

ABHYANKAR AND COMPANY
ADVOCATES AND SOLICITORS
HIGH COURT, BOMBAY
118/10, Bunny Home, Sher-e-Punjab Society,
Mahakali Caves Road, Mumbai 400 093

TO WHOMSOEVER IT MAY CONCERN

Reference : All that piece and parcel of land bearing Survey No. 81, Hissa No. 83/2 Corresponding to CTS No. 1504 A (part) & 828 (Part), admeasuring about 1135.20 Sq. mtrs. & 2114.80 Sq. Mtrs., known as Sanjay Nagar (SRA) Co-operative Housing Society Ltd. lying being and situated at Village – Chembur, Taluka – Kurla, District – Mumbai Suburban and bounded as follows:-

On or towards East – CTS No.828

On or towards West – CTS No.1525

On or towards North – CTS No. 1499

On or towards South – CTS No. 1502

For the purpose of my preparing and delivering this Title Report & Certificate, I have perused following documents:-

- 1) The true copy of the search report dated 30th September 2015 issued by Search Clerk Mr. Manoj Kunde for a period of last thirty years commencing from 1986 till 2015
- 2) The true copy of receipt bearing no. 19825/2015 dated 30th September 2015 issued by sub-registrar II MSD amounting to Rs.750/- paid for obtaining search in all registering authorities.

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- 3) The true copy of the resolution dated 20th May 2011 passed by proposed Sanjay Nagar Co-operative Housing Society (Proposed), thereby appointing the developers Satre Infrastructure Private Ltd. to develop the property under Regulation 33(10) of DCR.
- 4) The true copy of the development agreement dated 23th August 2011 executed by and between the society and the developers herein.
- 5) The true copy of the irrevocable power of attorney dated 23th August 2011 executed by and between the society and the developers herein.
- 6) The true copy of the irrevocable consents signed by majority of the occupiers, as required under regulation 33(10) of the development control Regulation & Slum Redevelopment Scheme.
- 7) The true copy of the Annexure II dated 16/11/ 2012 bearing reference no पत्र क्र. उपजि/अति/निष्का/चेंबुर/प्र.क्र. ०८ issued by Competent authority certifying eligibility of the occupiers.
- 8) The true copy of the Annexure III dated 30/04/2013 bearing reference no. SRA/ACCT/ANNEX-II/CERT/2383/2013/1058, issued by Competent Authority certifying financial capability of the developers.

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- 9) The true copy of Letter of Intent (LOI), dated 09/04/2014 bearing reference no. SRA/ENG/2611/MW/MHL& STGL/LOI obtained by Developer M/s. Satre Infrastructure Private Limited under Appendix – IV of Regulation 33(10) of amended DCR 1991 for slum portion on the above mentioned subject property.
- 10) The true copy of the receipt of payment made by the developers herein dated 09/04/2014 bearing reference no. 20200 towards part premium of Rs.1,07,92,790/- with Slum Rehabilitation Authority.
- 11) The true copy of the society registration certificate, dated 27/06/2014 bearing reference no. क्र. एम.यु.एम./एस.आ.ए./एच. एस.जी./ (टी.सी.)१२४८३/सन २०१४.
- 12) The true copy of the no objection certificate issued by Collector, MSD dated 21/10/2014 bearing reference no. क्र. सी/कार्या-२बी/३३/एस.आर.ए./कावि-१७०/२०१४ for carrying out development of slum portion on the said property.
- 13) The true copy Intimation of Approval, (IOA) dated 05/02/2015 bearing reference no. 3127 / MW / MHL & STGL / AP and 3128 / MW / MHL & STGL / AP issued by Slum Rehabilitation Authority, in respect of rehab building and sale building respectively.

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- 14) The true copy of Sanctioned Layout plan, Building plan, property card, Development plan Remarks, Measurement Survey plan and survey remarks as issued and approved by various authorities.
- A) Upon perusing all the above referred documents, I have observed and I verily believe that :-
- a) The part portion of the subject property bearing C.T.S. No. 1504/A admeasuring about 1135.20 Sq. Mtrs., was owned and possessed by Collector, MSD, and further part portion of the subject property bearing C.T.S. No. 828 admeasuring about 2114.80 Sq. Mtrs., was owned, and possessed by MHADA as per revenue records. However due to encroachment on the property major portion was occupied by various slum dwellers/occupants.
- b) The encroachers/occupants therein had formed a society namely, Sanjay Nagar Co-operative Housing Society (Proposed) and vide a resolution dated 20/05/ 2011 resolved to appoint the developers herein to develop the said property in accordance with the Slum Rehabilitation Scheme as may be approved by the Slum Rehabilitation Authority or any other competent authority time to time. Accordingly proposed society appointed M/s. Satre Infrastructure Pvt. Ltd., as the developers.

