shetty

M.com LL.B

## Advocate & Notary

A-401, 4th Floor, Manika, Opp. Municipal School,  
Mahakali Caves Road, Andheri (E), Mumbai - 400 093.

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### TITLE CERTIFICATE

Re: All that piece or parcel of land admeasuring 1957.30 sq. mtrs. and bearing City Survey No. 629(part), Survey No. 341A of Village Bandra(East), Taluka Andheri, Mumbai Suburban District, situate, lying and being opp. Building No. 6, near Municipal School, Government Colony, Ramkrishna Paramhansa Marg, Bandra(East), Mumbai – 400 051 (hereinafter referred to as “the said property”).

- (i) The Government of Maharashtra is the owner of all that piece or parcel of a large land bearing C.T.S. No. 629, Survey No. 341 of Village Bandra (East), Taluka Andheri, Mumbai Suburban District, situate at Bandra (East), Mumbai – 400 051 (hereinafter referred to as “the said larger property”).
- (ii) The said property being a portion of the said larger property is a “censused slum” under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971.
- (iii) The State Government has formulated a scheme for redevelopment of slums and rehabilitation of slum-dwellers under Regulation No. 33(10) read with Appendix IV of the Development Control Regulations of Mumbai, 1991, (hereinafter referred to as “the said scheme”) (which expression shall also mean and include all additions and alterations made from time to time in the said scheme). Under the said scheme, in consideration of the Developers constructing building/s for rehabilitation of the occupants/slum dwellers, the Developers are entitled to construct building for free sale in the open market and on completion of the project, the land owning authority grants a lease in respect of the land for a period of 30 (thirty) years and renewable for a further period of 30(thirty) years in favour of the society or the Developers, as the case maybe.
- (iv) The slum-dwellers occupying the said property with the intention to redevelop the said property under the said scheme formed themselves into a proposed Co-operative Society

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known as, "Balaji Shopkeepers Premises Co-operative Society Limited". (hereinafter called and referred to as the "said proposed society").

- (v) By an Agreement for Development executed on Stamp Paper dated 26th October, 2005 by and between Balaji Shopkeepers Premises Co-operative Society Ltd. (Proposed) and M/s. Ashapura Builders and Developers as Developers (hereinafter referred to as "the said Developers"), the Society granted development rights in respect of the said property unto the said Developers under the said scheme and upon the terms and conditions more particularly set out therein. The said Developers have entered into Individual Agreements with more than 70% of the occupants of the said property for the development of the said property under the said scheme.
- (vi) The Deputy Collector (Encroachment) and Competent Authority, Suburban Division, Andheri has issued Annexure II dated 31<sup>st</sup> October, 2006 certifying the eligible slum-dwellers/occupants to be rehabilitated on the said property. The Additional Collector (ENC) and Competent Authority, Suburban Division, Andheri has also issued a revised Annexure II dated 5<sup>th</sup> February, 2007.
- (vii) In pursuance to the proposal submitted by the said Developers for redevelopment of the said property under the said scheme, the Slum Rehabilitation Authority (SRA) has issued a Letter of Intent bearing no. SRA/ENG/1338/HE/STGL/LOI dated 12.12.2011 to the said Developers and the Proposed Society for the re-development of the said property under the said scheme on the terms and conditions set out in the said Letter of Intent.
- (viii) In view of the above recited Development Agreement and Letter of Intent dated 12.12.2011, the said Developers became entitled to develop the said property under the said scheme and construct on the said property a composite building for rehabilitation of slum dwellers and for free sale in the open market.
- (ix) The said proposed Co-operative Society has since been registered under the Maharashtra Co-operative Societies Act, 1960 under number M.U.M./S.R.A/H.S.G/(T.C)/12411/2013 dated 24<sup>th</sup> December, 2013.
- (x) Based on the searches caused to be taken by me in the office of the Sub-Registrar at Mumbai & Bandra and Public Notices issued by me in the newspapers namely, the Free Press Journal on 21<sup>st</sup> January, 2014 and Nav-Shakti (Marathi) on 21<sup>st</sup> January, 2014 and upon perusal of the above referred deeds, documents & writings and relying on the statements made by M/s Ashapura Builders and Developers, I am of the opinion that:


1. The Government of Maharashtra is the owner of the piece and parcel of land comprising the said property.
2. M/s Ashapura Builders and Developers are entitled to develop the said property and to sell, transfer or otherwise deal with the flat/s/shop/s/office/premise/s etc. in the free sale component in the composite building to be constructed on the said property in accordance with the plans and specifications which may be sanctioned by the S.R.A or by the M.C.G.M. as the case maybe from time to time and in accordance with the terms and conditions of the above recited Development Agreement.

**THE SCHEDULE ABOVE REFERRED TO**

All that piece or parcel of land admeasuring 1957.30 sq. mtrs. and bearing City Survey No. 629(part), Survey No. 341A of Village Bandra (East), Taluka Andheri, Mumbai Suburban District situate, lying and being opp. building no. 6, near Municipal School, Government Colony, Ramkrishna Paramhansa Marg, Bandra (East), Mumbai – 400 051 and bounded as follows:

On or towards the North	:	Municipal School,
On or towards the South	:	Building No. 132, Government Colony,
On or towards the East	:	Building No.6, Government Colony,
On or towards the West	:	Community Hall

Dated this 24<sup>th</sup> day of February, 2014.

  
Dayanand K. Shetty  
Advocate & Notary

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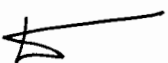
### Addendum to Title Certificate dated 24th February, 2014

Re: All that piece or parcel of land admeasuring 1957.30 sq. mtrs. and bearing City Survey No. 629(part), Survey No. 341A of Village Bandra (East), Taluka Andheri, Mumbai Suburban District situate, lying and being opp. building no. 6, near Municipal School, Government Colony, Ramkrishna Paramhansa Marg, Bandra (East), Mumbai – 400 051 and bounded as follows:

On or towards the North : Municipal School,  
On or towards the South : Building No. 132, Government Colony,  
On or towards the East : Building No.6, Government Colony,  
On or towards the West : Community Hall


PURSUANT to the Title Certificate issued by me on 24th February, 2014, I have been furnished with additional information / documents more particularly described hereunder:

1. M/s Ashapura Builders and Developers(hereinafter referred to as "the said Developers"), have through their Architects submitted the building plans in respect of the Composite building and the SRA being the planning authority has sanctioned the said plans.



2. IOA bearing No. SRA/ENG/2988/HE/STGL/AP dated 13<sup>th</sup> June,2014 has been issued by the SRA Authority permitting construction of the Composite building on the said Property, subject to the terms and conditions stated therein.
3. Commencement Certificate (C.C) bearing No.SRA/ ENG/ 2988/ HE/ STGL/AP dated 16<sup>th</sup> July,2014 has been issued by the SRA Authority permitting construction of the Composite building on the said Property, subject to the terms and conditions stated therein.

Dated this 8<sup>th</sup> day of September, 2015.



**Dayanand K. Shetty**  
**Advocate & Notary**