



Date: 16th September 2017

TITLE CERTIFICATE

Subject: Land bearing CTS Nos. 1654 (P) of Village Chembur at Haji Malang Nagar, Chmbur Naka, Taluka Kurla, Mumbai Suburban District known as Shri. Mahalaxmi Co-operative Society, Plot area admeasuring 1903 sq. meters.

I have investigated the title of the above mentioned land and the same is as under:

WHEREAS pursuant to the Notification No. DALA/2007/Case No. 244/SR-1, dated 04.05.2009. The Government of Maharashtra acquired the Land bearing CTS Nos. 1654 (P) of Village Chembur at Haji Malang Nagar, Chmbur Naka, Taluka Kurla, Mumbai Suburban District known as Shri. Mahalaxmi Co-operative Society, Plot area admeasuring 1903 sq. meters for the purpose of Slum Redevelopment.

WHEREAS pursuant to the letter issued by the Additional Collector, Mumbai Suburban District letter No. MPU/ADL/NK/PTK-1/KAV-230/2009 dated 08.09.2011 for the purpose of executed Lease Agreement with Co-operative Society for acquired Land by the Government of Maharashtra, Notification No. DALA/2007/Case No. 244/SR-1, dated 04.05.2009 Land bearing CTS Nos. 1654 (P) of Village Chembur at Haji Malang Nagar, Chembur Naka, Taluka Kurla, Mumbai Suburban District known as Shri. Mahalaxmi Co-operative Society, Plot area admeasuring 1903 sq. meters for the purpose of Slum Redevelopment is more particularly described in the Schedule hereunder.

WHEREAS pursuant to the Lease Agreement dated 29.03.2012 between Additional Collector Mumbai, Suburban Mumbai District and Shri. Mahalaxmi CHS Ltd. (Proposed) for Slum Rehabilitation of Land bearing CTS Nos. 1654 (P) of Village Chembur at Haji Malang Nagar, Chembur Naka, Taluka Kurla, Mumbai Suburban District known as Shri. Mahalaxmi Co-operative Society, Plot area admeasuring 1903 sq. meters for the purpose of Slum Redevelopment is more particularly described in the Schedule hereunder.

WHEREAS pursuant to the Land Rate Premium Receipt No. 22275, Challan No. 28553 dated 09.12.2014 issued by the Slum Rehabilitation Authority, Mumbai in favour of M/s. Sonu Realtors Pvt. Ltd. Amounting to Rs. 42,58,000.00/- (Rupees Forty Two Lakh Fifty Eight Thousand Only) towards Rehab Building in Land bearing CTS Nos. 1654 (P) of Village Chembur at Haji Malang Nagar, Chembur Naka, Taluka Kurla, Mumbai Suburban District known as Shri. Mahalaxmi Co-operative Society, Plot area admeasuring 1903 sq. meters for



the purpose of Slum Redevelopment is more particularly described in the Schedule hereunder.

In view of the documentary evidence and agreements executed between the parties described above, I find that the total Development Rights of the entire property bearing Land bearing CTS Nos. 1654 (P) of Village Chembur at Haji Malang Nagar, Chembur Naka, Taluka Kurla, Mumbai Suburban District known as Shri. Mahalaxmi Co-operative Society (proposed) Plot area admeasuring 1903 sq. meters has been acquired by M/s. Sonu Realtors Pvt. Ltd. is in order.

In view of the aforesaid facts, I am of the opinion that M/s. Sonu Realtor Pvt. Ltd. Is entitled for Slum Re-development of the proposed Slum Land and the said property is clear marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land or ground admeasuring 1903 sq. mts or thereabout being bearing CTS No. 1654 (P) of Village Chembur at Haji Malang Nagar, Chembur Naka, Taluka Kurla, Mumbai Suburban District known as Shri. Mahalaxmi Co-operative Society more particularly shown in the accompanying plan thereunder.

Dated this 16nd day of September, 2017

Advocate

Jaywardhan V. Kale
B. A., L.L.B. (Hons.)

Advocate, High Court Mumbai
D. 414 Ramchandra Apt., Tisgaon, Kalyan (E)