

KIRAN B. BANOTE
B.A.LL, B.
ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

Office at :- Trimurti Apartment , First Floor, Near Karnavat Class, Opp. Maruti Temple, Gandhi Chowk
Kulgaon Badlapur (E) Tal- Ambarnath Dist- Thane.421 503.E-mail Id :-kiranbanote12@gmail.com

Ref.

Date:- 19/12/2018

TITLE CERTIFICATE

To,
M/S. EESHAN ENTERPRISES
O/at :- D-102, Sarovar Darshan Towers,
Almeida Road, Opp. TMC,
Panchpakhadi, Thane – 400 602.

TO WHOM IT MAY CONCERN

DESCRIPTION OF PROPERTY:-

Land Bearing C.T.S. TPS 1, F.P. No. 134 (Part), Area Admeasuring 2125.50
Sq. Situated at – Village PANCHPAKHADI, Taluka & Dist.-Thane, in favor
of Government of Maharashtra, within local limit of Thane Municipal Corporation.
(Herein after referred to as “the Said Plot”).

TRACING OF TITLE:-

A DOCUMENTS PERSUED:-

- 1) Read the **Minutes** of the Meeting of Krantinagar Rahivasi Sangh Sahakari
Gruhnirman Sanstha (Prop) (herein after referred to as “Said Society”) dt.
20/05/2015 related to SRA development of the said plot and other related
subjects.



- 2) Read Letter dt. **22.05.2015** to Eeshan Enterprises from the said Society for appointment of **EESHAN DEVELOPERS** as Developer for the proposed scheme of SRA on the said Plot.
- 3) Read Letter dt. **22.05.2015** from Eeshan for acceptance of such proposal of appointment as Developer for the proposed Scheme of SRA for the said Plot.
- 4) Read Letter dt. **22.05.2015** to AEMMXII Architects from the said Society for appointment of AEMMXII Architects as Architect for the proposed scheme of SRA on the said Plot.
- 5) Read Letter dt. **29/05/2015** from AEMMXII Architects for acceptance of such proposal of appointment as Architect for the proposed Scheme of SRA for the said Plot.
- 6) Read Letter dt. **30/05/2015** to Nilesh Desai from M/s. Eeshan Enterprises for his appointment as Architect for Proposed Building on the said Plot.
- 7) Read Letter dt. **02/06/2015** from AEMMXII Architects for acceptance of letter from M/s. Eeshan Enterprises.
- 8) Read the Consent Letter dt. **23/07/2015** of members of the Krantinagar Rahivasi Sangh consenting the proposed SRA Scheme on the said plot duly notaries.
- 9) Read NOC dt. **11/01/2017** Ref. Ja.Kr. Zop Pu Pra/ Abhi/Ka A-14/2016 from CEO, Slum Rehabilitation Authority grant of implementation of the said SRA Scheme.
- 10) Read the letter from Home Ministry, State of Maharashtra dt. **8/01/2018** Ref. MVD-0817/Pr.Kr.192/PARI-4 giving the NOC. It is stated that, the Final Plot No. 134 is reserved for Regional Transport Office, but the said plot is being encroached by slum dwellers. The Home Ministry, state of Maharashtra have given no objection for development of the said plot under Slum Rehabilitation Project subject to allotment possession of 161.00 Sq.Mtrs. on Ground Floor + 161.00 Sq.Mtrs. on First Floor which is adjoining to the Final Plot No. 136-A for Regional Transport Office.



KIRAN B. BANOTE

B.A.LL, B.

ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

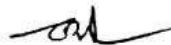
Office at :- Trimurti Apartment , First Floor, Near Karnavat Class, Opp. Maruti Temple, Gandhi Chowk
Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane.421 503.E-mail Id :-kiranbanote12@gmail.com

Ref.

Date:- 19/12/2018

..3..

