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ADVOCATES, SOLICITORS & NOTARY

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NL-NAR-10085/977/2018

Unique Property Enterprises Private Limited,
203/204, 2nd Floor,
Orbit Plaza, New Prabhadevi Road,
Prabhadevi, Mumbai- 400025

TITLE CERTIFICATE

Re: All those pieces and parcels of land or ground admeasuring 1,981.20 square meters or thereabouts and bearing CTS Nos. 620 (part) (admeasuring 123.40 square meters), 621 (part) (admeasuring 96.30 square meters), 622 (part) (admeasuring 13.50 square meters), 1859 (admeasuring 47.20 square meters), 1860 (admeasuring 216.20 square meters) and 1861 (admeasuring 1484.60 square meters) of Village Chembur, Taluka Kurla, situated at Pestam Sagar Cross Road No. 6, Juna Retibunder Road, Chembur (West), Mumbai – 400 089 (“said Land”) together with the structures standing thereon (“said Property”). The said Land is more particularly described in the **Schedule** hereunder written.

A. INTRODUCTION

We have been requested by our client **Unique Property Enterprises Private Limited** (“the Developer”), a private limited company, registered under the provisions of the Companies Act, 1956 and having its office at 203-204, Orbit Plaza, Prabhadevi, Mumbai – 400025, to investigate its right, title and interest to develop the said Land under the provisions of the Regulation 33(10) of the Development Control Regulations for Greater Mumbai, 1991 (“DCR”) pursuant to Letter of Intent dated 4th November, 2016 (“the said LOI”) granted by the Slum Rehabilitation Authority (“SRA”) in favour of the Developer.

B. STEPS

1. With respect to the investigation of title, we have undertaken the following steps:

(a) We have perused copies of the deeds, documents and writings pertaining to the said Land, as are set out in the **Annexure “A”** hereto.

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- (b) We have inspected the original title deeds and documents pertaining to the said Land, as are setout in the **Annexure "B"** hereto.
- (c) Caused searches to be undertaken at the office of Sub-Registrar of Assurances for a period of 40 years from 1978 to 2018, details whereof are setout in the Paragraph C.6(a) below.
- (d) Examined the Property Register Card all dated 16th January, 2018 with respect of the land bearing CTS Nos. 620, 621, 622, 1859, 1860 and 1861 of Village Chembur ("**Property Register Cards**").
- (e) Caused searches to be undertaken at the Registrar of Companies ("**ROC**") for the Developer, details whereof are setout in the Paragraph C.6(b) below.
- (f) The Developer has furnished to us a declaration dated 31st January, 2018 pertaining to various facts in relation to the said Land and development thereof ("**the said Declaration**"). We have relied on the said Declaration for the purposes of preparing this Title Certificate and we have assumed the information and facts setout in the said Declaration to be true and correct.
- (g) We have been provided with the Certificate dated 31st January, 2018 ("**Architect's Certificate**") of M/s. Catapult Realty Consultants ("**Architect**").
- (h) The Developer has provided us the Development Plan Remarks dated 30th January, 2018 issued by the Municipal Corporation of Greater Mumbai ("**MCGM**"), details whereof are setout in the Paragraph C.5 below.
- (i) We have issued public notices ("**the said Public Notices**") in the following newspapers:
 - (i) Times of India, Mumbai Edition dated 30th May, 2017; and
 - (ii) Maharashtra Times, Mumbai Edition dated 30th May, 2017.

C. OBSERVATIONS

1. Ownership of the said Land:

- (a) The Property Register Cards with respect to the lands bearing CTS Nos. 620, 621, 622, 1859, 1860 and 1861 of Village Chembur (of which the said Land forms a part) and the same reflects that the said Land is owned by Government of Maharashtra.

