

Nilesh C. Parmar

B. Com., LL.B.

ADVOCATE HIGH COURT

Office : " Trade Avenue " 5th Floor, Suren Road, Off Andheri - Kurla Road, W. E. Highway,
Andheri (E), Mumbai - 400 093. Tel. : 2683 6357 / Fax : 2683 4320

Residence : A/4, Kiran Kunj, Near G. H. High School, M. G. Cross Road, Borivali (E), Mumbai - 400 066.

TITLE CERTIFICATE

THIS IS TO CERTIFY that as per the instructions of my clients, M/s. MAA ASHAPURA DEVELOPERS, a partnership firm having its registered office at 6, Om Sai Welfare Society, Savarpada Junction, Opp. Shri Krishna Avenue, Borivali (West), Mumbai – 400 066, I have investigated their title for development of the property bearing CTS No. 343 (Part) of Village Chembur, Taluka Kurla, District Mumbai Suburban an admeasuring 5571 sq. mtrs. or thereabout and more particularly described in the Schedule hereunder written (herein after referred to as "the said property").

I have to state on their title for development of the said property as follows:-

1. I have perused the relevant title deed, Development Agreements, Power of Attorney/s, Property cards, mutation entries, Letter of Intent (LOI), Annexure – II, Intimation of Approval (IOA), Commencement of Certificate (C.C.) and other revenue record in respect of the said property described in the Schedule hereunder written.
2. As per the revenue records the said property belongs to the Government of Maharashtra/ Collectors and it is fully occupied by the various Occupants/Slum dwellers. The said

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property has been approved for development under Slum Rehabilitation Scheme by Slum Rehabilitation Authority.

3. Some of Occupants/Slum Dwellers of the hutments/tenements have form the Co-operative Housing Society namely Dr. Babasaheb Ambedkar Chowk SRA CHS Ltd. and same was registered with Sub-Registrar of Co-operative Society, Slum Rehabilitation Authority, Mumbai bearing registration No. MUM/SRA/HSG/(TC)/11391/2007 on dated 17/10/2007 and other Occupants/Slum Dwellers of the hutments/tenements have form the Co-operative Housing Society namely Savitribai Phule SRA CHS Ltd. and same was registered with Sub-Registrar of Co-operative Society, Slum Rehabilitation Authority, Mumbai bearing registration No. MUM/SRA/HSG/(TC)/11397/2007 on dated 26/10/2007 (hereinafter collectively referred to as "the said Societies").
4. The said Societies have appointed M/s. Maa Ashapura Developers for the development of the said property under SRA Scheme. The Society namely Dr. Babasaheb Ambedkar Chowk SRA CHS Ltd. have executed Development Agreement dated 06/02/2006 with the said M/s. Maa Ashapura Developers. The Society namely Savitribai Phule SRA CHS Ltd. hae also executed Development Agreement

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dated 06/02/2006 with the said M/s. Maa Ashapura Developers.

5. The Society namely Dr. Babasaheb Ambedkar Chowk SRA CHS Ltd. has executed the Irrevocable Power of Attorney dated 06/02/2006 in favour of partners/nominee of the said M/s. Maa Ashapura Developers. The Society namely Savitribai Phule SRA CHS Ltd. have also executed the Irrevocable Power of Attorney dated 06/02/2006 in favour of partners/nominee of the said M/s. Maa Ashapura Developers.
6. The said M/s. Maa Ashapura Developers have entered into Agreement/s with those Occupant/Slum Dwellers, in respect of the said property for providing them with Permanent Alternate Accommodation in lieu of their respective hutments/tenements. The said M/s. Maa Ashapura Developers have obtained Annexure-II on 30/8/2006 and additional list of eligible Occupant/Slum Dwellers on 30/12/2008 from Dy. Collector (ENC/REM) & Component Authority, Chembur, MSD.
7. The said M/s. Maa Ashapura Developers and the said Societies have submitted a scheme for the proposed development of the said Societies under SRA Scheme accordance with the provision of Rule 33 (10) of the

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Development Control Regulation of Greater Mumbai, 1991 through Architect Mr. Rajendra Paganis of M/s. Pagnis and Pagnis.

8. The said M/s. Maa Ashapura Developers have obtained the Letter of Intent (LOI) No. SRA/ENG/1331/MW/STGL/LOI dated 23/08/2007, revised on 27/08/2008 and further revised on dated 14/05/2009 from Slum Rehabilitation Authority for the proposed development of the said property under SRA Scheme upon the terms and conditions mentioned therein.
9. The Slum Rehabilitation Authority has sanctioned the plan of building/s to be constructed on the said property and issued Intimation of Approval (IOA) bearing No. SRA/ENG/2021/MW/STGL/AP dated 22/11/2007 to the said M/s. Maa Ashapura Developers upon the terms and conditions mentioned therein. The Slum Rehabilitation Authority has issued Commencement Certificate (C.C.) dated 05/12/2007.

In the circumstances aforesaid I do hereby certify that, M/s. Maa Ashapura Developers entitled to commence, continue and complete the development work of the said property under SRA Scheme as per the terms of conditions mentioned in Letter of Intent (LOI) and Intimation of Approval (IOA) and to sell,

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transfer and dispose of residential flats, commercial premises and other units of sale component in the development of the said property more particularly described in the Schedule hereunder written.

THE SCHEDULE OF THE PROPERTY

All those pieces and parcels land or ground bearing C.T.S No. 343 (Part) of Village - Chembur, Taluka Kurla, District Mumbai Suburban, situate, lying and being at Lal Dongar, M/W ward, Sion Trombay Road, Chembur (West), Mumbai - 400 071 an admeasurements 5571 square meters or thereabout and bounded by as follow:

On or Towards the East : Lal Dongar Zoppadpati
On or Towards the West : Road
Or or Towards the South : Lal Dongar Zoppadpati
Or or Towards the North : Vijay Co.op. Society

Dated this 8th November, 2011.

C. Parmar

SHRI NILESH C. PARMAR
Advocate, High Court