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- c) The Sanjay Nagar co-operative Housing Society (proposed) executed Development agreement dated 23th August 2011 along with irrevocable Power of attorney dated 23th August 2011 in favor of M/S. Satre Infrastructure Pvt. Ltd., the developers herein in respect of the subject property, and granted all the development rights related to the said property.
- d) The developers have also obtained Individual consents from majority of the Slum dwellers / occupiers, as required in regulation 33(10) of the DCR & Slum Rehabilitation Scheme.
- e) The developers submitted its layout plan for proposed construction of the building before the competent authorities.
- f) The developers hereby applied and obtained Annexure II dated 16/11/2012 bearing reference no. पत्र क्र. उपजि/अति/निष्का/चेंबुर/प्र.क्र. ०८ issued by the authority thereby certifying eligibility of the occupiers, and there after the developers also obtained Annexure III dated 30/04/2013 bearing reference no. SRA / ACCT / ANNEX – III / CERT / 2383 / 2013 / 1058 as issued by Competent authorities certifying financial capability of the developers herein.
- g) The Slum Rehabilitation authority had also issued the Letter of Intent to the developers on 9th April 2014 under reference no. SRA/ENG/2611/MW & STGL/ LOI and granted the approval to

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the said scheme subject to the terms and conditions as mentioned in the said LOI.

- h) In compliance with the Letter of Intent, the developers have paid part land premium being a sum of Rs.1,07,92,790/- (Rupees One crores seven lacs ninety two thousand seven hundred ninety only) with the Slum Rehabilitation Authority.
- i) The Slum Rehabilitation Authority forwarded the application of the developers to develop the further part portion of the said property to the MHADA on 15/04/2014 however MHADA had not responded for more than 30 days and therefore deemed to have granted the no objection certificate for the development of the said part portion of the property in accordance with the Development Control Regulation.
- j) In compliance with the LOI, the society of the eligible occupiers has been registered as Sanjay Nagar (SRA) Co-operative Housing Society Ltd., under registration no. क्र. एम.यु.एम./एस.आ.ए./एच.एस.जी./ (टी.सी.) १२४८३ on 27/06/ 2014.
- k) The Collector, Mumbai Suburban District granted the No objection Certificate on 21/10/2014 under reference no. क्र. सी/कार्या-२बी/३३/एस.आर.ए./कावि-१७०/२०१४ for the proposed development in respect of the part portion of the property, owned by Collector under regulation 33(10) of DCR.

Y. S. ABHYANKAR.
B.COM. L.L.M.

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- l) The developer has submitted the plans for proposed redevelopment of the said property to Slum Rehabilitation Authority for sanction, and there after the authority has issued Intimation of Approval (IOA) on 5th Feb.2015 bearing reference no. SRA / ENG / 3128 / MW / MHL & STGL / AP in respect of the Rehab Building No.1 and reference no. SRA / ENG / 3127 / MW / MHL & STGL / AP in respect of Sale Building No.2.
- m) There are no third party claims registered in respect of the subject property in any tribunal, Court or any other Forum as on date.
- n) There are no proceedings, including in relation to acquisition presently pending in respect of the above subject property.
- B) On the basis of the findings included in this certificate, I am of the opinion that even though the above property is lawfully owned and possessed partly by Collector, Mumbai suburban district and partly by MHADA, however the same has been occupied and encroached by the Sanjay Nagar co-operative Housing Society Ltd., registered by SRA authorities, the developers M/s. Satre Infrastructure Private Limited, is entitled to construct the tenements for the eligible slum dwellers/ occupiers on the said property as also the tenements for sale in the open market on the aid property by exploiting the available FSI in accordance with the Slum Rehabilitation Scheme and the Development control Regulation.

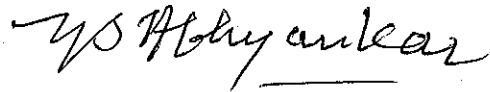
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- C) Therefore the developers herein have a clear, lawful, valid, and marketable title to the above mentioned subject property and possession thereof, as per applicable Laws.
- D) In addition I confirm that :-
- (i) All disclosure relating to the above property in this Title Report are true and accurate to the best of my ability and belief and this Title Report fairly summaries the documents examined and verified by me and information provided to me.
 - (ii) Nothing has come to my attention that has caused me to believe that this Title Report contains any untrue statement.

Dated 18th day of January 2016

Messrs. Abhyankar and Company,



Proprietor

Advocates and Solicitors