2. Development of the said Land under Regulation 33(10) of the DCR:

- (a) The said Land is being developed under the provisions of Regulation 33(10) of the DCR.
- (b) The slum dwellers on the said Land have formed one Navbharat S.R.A. Co-operative Housing Society which is duly registered with the Registrar of Co-operative Societies, Eastern and Western Suburbs, SRA, Mumbai under Registration No. M.U.M/S.R.A./H.S.G./(T.C.)12434/Year2014 who has issued Certificate dated 31st January, 2017 ("the said Society").
- (c) By and under various deeds and documents executed by the slum dwellers on the said Land and the said Society, as setout in the Annexure "C", the slum dwellers on the said Land and the said Society have appointed the Developer to develop the said Land, in the manner as more particularly setout therein.
- (d) By and a Letter of Intent bearing dated 23rd January, 2014 ("the First LOI") bearing No. SRA/ENG/2508/MW/STGL/LOI, SRA has accorded rights unto the Developer to undertake slum rehabilitation scheme on a portion of the Larger Land admeasuring 1268.625 square meters, in the manner and on the terms and conditions as setout therein.
- (e) By and under an Agreement dated 9th June, 2015 ("Agreement dated 9th June, 2015") executed between the Developer of the One Part and TAG Redevelopers LLP (therein referred to as 'the Construction Partners (CP)') of the Other Part and registered with the office of the Sub-Registrar of Assurances at Kurla under Serial

No. 6693 of 2015, the Developer permitted and handed over the work and right of construction of the said Property to the CP and the CP agreed to develop the said Property, for the consideration and on the terms and conditions set out therein.

- (f) By and under a Deed of Cancellation dated 25th January, 2018 executed by and between the Developer of the One Part and TAG Redevelopers LLP of the Other Part and registered with the office of the Sub-Registrar of Assurances at Serial No. KRL-5/1187 of 2018, the Developer and TAG Redevelopers LLP have cancelled, revoked and rescinded the aforesaid Agreement dated 9th June, 2015 in consideration of refund of an amount of Rs. 5,00,00,000/- (Rupees Five Crores only) (being the deposit paid by TAG Redevelopers LLP to the Developer under the Agreement dated 9th June, 2015) to be paid by the Developer to TAG Redevelopers LLP (payable in the manner as setout therein), in the manner and on the terms and conditions as setout therein. The Developer has declared and stated that out of the aforesaid amount of Rs. 5,00,00,000/- (Rupees Five Crores only), the Developer has duly paid to TAG Redevelopers LLP an amount of Rs. 2,00,00,000/- (Rupees Two Crores only).
- (g) By and under an Order dated 6th November, 2015 passed by the Collector, Mumbai Suburban District, the Collector, Mumbai Suburban District granted no objection for the development of the said Land in the manner and on the terms and conditions setout therein.
- (h) By and under a Revised Letter of Intent dated 4th November, 2016 bearing Reference No. SRA/ENG/2508/MW/STGL/LOI issued by the SRA in favour of the Developer i.e. the said LOI, SRA sanctioned the slum rehabilitation scheme on the said Land, in the manner and on the terms and conditions as setout therein. The said LOI states that it is issued in continuation with the First LOI and the First LOI stands modified with respect to the conditions mentioned in the said LOI. The said LOI *inter alia* reflects as follows:
- (i) The total built-up area sanctioned for the scheme is 6020.93 square meters which is comprises of a rehabilitation component of 3585.08 square meters (for accommodating 84 residential slum dwellers and 2 commercial slum dwellers) and free sale component of 3585.08 square meters;
- (ii) Out of the sanctioned free sale component of 3585.08 square meters, the

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Developer is entitled to utilized free sale component of 3507.75 square meters and TDR of 77.33 square meters is generated;

- (iii) A portion of the said Land admeasuring 444.78 square meters is to be used towards Road-Set Back and Nalla Widening Area;
- (i) From Annexure II and the Supplementary Annexure II issued from time to time (“Annexure II”), details whereof are setout at Sr. Nos. 17 to 23 of the Annexure “A”, it appears that in aggregate 113 slum dwellers have been held eligible and the Developer has declared and undertaken to rehabilitate them. The Developer has declared and stated that all 113 eligible slum dwellers have executed permanent alternate accommodation agreement with the Developer.
- (j) The Developer has declared and stated that the aggregate area of the said Land as per the Annexure II is 2004.395 square meters. The Developer has further declared and stated that, upon demarcation of the said Land by District Inspector of Land Records, the area of the said Land is found to be 1,981.20 square meters, which has been considered for the purposes of the said LOI.
- (k) The SRA has requested the Developer to pay the land premium of an amount of Rs.2,24,91,151/- (Rupees Two Crore Twenty Four Lacs and Ninety One Thousand One Hundred and Fifty One Only) towards slum rehabilitation scheme being implemented on the said Land. The Developer has paid the aforesaid land premium.
- (l) By and under an Intimation of Approval dated 21st February, 2015 bearing SRA/ENG/3153/MN/STGL/AP issued by the SRA for construction of a Composite Building which is being constructed on the said Land, in the manner and on the terms and conditions more particularly set out therein.
- (m) By and under a Commencement Certificate dated 9th November, 2015 bearing Reference No. SRA/ENG/3153/MW/STGL/AP issued by the SRA in favour of the Developer, permission was granted by the SRA for the construction of the Composite Building upto plinth level, i.e., upto stilt slab. The Commencement Certificate was re-endorsed on 13th October, 2017 as per approved amended plans, upto plinth level i.e. top of Basement for Wing ‘A’ and upto stilt level for Wing ‘B’ and ‘C’ of the Composite Building as per approved amended plans dated 13th October, 2017.

