

B/2, Swati, 90 Feet Road, Mulund (East), Mumbai - 400 081.

TO WHOMSOEVER IT MAY CONCERN

Reference : All that piece and parcel of land bearing Survey No. 345 -A/1, Hissa No. 1 (part), Corresponding to CTS No. 1201, admeasuring about 673.50 Sq. Metre equivalent to 805.55 Sq. yards, with a structure thereon, known-as "Guide" State Bank of India Employee's Co-operative Housing Society Ltd., at Zaver Road, lying being and situated at Village - Mulund west, Taluka - Kurla, District - Mumbai Suburban and bounded as follows :-

On or towards East - Manjula Co-op. Hsg. Society

On or towards West - Road

On or towards North - Property of Saubhagyachand

On or towards South - Zaver Road

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 15th January 2016 issued by Search Clerk Mr. Manoj Kunde.
- 2) The true copy of receipt bearing no. 575/2016 dated 15th January 2016 issued by sub-registrar Kurla II MSD for obtaining search in all registering authorities.

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- 3) The true copy of the Indenture of Conveyance dated 18th October 1969 by and between Mr. Laherchand Meghji as Vendors therein & "Guide" State bank Of India Employee's Co-operative Housing society Ltd. as the purchasers therein, registered on 3rd February 1973 bearing registration serial no. BND-2278/1969 before sub Registrar of Assurances at Bandra, Mumbai.
- 4) The true copy of the 7/12 extract dated 27th October 2015 in respect of Survey no. 345-A/1 Hissa no.1 showing name of society as Kabjeddar / Holder of the property. (Mutated in revenue records vide Mutation Entry no.4603).
- 5) The true copy of Kami Jast Patrak (KJP) dated 19th October 2015 showing conversion of survey number into C.T.S. numbers as per Revenue records.
- 6) The true copy of Property Register Card dated 26th October 2015 in respect of the CTS no.1201 showing name of society as Holder / owner of the property (Mutated in revenue records on 30th July 1979).
- 7) The true copy of the letter dated 21st September 2015 issued by the society to the developers M/s. Atlanta Group.
- 8) The true copy of the Minutes of the Meeting of Special General Body Meeting, held on 1st November 2015 recorded by Society, on 2nd November 2015 thereby appointing M/S. "Atlanta Group" as the developers, in presence of the representatives of Assistant Registrar, 'T' ward, Mulund, Mumbai.
- 9) The true copy of the letter dated 2nd November 2015 issued by Assistant Registrar, Housing Society, 'T' ward, Mulund Mumbai bearing reference no. MUM/ASST.REG./T-W/ B-

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1/Guide/2102/2015 to the Executive Engineer, Building Proposal Department, Eastern Suburb, MCGM, thereby confirming appointment of Atlanta Group as the Developers in respect of the said property.

10) The true copy of the letter dated 2nd November 2015 issued by Assistant Registrar, Housing Society, "T" ward, Mulund, Mumbai, bearing reference no. MUM/ASST.REG/T-W/B-1/Guide/2103/2015 to the Secretary / chairman of the Guide SBI Staff Employees co-operative Housing society Ltd., thereby confirming appointment of Atlanta Group as the Developers in respect of the said property.

11) The true copy of the letter dated 3rd November 2015, issued by the society to the developers M/S. Atlanta Group thereby appointing them as Developers for carrying out the redevelopment of society building.

12) The true copy of Building's Sanctioned Layout plan, Development plan Remarks, Measurement Survey plan and survey remarks as approved by various authorities.

A) Upon perusing all the above referred documents, I have observed and I verily believe that :-

a) The entire portion of the subject property bearing survey no. 345-A/1 Hissa no. 1(part) corresponding to C.T.S. No. 1201 admeasuring about 805.55 Sq. Yards equivalent to 673.5 Sq. Mtrs., has been seized off, owned occupied and possessed by Guide State Bank of India Employees co-operative Housing Society Limited, as per Indenture of Conveyance dated 18th October 1969 registered with sub registrar of assurances, Bandra, Mumbai, vide serial no. BND-2278/1969 dated 03rd February 1973 executed by and between the society as the

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purchasers therein and Mr. Leharchand Meghji, as the Vendor therein.

