

K. S. V. Rao

M.A., L.L.B.

ADVOCATE - HIGH COURT

Windsor Plaza,
Flat No., 101, A-wing,
Off. Rajaji Path, Ayare Village,
Dombivli (E) - 421 201.
Dist. Thane
Tel.No. 2454581

Ref. No. _____

Date : 31/10/2017

TITLE CERTIFICATE

As per the instructions of Managing Committee of "JAI SANTOSHIMATA SRA CHS LTD". I have investigated the title to the land bearing C.T.S.No. 1973 (part), an area admeasuring 3592.07 Sq.Meters situated and being lying at Village: Ghatkopar Kirol in Taluka Kurla, Ghatkopar (West), Mumbai suburban district.

- 1) On inspecting the relevant papers and documents, it is clear that the said land originally owned and possessed by Smt. Asmabai Abdul Hussein and Shri Vasant Vithal Swadi. The said land is declared slum area u/s. 14(1) of Maharashtra Slum Act on dated 23.10.1980.
- 2) The Andheri - Ghatkopar Link Road widened by MMRDA, by an area admeasuring of 1170.00 Sq. Meters, out of the plot area admeasuring 3592.07 Sq. Meters. on dated 16.09.1986.
- 3) The said plot of land area admeasuring 3592.07 Sq. Meters acquired and published in official Gazzett by the Hon'ble Housing Dept., Mantralaya on dated 20.05.2003.
- 4) The possession of the said plot of land was given by the City Survey Office to the "JAI SANTOSHIMATA SRA CHS LTD". for the implementation of the SR Scheme (redevelopment and rehabilitation) on dated 19.11.2008.



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- 5) An arrangements made and agreement executed between the said Society and M/s. Rameshwar Enterprises, the developers of the said SR Scheme for the redevelopment of the said plot of land and rehabilitation of the slumdwellers of the society on dated 18.02.2011 under the Maharashtra Slum Act,1995.
- 6) The said society has handed over the vacant possession of the said plot of land, an area admeasuring 2422.07 (3592.07 minus 1170.00) Sq. Meters by accepting the alternate compensation to M/s. Rameshwar Enterprises, the developers of the said SR Scheme under the Maharashtra Slum Act,1995.
- 7) Accordingly, M/s. Rameshwar Enterprises obtained the necessary permissions and approvals from the Slum Rehabilitation Authority, Bandra, Mumbai – 400 051 for the commencement of the subject SR Scheme.



(K.S.V. RAO)

Advocate