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- (n) By and under a letter dated 18th February, 2017 bearing No. SRA/ENG/3153/MW/STGL/AP, SRA sanctioned the amended plans with respect to the Composite Building being constructed on the said Land, subject to the terms and conditions mentioned therein.
- (o) By and under a letter dated 13th October, 2017 bearing No. SRA/ENG/3153/MW/STGL/AP, SRA sanctioned the amended plans with respect to the Composite Building being constructed on the said Land, subject to the terms and conditions mentioned therein.
- (p) As per the latest sanctioned plans dated 13th October, 2017, the aforesaid Composite Building being constructed on the said Land comprises of Rehab Wing A (of Ground + 15 (part) upper floors), Sale Wing B (of Ground + 14 (part) upper floors) and Sale Wing C (of Ground + 14 (part) upper floors).

3. Litigation

- (a) The Developer has declared that there are no pending litigations and / or proceedings with respect to the said Land and /or the development thereof.

4. Public Notice

- (a) Pursuant to the said Public Notices, we have received an undated Letter on 2nd June, 2017 addressed by Mr. Ulhas T. Naik (for and on behalf of his client M/s. Platinum Realty), placing on record their objections with respect to the said Public Notice. Following is, *inter alia*, reflected in this letter:
 - (i) M/s Platinum Realty claims interest on the said Land by way of Individual Agreements cum Consent Letters executed by 116 slum dwellers out of 129 Slum Dwellers in favour of M/s. Platinum Realty;
 - (ii) M/s. Platinum Realty has filed Writ Petition No. 1688 of 2016, whereby Order dated 16th February, 2016 passed by the High Power Committee was challenged by them and is due on 12th June, 2017 for hearing and final

disposal before the Hon'ble Bombay High Court;

- (b) By and under an Order dated 27th June, 2017 passed by the Hon'ble Bombay High Court, the Writ Petition No. 1688 of 2016 filed by M/s. Platinum Realty and Jai Hind SRA Co-operative Housing Society (Proposed) was dismissed. In this regard, the Developer has informed us that in light of the aforesaid Order and even otherwise M/s. Platinum Realty has no right, title and / or interest in the development of the said Property or any part thereof.

5. Development Plan Remarks

- (a) The Development Plan Remarks dated 30th January, 2018 ("**DP Remarks**") issued by MCGM with respect to the land bearing CTS Nos. 620, 621 (part), 622 (part), 1859 and 1861 (part) reflects that there are no reservations affecting the same.
- (b) Architect has vide the Architect Certificate certified that except for an area of 444.78 square meters which is to be used towards Road-Set Back and Nalla Widening Area there are no reservations affecting the said Land.

6. Searches

(a) **Sub-Registrar of Assurances**

- (i) We have caused searches to be undertaken as the office of the concerned Sub-Registrar of Assurances through search clerk. In this regard, the search clerk has furnished us search report dated 30th January, 2018 ("**Sub-Registrar Search Report**"). The Sub-Registrar Search Report has reflected the instruments as listed in **Annexure "D"** hereto.
- (ii) The Architect has vide the Architect's Certificate certified that the documents as setout at Sr. No. 1 to 5 and 7 of the **Annexure "D"** does not pertain to the said Land and/ or the development thereof.

(b) **Registrar of Companies**

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- (i) We have caused searches to be undertaken at the office of the Registrar of Companies with respect to the Developer and TAG Redevelopers LLP through company secretary. In this regard, company secretary has furnished us his report dated 30th January, 2018 and 31st January, 2018 for the Developer and TAG Redevelopers LLP respectively (“ROC Report”).
- (ii) The ROC Report reflects that there are no charges and / or encumbrances in relation to the said Land.