- b) After acquisition of Land, the society's name was properly mutated as Holder/Owner in entire revenue records i.e. in Talathi office, City Survey Office, Municipal Corporation of Greater Mumbai etc. As per 7/12 extract of survey no. 345-A/1 Hissa No.1 (part) and as per property register card of CTS no. 1201, the said society has been recorded as Holder / owner of the said property.
- c) The said society constructed a building on the said plot having ground plus two upper floors as per the norms of Development control Rules. The building has been constructed through sanctioned plan approved by Municipal Corporation of Greater Mumbai. The flat owners / society members have been occupying their respective flat premises.
- d) Since the society building has been constructed long back and there after due to normal wear and tear the structure has been in damaged & dilapidated conditions and the same requires to be demolished so that in place of old building, new building can be constructed for the existing members of the society, therefore the society called for a general body meeting and passed a resolution admitting that the building will be demolished and reconstructed and accordingly for the same the society on 16th April 2015 issued public notice in two reputed regional languages news paper i.e. Times of India & Maharashtra Times & invited the tenders from the reputed developers who could be interested in the redevelopment project.
- e) The society received various offers from several developers, however after due diligence & negotiation with all of them, the

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society called for a Special General Body meeting on 19th September 2015, in presence of all the members of the society, and in principle resolution to appoint M/S. Atlanta Group as the developers was passed. Contents of the said resolution was communicated in writing vide letter dated 21st September 2015 by society to M/S. Atlanta Group.

- f) Accordingly the society applied before Assistant Registrar "T" ward vide its letter dated 21st October 2015 for fixing a date to carry out a special general body meeting in their presence for the appointment of the developer under video recording CD.
- g) As per instruction of the "T" ward authority the Special General Body Meeting took place on 1st November 2015 in the society office in presence of the representatives of Assistant Registrar, T ward wherein all the 12 members of the society unanimously approved Atlanta Group as their proposed developer, and the same was recorded in the minutes of the meeting, and the same was signed by all the members.
- h) Thereafter the Assistant Registrar "T" Ward further vide letter dated 2nd November 2015 bearing no. MUM/ASST.REG/T-W/B-1/GUIDE/2102/2015 issued an intimation to the Executive Engineer Building Proposal department of MCGM thereby confirming the appointment of the developer as Atlanta Group in respect of the said society and the subject property.
- i) Thereafter the Assistant Registrar "T" ward further vide letter dated 2nd November 2015 bearing no. MUM/ASST.REG/T-W/B-1/GUIDE/2103/2015 issued an intimation to the society thereby confirming the appointment of the developers as Atlanta group in respect of the said society and the subject property.

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- j) The society vide letter dated 3rd November 2015, issued to the developers herein, appointed, confirmed and approved M/s. Atlanta Group as the developers for carrying out the re-development of existing structure of the building.

- B) On the basis of the findings included in this certificate, I am of the opinion that the above subject property is lawfully seized off, owned, occupied and possessed off by the Guide State Bank of India Employees Co-operative Housing society Ltd., through registered Indenture of conveyance and has been properly mutated in all the government revenue records i.e. in 7/12, Property Register card, Municipal Assessment Tax bills etc., and thereafter the society has followed due process of Law and have lawfully appointed M/S. Atlanta Group as the builders and developers for redevelopment proposal of their society by utilizing the entire FSI, TDR and fungible FSI etc. as per amended DC Regulations. The developer is entitled to demolish old structure and then construct the new building on the said plot for the part portion flats in favour of bonafide members of the society and balance part portion for sale in the open market on the said property by exploiting the available FSI in accordance with the Municipal corporation and the Development control Regulation.

- C) Therefore the Society herein have a clear, lawful, valid, and marketable title to the above mentioned subject property and possession thereof, as per applicable Laws, and they have legally and lawfully assigned development rights in respect of the said building in favour of the developers herein, M/S. Atlanta Group.

- 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 summarises the

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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 27th day of January 2016

Yours faithfully



Rajesh Shukla
Advocate