

SHARAD WAKCHOURE

Advocate, High Court, Mumbai

Resi: Flat No.1403, 14th Floor, D-Wing,
Shri Laxminarayan Building,
Imamwada Road, Imamwada,
Mumbai 400 009

Office: C/o. M/s. Kishore Thakordas & Co.
29/41, Tamarind Lane, 1st Floor,
Rajabhadur Compound,
Fort, Mumbai 400 023.

Fax No. 022-22641825
Mob. No. 8080101388

(Correspondence only with the Office Address)

TITLE CERTIFICATE

To,

M/s. Vardhan Housing,
422, Commerce House,
140, N.M. Road, Fort,
Mumbai 400 023.

Respected Sir,

Re: All that pieces and parcel of Land admeasuring 4704.975 sq. mtrs. bearing C.T.S. No.708 (Pt), 709, 709/1 to 11, 710, 710/1 to 23, 711, 711/1 to 14, 712, 712/1 to 7, 715, 715/1 to 36, 715/37, 716 and land under Nila-Mutha line of village Chembur, Tal. Kurla at P.L. Lokhande Marg, Mumbai 400 089 for Dr. Babasaheb Ambedkar CHS Ltd.

M/s. Vardhan Housing

.. Developer

1. Pursuant to the instruction of the abovenamed Developers M/s. Vardhan Housing, I have investigated the right, title and interest of the said M/s. Vardhan Housing in respect of the above referred property more particularly described in the Schedule hereunder written.

2. The inhabitants/occupants of Shanti/Zopadas were in use, occupation and possession of their respective structures on the piece and parcel of land admeasuring 4704.975 sq. mtrs. bearing C.T.S. No.708 (Pt), 709, 709/1 to 11, 710, 710/1 to 23, 711, 711/1 to 14, 712, 712/1 to 7, 715, 715/1 to 36, 715/37, 716 and land under Nila-Mutha line of Village Chembur, Tal. Kurla at P.L. Lokhande Marg, Mumbai 400 089 (Hereinafter referred to as "**The said Land**").

3. As the said inhabitants/occupants were living in inhuman and unhygienic conditions, the said land has been duly declared as Slum Area

SHARAD WAKCHOURE

Advocate, High Court, Mumbai

2

Resl: Flat No.1403, 14th Floor, D-Wing,
Shri Laxminarayan Building,
Imamwada Road, Imamwada,
Mumbai 400 009

Office: C/o. M/s. Kishore Thakordas & Co.
29/41, Tamarind Lane, 1st Floor,
Rajabhadur Compound,
Fort, Mumbai 400 023.
Fax No. 022-22641825
Mob. No. 8080101388

(Correspondence only with the Office Address)

and Censused under section 4(1) of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment Act) 1971 as amended upto date vide Notification No. SLM/1075/5280/G dt. 11/9/1975 under Govt. Gazette Notification dated 18th September, 1975.

4. To facilitate the redevelopment of the said land under the relevant provisions of Development Control Regulations for Greater Mumbai, 1991 amended from time to time, the inhabitants/occupants of the said land decided to form a Proposed Society in the name and style of "Dr. Babasaheb Ambedkar S.R.A. Society (Proposed)", which society has now been duly registered with Registration No. MUM/ SRA/ H.S.G./ T.C./ 12631/ dt. 20.8.15.

5. Thereafter, the said Dr. Babasaheb Ambedkar S.R.A. Society called for its General Body Meeting on 15th December, 2013 and by overwhelming majority resolved to appoint M/s. Vardhan Housing to implement the Slum Rehabilitation Scheme under D.C.R. 33(10) amended upto date on the said land and thereafter executed the Development Agreement and Irrevocable Power of Attorney both dated 15th January, 2014 and also executed fresh Common Irrevocable Consent for redevelopment in favour of M/s. Vardhan Housing.

6. Meanwhile the process of Land Acquisition of the said land in use and occupation of the members of Dr. Babasaheb Ambedkar S.R.A. Society was initiated u/s.14 of Maharashtra Slum Areas (Improvement, Clearance and Redevelopment Act) 1971 as amended upto date at the cost of M/s. Vardhan Housing have paid a monetary compensation in the sum of Rs.8,17,200/- (Rupees Eight Lakhs Seventeen Thousand Two Hundred Only) to the Collector/State Government for said Land Acquisition and the Property Card in respect of the said land has been duly mutated in the name of Slum Rehabilitation Authority.



