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TC- S-10+2011 \*

**Deven Dwarkadas & Partners**  
advocates, solicitors, patent & trademark attorneys

**TITLE CERTIFICATE**  
**TO WHOMSOEVER IT MAY CONCERN**

**RE:** Piece and parcel of land bearing CS No.12(pt), of Sion Division, Sion Kollwada, M.A. Road, F/N Ward, Mumbai Suburban District, Mumbai - 400 037, admeasuring 7501.40 sq.mtrs. which is known as "Adarsh Gharkul Co-Operative Housing Society Ltd" ("the said property")

1) **Scope:** We have been instructed by our clients Citywood Builders Private Limited previously known as M/s. Shri. SWAMI SAMARTH DEVELOPERS, having their office at 2294, Ground Floor, 48, Ganadhi Nagar, MIG Colony, Bandra - East, Mumbai- 400 051 to investigate and render a Title Report for the said Property.

2) **Present Owner:** CITYWOOD BUILDERS PRIVATE LIMITED

3) **Document Perused:**

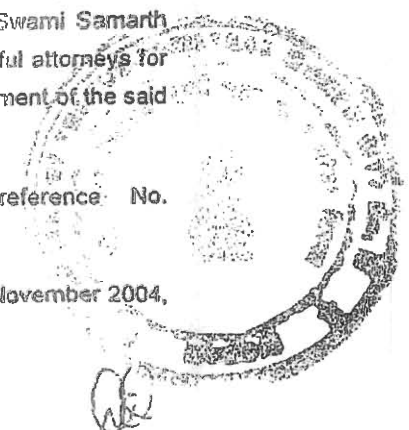
a. Notification No. WCF/N/41307/CO dated 22<sup>nd</sup> June 1998 issued by the Competent Authority, declaring the said property as a "SLUM" under the provision of Section 4(1) of the Maharashtra Slums Area (Improvement, Clearance and Redevelopment) Act 1971.

b. Development Agreement entered into between the occupants of the Adarsh Gharkul Co operative Housing Society Ltd. and Shri Swami Samarth Developers on 21<sup>st</sup> October 1998 for rehabilitate the tenants under Slum Rehabilitation Scheme.

c. Power of Attorney Dated 14<sup>th</sup> August 2000 executed by Suresh Bamane, Ramdas Bhojane and Suresh Kamble as chief promoters of the said Society on behalf of all the members of the society have appointed Shri Swami Samarth Developers partners jointly and individually as their true and lawful attorneys for the purpose of taking all necessary steps with respect to development of the said property.

d. Letter of Intent dated 19<sup>th</sup> October 2004 bearing reference No. SRA/ChE/345/FN/ML/LOI issued by SRA.

e. Intimation of Approval for construction of Rehab building on 6<sup>th</sup> November 2004, bearing Reference No. SRA/ENG/1012/FN/ML/AP.



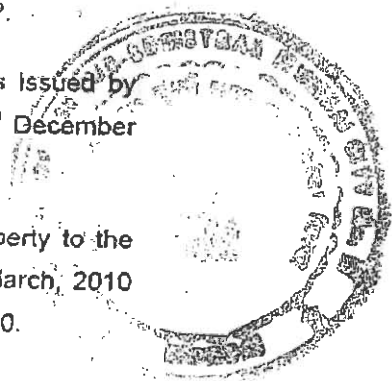
Office : Olympus House, 1st Floor, 25, Raghunath Dadaji Street, Off Rustomji Sidhwa Marg, (Gunbow Street), Fort, Mumbai - 400 001, INDIA. Phone : +91-22-6743 9501 / 6743 9502 • Telefax : +91-22-6655 0922  
E-mail : devendwarkadas@vsnl.net / dwarkadaslaw@hathway.com  
Associate Offices at : Ahmedabad, Bengaluru, Chennai, Delhi, Goa, Hyderabad, Kolkata & Pune

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advocates & solicitors

- f. Certificate of Incorporation bearing No. U45202MH2009PTC191711 dated 16<sup>th</sup> April, 2009 showing change of name from M/s. Shri. Swami Samarth Developers to Shri. Swami Samarth Developers Private Limited.
- g. Certificate of Incorporation bearing No. U45202MH2009PTC191711 dated 20<sup>th</sup> April, 2011 showing change of name from Shri. Swami Samarth Developers Private Limited to Citywood Builders Private Limited.