7. Property Tax

- (a) The Developer has declared and stated that there are no property tax dues pending and / or outstanding. The Developer has declared and stated that there is no property tax demand raised by any authority with respect to the said Land and / or the development thereof.

8. Site Status

- (a) We have been informed that the entire said Land is vacated and all the structures standing on the said Land have been demolished. The Developer is currently undertaking construction on the said Land.

D. CONCLUSION

- 1. Subject to all that is stated hereinabove and (i) the terms and conditions of all the approvals obtained by the Developer from time to time (including the said LOI) and (ii) obtainment of all the consents, permissions and approvals (including statutory permissions and approvals) for the development of the said Land we are of the opinion that the Developer is entitled to develop the said Land under the provisions of Regulation 33(10) of the DCR and such entitlement of the developer is clear and marketable.

THE SCHEDULE REFERRED TO HEREINABOVE

(Description of the said Land)

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All those pieces and parcels of land or ground admeasuring 1,981.20 square meters or thereabouts and bearing CTS Nos. 620 (Part) (admeasuring 123.40 square meters), 621 (Part) (admeasuring 96.30 square meters), 622 (Part) (admeasuring 13.50 square meters), 1859 (admeasuring 47.20 square meters), 1860 (admeasuring 216.20 square meters) and 1861 (admeasuring 1484.60 square meters) of Village Chembur, Taluka Kurla, situated at Pestam Sagar Cross Road No. 6, Juna Retibunder Road, Chembur (West), Mumbai – 400 089 and bounded as follows:

On or towards West	:	Land bearing CTS No. 622 (Part) of Village Chembur;
On or towards East	:	Existing Masjid on Plot occupied by Slum;
On or towards North	:	Existing Somaiyya Nalla;
On or towards South	:	Pestom Sagar Road No. 6.

DATED THIS 31st DAY OF JANUARY, 2018

For Wadia Ghandy & Co.


Partner

Annexure "A"
(List of Documents)

1. Letter dated 31st December, 2013 addressed by the SRA to the Developer, the SRA has requested the Developer to pay the land premium of Rs. 1,20,52,000/- (Rupees One Crore Twenty Lakhs and Fifty-Two Thousand Only) towards slum rehabilitation scheme being implemented on the said Land.
2. Receipt No. 19319 dated 31st December, 2013 issued by the SRA for an amount of Rs. 18,07,800/- (Rupees Eighteen Lac Seven Thousand and Eight Hundred only) towards Land Premium;
3. Receipt No. 22792 dated 4th February, 2015 issued by the SRA for an amount of Rs. 4,82,100/- (Rupees Four Lac Eighty Two Thousand and One Hundred only) towards Interest on Land Premium;
4. Receipt No. 22791 dated 4th February, 2015 issued by the SRA for an amount of Rs. 30,13,000/- (Rupees Thirty Lac and Thirteen Thousand only) towards Land Premium; and
5. Receipt No. 25332 dated 6th November, 2015 issued by the SRA for an amount of Rs. 72,31,200/- (Rupees Seventy Two Lac Thirty One Thousand and Two Hundred only) towards Land Premium;
6. Receipt No. 29386 dated 27th October, 2016 issued by the SRA for an amount of Rs. 15,65,900/- (Rupees Fifteen Lac Sixty Five Thousand and Nine Hundred only) towards Land Premium;
7. Receipt No. 31216 dated 18th February, 2017 issued by the SRA for an amount of Rs. 88,73,300/- (Rupees Eighty Eight Lac Seventy Three Thousand and Three Hundred only) towards Land Premium;
8. Property Register Card all dated 16th January, 2018 with respect of the land bearing CTS Nos. 620, 621, 622, 1859, 1860 and 1861

