



Sandeep Kumar Singh

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TO WHOMSOEVER IT MAY CONCERN

..This is to certify that I have for the purpose of investigating the title of **SHREE SIDDHIVINAYAK CLASSIC CONSTRUCTION PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956, having its administrative office at Ruparel Iris, Plot No. 273, Senapati Bapat Marg, Matunga Road (W), Mumbai 400016, ("the Developer"), to all that pieces and parcel of land together with the structures standing thereon admeasuring about 1222.37 sq. mtrs. or thereabouts bearing Cadastral Survey No. 11 (Part) of Village Kurla - 3, lying being and situated at Nehru Nagar, S.G. Barve Marg, Kurla (East), Mumbai 400024, in the Registration District and Sub-District of Kurla, Mumbai occupied by the slum dwellers of "**Sunrays SRA Co-operative Housing Society (Proposed)**" (hereinafter referred to as "the said Property"). I have caused searches at Bombay Sub Registrar Office, for the period from 1965 to 2015, at Bandra Sub Registrar Office from 1965 to 2015, at Kurla Sub Registrar Office from 1995 to 2015 and also at Kurla-1 to Kurla-4 Sub Registrar Offices from 2002 to 2015, through my search clerk, Mr. Pradeep Waghmare.

1. I have perused the Revenue Records viz certified copy of the Property Card in respect of the said Property shows the Extract of the property register card shows that the said Property admeasures 49721.80 sq. mtrs. or thereabouts and name of the Mumbai Housing And Area Development Board ("**MHADA**") is reflecting as the absolute owner of land bearing Cadastral Survey No. 11 (Part) of Village Kurla - 3.
2. I have not issued any public notice for inviting any claims and/or objection in respect of the said Property.
3. The said Property, as per the Development Plan Remarks (2034) dated 19th June 2019, bearing Sr. No. Ch.E/DP34201906111228104, the Development Plan of "L" Ward, reflects that the said Property is under reference falls in Residential Zone (R-Zone) and is partly reserved for public purpose of RR2 + RSA1.2



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("Rehabilitation & Resettlement + Retail Market with Vending Zone") and affected by 36.60 mtrs (120.0 apprx.) wide D. P. Road as per DDP 2034 and is not reserved for any reservation.

4. The brief facts of the said Property are as under:-

- (a) The Mumbai Housing And Area Development Board ("MHADA") is the owner of all that pieces and parcel of land together with the structures standing thereon admeasuring about 1222.37 sq. mtrs. or thereabouts bearing Cadastral Survey No. 11 (Part) of Village Kurla - 3, lying being and situated at Nehru Nagar, S.G. Barve Marg, Kurla (East), Mumbai 400024, in the Registration District and Sub-District of Kurla, Mumbai (hereinafter referred to as **"the said PROPERTY"**).
- (b) The said Property is occupied by slum dwellers/occupants/tenants who are residing with their respective families in their respective structures / hutments. These slum dwellers/occupants/tenants have proposed to form a society by the name **"Sunrays SRA Co-operative Housing Society (Proposed)"** be registered after the construction of the same (hereinafter referred to as **"the said Society"**).
- (c) The said property is declared as a "Census Slum" and the same is completely occupied by proposed members of the said slum-dwellers/tenants/occupants.
- (d) By Special General Body Meeting dated 1st November 2015, the said Society vide its Resolution interalia granted development rights of the said Property to the Developer, under the SRA Scheme.
- (e) By a Development Agreement dated 14th December 2016, made and entered into between the Society through its authorized committee members/office bearers (therein referred to as **"the Society"**) of the One Part and the



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Developer (therein referred to as "the Developer") of the Other Part and, the Society therein agreed to grant all the development rights in respect of the said Property to the Developer, for the consideration and on the terms and conditions more particularly set out therein.

- (f) Thereafter, the said Society executed an Irrevocable Power of Attorney dated 14th December 2016, in favour of the Developer interalia to obtain various statutory permissions, carry on construction / development works on the said Property, to sell the premises to be constructed from the FSI available and to receive the consideration amount from the sale thereof and to do various acts, deeds, matters and things in respect of the said property.
- (g) The appropriate authority (i.e. the Mumbai Dy. Collector, Dharavi Division, Mumbai City) on 22nd August 2017 issued Annexure II, setting out details of the eligible and non-eligible slum dwellers in respect of the said Property was issued by the concerned authorities.
- (h) Subsequently, the Slum Rehabilitation Authority issued Annexure III on 4th October 2019 bearing Ref No. SRA/ACCT/ANNEXIII/CERT/1427/2019/43659, setting out details of the SRA Scheme.
- (i) The Developer also obtained individual irrevocable consents and have entered into separate individual agreements with all slum dwellers / tenants / occupants on the said property.
- (j) Pursuant to the aforesaid, the Slum Rehabilitation Authority issued a Letter of Intent dated 19th November 2019 bearing No. SRA/ENG/1483/L/MHL/LOI ("the said LOI"), to the Developer, interalia granting permission for the proposed Slum Rehabilitation Scheme on the said property in accordance with Development Regulation No. 33 (10) and Appendix – IV of the amended



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Development Control Regulation for Greater Mumbai 1991, on the terms and condition setout therein.

- (k) Thereafter, the Developer have obtained the Intimation of Approval ("IOA") dated 24th January 2020, bearing No. SRA/ENG/L/MHADA/0028/20060707/AP in respect of the Composite Building on the said Property.
- (l) The Developer have obtained Commencement Certificate ("C.C.") dated 31st July 2020, bearing L/MHADA/0028/20060707/AP in respect of the Composite Building on the said property.
- (m) Accordingly the Developer's are entitled to construct and develop the said Property by utilizing the full permissible Floor Space Index (FSI) in respect of the said Property and also FSI by way of Transfer of Development Rights (TDR) and any other benefits available on the said Property specifically the sale area coming to the share of the Developer and deal with the property constructed therein in the manner it deems fit and proper
- (n) Pursuant to the aforesaid permissions the Developer are in process constructing a proposed Sale Building/s on the portion of the said property, subject to sanction and permission to be obtained from the concerned authorities (hereinafter referred to the "the Sale Building"), the name of the Sale Building/s shall be known as "RUPAREL LIVIA".



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5. In the premises the Developer i.e., the said **Shree Siddhivinayak Classic Construction Private Limited** are entitled to develop the said property and they have a clear and marketable right, free from all encumbrances in respect of the said Property.

DATED THIS 21st DAY OF SEPTEMBER, 2020

Mr. Sandeep Kumar Singh

(Advocate) **SANDEEP KUMAR SINGH**
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