**Our observation:**

- i) For the said Property Notification No. WCF/N/41307/CO dated 22<sup>nd</sup> June 1998 has been issued by the Competent Authority, declaring the said property as a "SLUM" under the provision of Section 4(1) of the Maharashtra Slums Area (Improvement, Clearance and Redevelopment) Act 1971.
- ii) The Slum dwellers alongwith the society entered into a Development Agreement in favor of Shri Swami Samarth Developers and has executed Power of attorney for the same.
- iii) SRA has sanctioned the Slum Rehabilitation Scheme and has issued Letter of Intent dated 19<sup>th</sup> October 2004, bearing Reference No. SRA/ChE/345/FN/ML/LOI.
- iv) SRA issued Intimation of Approval for construction of Rehab building on 6<sup>th</sup> November 2004, bearing Reference No. SRA/ENG/1012/FN/ML/AP.
- v) Commencement Certificate for construction of free sale building issued by SRA on 23<sup>rd</sup> June 2006, bearing Reference No. SRA/ENG/1012/FN/M1/AP.
- vi) Letter of Approval of Plans as per the Development Control Rules issued by SRA to the Architects Kasu Munshi & Associates, Mumbai on 10<sup>th</sup> December 2002, bearing Reference No. SRA/Eng/182/FN/Me/LAY.
- vii) Shri Swami Samarth Developers Pvt. Ltd. mortgaged the said Property to the State Bank of India by Registered Deed of Mortgaged dated 17<sup>th</sup> March, 2010 the same is registered at Bombay SRO under Sr.No. BBE/3/2492/2010.
- viii) On 16<sup>th</sup> April, 2009 name of M/s. Shri. Swami Samarth Developers is converted to and referred as Shri. Swami Samarth Developers Private Limited



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ix) On 20<sup>th</sup> April, 2011 name of Shri. Swami Samarth Developers Pvt. Ltd. is changed to Citywood Builders Private Limited and fresh Certification of Incorporation is issued.

News Paper Advertisement:

We have caused to be published Public Notice on 27<sup>th</sup> September, 11 in two local News Papers, namely "Free Press Journal" and "Navshakti". We have called upon any person interested in this Property directly or indirectly to inform within 7 (seven) days but till today's date we have not received any written or oral communication from any individual/ Group of People/Company/Firm etc...

Conclusion:

Subject to and other than the charge created in favour of State Bank of India there is no encumbrance or third party right for the said property and Citywood Builders Private Limited has absolute and unfettered right to develop the said property as per the provisions of Maharashtra Slum Areas (Improvements, Clearances & Redevelopment) Act, 1971 and Slum Rehabilitation Scheme and Development Control Regulation No. 33(10).

THE SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land bearing CS No.12(pt), of Sion Division, Sion Kiliwada, M.A. Road, F/N Ward, Mumbai Suburban District, Mumbai - 400 037, admeasuring 7501.40 sq.mtrs. which is known as "Adharsh Gharkul Co-Operative Housing Society Ltd".

On or towards North : Hernant Manjrekar Road  
On or towards South : Road/Sardar Nagar No.4  
On or towards East : Slum/BMC Maternity Hospital  
On or towards West : Mukandrao Ambedkar Road

Dated this 5<sup>th</sup> day of October, 2011.

Mumbai

Devan Dwarkadas & Partners

*Devan Dwarkadas*

Advocates and Solicitors

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