9. Certificate dated 31st January, 2017 issued by the Registrar of Co-operative Societies, Eastern and Western Suburbs, SRA, Mumbai with respect to the said Society
10. The First LOI;
11. Order dated 6th November, 2015 passed by the Collector, Mumbai Suburban District, the Collector;
12. The said LOI;
13. Intimation of Approval dated 21st February, 2015 bearing SRA/ENG/3153/MN/STGL/AP issued by the SRA
14. Commencement Certificate dated 9th November, 2015 bearing Reference No. SRA/ENG/3153/MW/STGL/AP issued by the SRA
15. Letter dated 18th February, 2017 bearing No. SRA/ENG/3153/MW/STGL/AP, whereby SRA sanctioned the amended plans of the Composite Building;
16. Letter dated 13th October, 2017 bearing No. SRA/ENG/3153/MW/STGL/AP, whereby SRA sanctioned the amended plans of the Composite Building;
17. By and under Letter dated 29th May, 2013 addressed by Deputy Collector (Encroachment/ Eviction) & Competent Authority, Chembur to the Hon'ble Additional Collector (Encroachment/ Eviction), Eastern Suburb, the Deputy Collector issued Annexure II dated 29th May, 2013 with respect to a portion of the said Land admeasuring 1268.625 square meters.
18. Annexure II dated 29th May, 2013;
19. Letter dated 13th May, 2016 addressed by Deputy Collector (Encroachment/ Eviction) & Competent Authority, Chembur to Deputy Collector, Slum Rehabilitation Authority, whereby the eligibility of 31 slum dwellers (who were earlier held as ineligible) were decided and out of the 31 slum dwellers, 28 slum dwellers were held eligible.

20. Letter dated 19th May, 2016 addressed by Deputy Collector (Encroachment/ Eviction) & Competent Authority, Chembur to the Hon'ble Chief Executive Officer, SRA, whereby the Deputy Collector issued Supplementary Annexure- II dated 19th May, 2016 with respect to a portion the said Land.
21. Supplementary Annexure II dated 19th May, 2016.
22. By and under Letter dated 16th September, 2017 addressed by Deputy Collector (Encroachment/ Eviction) & Competent Authority, Chembur to Deputy Collector, Slum Rehabilitation Authority, the eligibility of 42 slum dwellers were decided and out of the 42 slum dwellers, 22 slum dwellers were held eligible.
23. By and under Letter dated 14th November, 2017 addressed by Deputy Collector (Encroachment/ Eviction) & Competent Authority, Chembur to Deputy Collector, Slum Rehabilitation Authority, the eligibility of 6 slum dwellers were decided and out of the 6 slum dwellers, 5 slum dwellers were held eligible.
24. Writ Petition No. 1688 of 2016 filed in the Hon'ble Bombay High Court and the Order dated 27th June, 2017 passed therein.
25. NOC dated 16th March, 2015 issued by the Tata Power Company Limited in favour of M/s. Catapult Realty Consultants.
26. Letter dated 27th September, 2017 issued by the MCGM (office of the Dy. Ch. Eng. (Storm Water Drains) Planning Cell.
27. DP Remarks.
28. Owners Affidavit for Plot Area (notarized on 10th November, 2017) executed by the Developer in favour of the SRA.
29. Documents as listed in the Annexure "C" and the Annexure "D" hereto.

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Annexure "B"
(List of Original Title Deeds)

1. Letter of Intent bearing dated 23rd January, 2014 bearing No. SRA/ENG/2508/MW/STGL/LOI issued by the SRA.
2. Revised Letter of Intent dated 4th November, 2016 bearing Reference No. SRA/ENG/2508/MW/STGL/LOI issued by the SRA.

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Annexure "C"
(List of the documents executed by the Slum Dwellers and the said Society)

1. By and under a Resolution passed by the said Society in its General Body Meeting dated 27th December, 2010, the said Society inter-alia resolved to appointed the Developer as the developer of the said Land and to execute deeds and documents in relation to the development of the land, in the manner as more particularly setout therein.
2. By and under a Development Agreement dated 12th January, 2011 executed by and between the said Society of the One Part and the Developer of the Other Part, the said Society therein granted development rights in favour of the Developer, with respect to all that piece and parcel of land admeasuring 1245.50 square meters or thereabouts and bearing CTS Nos. 621 (part) and 622 (part) of Village Chembur lying, being and situate at Dr. Ambedkar Nagar, Pestom Sagar Cross Road No. 6, Chembur, Mumbai-400089, for the consideration and in the manner as set out therein.
3. By and under Common Consent Letter (executed on stamp paper dated 7th January, 2011 and notarized on 25th January, 2011) addressed by the said Society to the SRA it is inter-alia states that the said Society has given its consent for implementation of the Slum Rehabilitation Scheme with respect to the land bearing CTS No. 621 (part) lying, being and situate at Dr. Ambedkar Nagar, Pestom Sagar Cross Road No. 6, Chembur, Mumbai-400089, in the manner as set out therein. This Common Consent Letter appears to be signed by approximately 62 slum dwellers.
4. By and under a Supplementary Common Consent (executed on stamp paper dated 9th February, 2011 and notarized on 14th February, 2011) executed by the 'Slum Dwellers on slum property (therein described and known as Nav Bharat SRA Co-operative Housing Society Limited) in favour of the Developer, whereby the slum dwellers therein granted their consent to the Developer for the development of land admeasuring 1245.43 square meters bearing CTS Nos. 621 (part) and 622 (part) of Village Chembur, in the manner as setout therein. This Supplementary Common Consent appears to be signed by 9 slum dwellers.
5. By and under Irrevocable Power of Attorney dated 12th February, 2011 (notarized on 14th February, 2011) executed by the said Society in favour of the Developer, the said Society