- 11) Read Application dt. **16/02/2018** from Developer – Mugdha Desai (Partner of Eeshan Enterprises) Chairman of the society Raghunath More & Architect Mr. Nilesh Desai for SRA Scheme.
- 12) Read NOC Dt. **09/03/2018** issued by Dy.Collector No. 1. Slum Rehabilitation Authority in favour of Engineering Department of Slum Rehabilitation Authority for implementation of the Said SRA scheme on the said Plot.
- 13) Read Letter dt. **05/04/2018** from District Superintendent for the report on Declaration of said plot under SRA Scheme.
- 14) Read the report Dt. **07/04/2018** of Finance Controller /SRA on Financial Status of the Developer namely M/s. Eeshan Enterprises.
- 15) Read NOC letter dt **02/05/2018** Ref. No. Ja.Kr. Zop Pu Pra/ Abhi/Ka A-14/2016 for acceptance of proposal of Developer.
- 16) Read NOC letter dt **07/05/2018** Ref. No. Ja.Kr. Zop Pu Pra/ JiABhuA/ Simankan/Krantinagar Rahivasi Sangh /Pr. Kr. /2018 for acceptance of proposal of Developer.
- 17) Read **SRA Notification No. SRA/DY.COLL-Thane/3C/Krantinagar CHS/2/2018** declaring the area shown under the schedule as “Slum Rehabilitation Area as per Development Control Regulations 1994 of Thane Municipal Corporation.
- 18) Read site inspection Report dt. **16/07/2018** issued by S.E. /A.E. (SRA) for site under reference has been inspected alongwith the representative of Architect. And developer and given the details in the said report.



- 19) Read Report dt. **26/07/2018** Ref. No **SRA/ ENG/291/2018** from **Deputy Chief Engineer (SRA)** Accepting the proposal for implementing of S.R. Scheme on the said plot.
- 20) Read the letter **21/07/2018** Ref. **THANE/STGOVT/0006/2018727** from Executive Engineer Slum Rehabilitation Authority for acceptance of proposal for implementation of S.R. Scheme on said plot for Krantinagar Rahivashi Sangh CHS (Prop).
- 21) Read letter dt. **15/09/2018** Ref. **ThaMPa/Shvivi/3413** from City development Department Thane Municipal Corporation regarding the F.P. 134 being used as RTO and the said property is not being affected by CRZ and not being affected by MRTS under Maharashtra Regional and Town Planning Act 1966 Section 37 Further also it has been clear by the said letter that by the various correspondence with Forest Department that the said land has not been included with the lands which have been excluded under the Private Forest lands. Also the said lands have not been part under the 100 m Eco Sensitive Zone of area of Sanjay Gandhi National Park and also the said land has been the part of the excluded zone of the Thane Central Jail.
- 22) Read letter dt. **19/11/2018** Ref. **SRA/ENG/395/2018** from Executive Engineer (Thane SRA) SRA Authority giving the Land Premium Calculations after referring the Ready Reckoner the prevailing land rate for the said property which has been considered for S.R. Scheme. It has also mentioned the amount towards premium calculated as per the Circular No. 144 vide u/no. Kr. Zop Pu Pra /Vini / Karyasun -1/Table /L -1/3043 dt. 19/07/2010.

33

KIRAN B. BANOTE
B.A.LL, B.
ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

Office at :- Trimurti Apartment , First Floor, Near Karnavat Class, Opp. Maruti Temple, Gandhi Chowk
Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane.421 503.E-mail Id :-kiranbanote12@gmail.com

Ref.

Date:- 19/12/2018

..5..


- 1) Read letter dt. 19/11/2018 Ref. JaKr. SJNI /Thane –Shahar/Va.Mr.D.I. Prat/13271 to the Secretary / President of Krantinagar Rahivashi Sangh Sahakari Gruhnirman Sanstha (Prop) from Stamp Duty Collector Thane (City) stating that the said land is part of the property which have been included in the Mulyavibhag No. 3/10-6A Mumbai Agra Highway west City Development No. 1 and also given the Payment sheet stating the stages of payment to be made from the receipt of LOI
- 2) Read the Letter of Intent **14/11/2018** Ref. SRA/ENG/011/Sec-3/STGOVT/LOI for the proposed S.R. Scheme on the said property for Krantinagar Rahivashi Sangh CHS (Pro). which is valid for 6 months from the date of issue and further stating that if the IOA/CC is obtained for any one builfing then the this LOI will further be valid till the validity of IOA/CC. As per the same following remarks have been received :-
 - a) The said plot of land falls under Industrial Zone and Residencial Zone and is also affected by 15.00 Mtrs. wide Service Road.
 - b) The Devleoper is bound to pay land premium on plot of land admeasuring 2125.50 Sq. Mtrs. @25% as per the Goct. Notification in respect of Slum Rehabilitation Scheme.
 - c) The Developer shall pay Rs. 40,000/- per tenaments towards Maintenance Deposit to SRA.