SHARAD WAKCHOURE

Advocate, High Court, Mumbai

3

Resi: Flat No.1403, 14th Floor, D-Wing,
Shri Laxminarayán Building,
Imamwada Road, Imamwada,
Mumbai 400 009

Office: C/o. M/s. Kishore Thakordas & Co.
29/41, Tamarind Lane, 1st Floor,
Rajabhadur Compound,
Fort, Mumbai 400 023.

Fax No. 022-22641825

Mob. No. 8080101388

(Correspondence only with the Office Address)

7. Pursuant to the same, the Slum Rehabilitation Authority has issued a Letter of Intent (LOI) on 27th May, 2015 bearing No. SRA/ ENG/ 2323/ ME/ STGL/ LOI in favour of M/s. Vardhan Housing in respect of the said land.

8. Thereafter, M/s. Vardhan Housing had applied to Slum Rehabilitation Authority (S.R.A.) for issuance of Intimation of Approval and had submitted the plans of sale building proposed to be constructed on the said property and accordingly Slum Rehabilitation Authority (S.R.A.) issued IOA on 13th October, 2017 bearing No. SRA/ENG/ME/STGOVT/0051/20100222/AP/S in respect of the sale building and sanctioned the building plans.

9. In the premises, as the said M/s. Vardhan Housing have been duly appointed by Dr. Babasaheb Ambedkar S.R.A. Society as Developers to develop and implement Slum Rehabilitation Scheme under D.C.R. 33(10) on piece and parcel of land admeasuring 4704.975 sq. mtrs. bearing C.T.S. No.708 (Pt), 709, 709/1 to 11, 710, 710/1 to 23, 711, 711/1 to 14, 712, 712/1 to 7, 715, 715/1 to 36, 715/37, 716 and land under Nila-Mutha line of Village Chembur, Tal. Kurla at P.L. Lokhande Marg, Mumbai 400 089 and as M/s. Vardhan Housing has obtained all the requisite permissions and approvals including L.O.I., I.O.A. and Commencement Certificate, M/s. Vardhan Housing are fully entitled to develop the said land and are also entitled to enter into various agreements i.e. Agreement for Sale, Lease Agreements etc. and/or also entitled to create third party rights in respect of building/s to be constructed on the said land.

10. I have perused the Title Deeds pertaining to the above referred land, the Property Register Card, Revenue Records, Development Agreement and Irrevocable Power of Attorney both dated 15th December, 2013, L.O.I. dated 27th May, 2015, I.O.A. dated 13th October, 2017, Search Report taken with the office of Sub-Registrar of Assurances at Mumbai in respect of the said land and on the basis thereof I am of the opinion and do hereby certify that

14

SHARAD WAKCHOURE

Advocate, High Court, Mumbai

4

Resi: Flat No.1403, 14th Floor, D-Wing,
Shri Laxminarayan Building,
Imamwada Road, Imamwada,
Mumbai 400 009

Office: C/o. M/s. Kishore Thakordas & Co.
29/41, Tamarind Lane, 1st Floor,
Rajabhadur Compound,
Fort, Mumbai 400 023.

Fax No. 022-22641825

Mob. No. 8080101388

(Correspondence only with the Office Address)

M/s. Vardhan Housing are entitled to develop the said land and are also entitled to enter into various agreements i.e. Agreement for Sale, Lease Agreements etc. and/or also entitled to create third party rights in respect of building/s to be constructed on the said land.

THE SCHEDULE HEREINABOVE REFERRED TO:

All that pieces and parcel of Land admeasuring 4704.975 sq. mtrs. bearing C.T.S. No.708 (Pt), 709, 709/1 to 11, 710, 710/1 to 23, 711, 711/1 to 14, 712, 712/1 to 7, 715, 715/1 to 36, 715/37, 716 and land under Nila-Mutha line of Village Chembur, Tal. Kurla at P.L. Lokhande Marg, Mumbai 400 089.

Dated this 16th day of October, 2017.

Yours faithfully,



Sharad B. Wakchoure
Advocate, High Court, Bombay