granted various powers and authorities in favour of the Developer in relation to development of land admeasuring approximately 1245.50 square meters bearing CTS Nos. 621(part) and 622(part) of Village Chembur lying being and situate at Dr. Ambedkar Nagar, Pestom Sagar Cross Road No. 6, Chembur, Mumbai-400089, as set out therein. This Power of Attorney inter-alia authorizes the Developer to amalgamate development of land admeasuring approximately 1245.50 square meters bearing CTS Nos. 621(part) and 622(part) of Village Chembur with any other property, as setout therein.

6. Resolution passed by the said Society in its General Body Meeting dated 10th February, 2013 whereby the said Society inter-alia resolved and reiterated the appointment of Unique Property Enterprises Private Limited i.e. the Developer as their developer for implementation of the said Scheme.
7. By and under Common Consent Letter (executed on stamp paper dated 14th February, 2013) addressed by the said Society to the SRA, it is inter-alia states that the said Society has given its consent for implementation of the Slum Rehabilitation Scheme with respect to the land bearing CTS Nos. 621 (part) and 622 (part) lying, being and situate at Dr. Ambedkar Nagar, Pestom Sagar Cross Road No. 6, Chembur, Mumbai-400089, in the manner as set out therein. This Common Consent Letter appears to be signed by approximately 17 slum dwellers.
8. The Developer has entered into permanent alternate accommodation agreement 128 slum dwellers on the said Land.

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Annexure "D"
(List of documents reflected in search report)

1. Development Agreement dated 19th December, 2009 executed by and between Haffkine Employees Co-operative Housing Society Limited and Prakash Raghavji Parel carrying on business as a Sole Proprietor in the name and style of M/s. Poonam Realities and registered with the office of the Sub Registrar of Assurances at serial No. KRL-1/12051/2009.
2. Power of Attorney dated 15th April, 2013 executed by M/s. Runwal Construction in favour of Mr. Ramesh P. Lunkad and registered with the office of the Sub Registrar of Assurances at serial No. KRL-2/3736/2013,
3. Power of Attorney dated 15th April, 2013 executed by and between Runwal Projects Private Limited in favour of Mr. Ramesh P. Lunkad and Mr. Mahesh Gursale and registered with the office of the Sub Registrar of Assurances at serial No. KRL-2/3738/2013.
4. Power of Attorney dated 15th April, 2013 executed by M/s. Runwal Construction in favour of Mr. Ramesh P. Lunkad and registered with the office of the Sub Registrar of Assurances at serial No. KRL-2/3740/2013,
5. Undertaking / Bond executed by Haffkine Employees CHS Limited in favour of MCGM and registered with the office of the Sub Registrar of Assurances at Serial No. KRL-1/2244/2015.
6. Undertaking cum Indemnity Body dated 2nd September, 2015 executed by the Developer and registered with the office of the Sub Registrar of Assurances at Serial No. KRL-5/5027/2015.
7. Undertaking / Bond executed by Haffkine Employees CHS Limited in favour of MCGM and registered with the office of the Sub Registrar of Assurances at Serial No. KRL-1/5499/2015.

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8. By and under an Agreement dated 9th June, 2015 executed between the Developer of the One Part and TAG Redevelopers LLP (therein referred to as 'the Construction Partners (CP)') of the Other Part and registered with the office of the Sub-Registrar of Assurances at Kurla under Serial No. 6693 of 2015
9. Deed of Cancellation dated 25th January, 2018 executed by and between the Developer of the One Part and TAG Redevelopers LLP of the Other Part and registered with the office of the Sub-Registrar of Assurances at Serial No. KRL-5/1187 of 2018.

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