- d) The developer shall handover PAP tenaments if any within three months after grant of OCC.
- e) The developer shall submit various NOC's including that from MOEF as applicable The NOC from CFO of TMC for Rehab Bldg B1 and Sale Bldg B2 shall be insisted before C.C. of Rehab Bldg.B1 and Sale Bldg B2 respectively.
- f) The Developer shall complete the rehab component of project within stipulated time period from the date of issue of CC to 1st rehab building as mentioned in the LOI
- g) Developer shall register the society of all eligible slum dwellers to be rehoused under slum Rehabilitation Scheme before issue of CC of Bldg.After finalizing the allotment of project Affected Persons (PAP) by the competent authority they shall be accommodated as member of registered Society.
- h) That the Architect/Developer/Society shall strictly observe that the work is carried out as per phased programme approved , the Architect shall submit report stating reasons for delay.
- i) That the Architect/Developer/Society shall submit the statement of 47% Nos of Tenaments allotted to the eligible Slum families in proposed rehabilitation building with corresponding

It has also mentioned the Society /Developer/Architect are agreeable to all the conditions of the said LOI & then they may submit proposal for approval of plans separately for each building in conformity with the modified D.C. Regulations of TMC 1994 in the office of the undersigned within 180 days from receipt of the above mentioned LOI.

- 3) Also read the Annexure III which is with regards to access the financial capacity of the Developer to execute the SRA Scheme giving the



KIRAN B. BANOTE
B.A.LL, B.
ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

Office at :- Trimurti Apartment , First Floor, Near Karnavat Class, Opp. Maruti Temple, Gandhi Chowk
Kulgaon Badlapur (E) Tal- Ambernath Dist- Thane.421 503.E-mail Id :-kiranbanote12@gmail.com

Ref.

Date:- 19/12/2018

..7..

statements on number of rehabilitation tenamnet sbeing 106 tenaments.
bank guarantee No. ½ dt. 11.09.2018 of Rs. 23,85,000/- dt. Maturity of the
same being 11/09/2023 and the remarks of Chartered accountant on
Developers Net Worth.

- 4) Read Receipts of Slum Rehabilitation Authority, Mumbai from Eeshan
Enterprises in respect of following :
- 5)

Date	Particulars	Challan No.	DD Number	Amount
26/11/2018	Land Rate Premium	46777	002326	24,70,900.00
26/11/2018	Open Space Deficiency Premium	46779	002328	6,44,900.00
26/11/2018	Staircase Premium	46778	002327	4,34,013.00

- 6) Read the Letter from the Account Officer, Slum Rehabilitation Authority
for acknowledgement of the Bank Guarantee issued for M/s. Eeshan
Enterprises for Slum Rehabilitation Scheme of 106 tenements at the said
plot of land from The Zonal Manager, Saraswat Co-op. Bank Ltd.

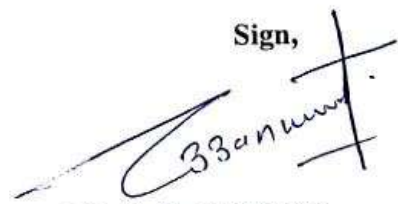


- 7) Read Partnership Deed executed between 1) Mrs. Mugdha Nilesh Desai 2) Mr. Sandesh Ramakant Pashte 3) Mr. Praful Maruti More 4) Mr. Parag Chandrakant More 5) Mrs. Asha Sunil Thombre carried the said firm according to the terms and conditions mentioned in the said Partnership Deed and in the name & style of "M/S. EESHAN ENTERPRISES".
- 8) As per Search Report on dated December 2018 issued by Searcher Shri. GOVIND SAWANT regarding CTS TPS 1, F.P. No. 134 (Part), Area Admeasuring 2125.50 Sq. Mtrs. Situated at -Village PANCHPAKHADI, Taluka & Dist.-Thane for the period of 8 years to 2011 i.e. 2018 years & there is no adverse entry of said land.

It is further observed from the document submitted before me that. in pursuant of the documentation from SRA authority and other government departments in favour of, M/S. EESHAN ENTERPRISES Through its Partner MRS. MUGDHA DESAI (Promoters/Builders), the said builders have rights & title to develop by taking necessary construction permission etc. from Thane Municipal Corporation and any other related authorities and thereto construct the 1) Rehab Building (Rehabilitation Building) – for PAP tenements 2) Sale Building (Residential tenements available for sale in open market) 3) Regional Transport Office (RTO) Building On land bearing CTS TPS 1, F.P. No. 134 (Part), Area Admeasuring 2125.50 Sq. Situated at -Village PANCHPAKHADI, Taluka & Dist.-Thane, has good, marketable title and free from all encumbrance.

Signed, under my hands and seal on this, 18th December, 2018.

Sign,



MR. K. B. BANOTE
(Advocate High Court)

Adv. Kiran B. Banote
B. A. LL. B.
Trimurti Apt., Near Karnavat Class.
Opp. Maruti Mandir, Gandhi Chowk.
Mulgaon-Badlapur (E.)
Ambernath, Dist. Thane