

VIMLA & Co.

Advocates & Solicitors

205 (22A), 2nd Floor, Sir Yusuf Building Condominium, Veer Nariman Road, Fort, Mumbai - 400 001
Tel. : 022-2282 0155 / 56; Mob : +91 98211 58590; E-mail : info@vimlaandco.com

Ref. No

Date

TITLE CERTIFICATE

We have gone through the title of M/s. SEJAL SHAKTI REALTORS LLP (formerly known as M/s. SEJAL SHAKTI REALTORS LIMITED), registered under the provisions of the Limited Liability Partnership Act, 2008, having its registered office at 173/174, Sejal Encasa, S. V. Road, Kandivali (West), Mumbai 400 067 (hereinafter referred to as the 'said Firm'), in respect of the below mentioned Lands more particularly described in the schedule hereunder written and as regards to its title, we have to state afresh as under:

- (a) As recorded in the Property Card the Government of Maharashtra is the Owner of all that forest land being piece and parcel of land situate at Opp: Shukla Hotel, Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 6 (part) admeasuring **1230.35** sq, meters of **Salt Pan Division** (hereinafter for brevity's sake referred to as the "**First Plot**").
- (b) As recorded in the Property Card the Trustees for the Improvement of The City of Bombay is the Owner of all the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 12 (part) admeasuring **5476.65** sq, meters of **Sion Division** (hereinafter for brevity's sake referred to as the "**Second Plot**").
- (c) As recorded in the Property Card the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No. 4, Sion Koliwada, Mumbai 400037, bearing Cadastral

Survey No. 16 (part) admeasuring **894.63** sq, meters of **Salt Pan Division** (hereinafter for brevity's sake referred to as the "**Third Plot**").


- (d) As recorded in the Property Card the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 17 (part) admeasuring **871.82** sq, meters of **Salt Pan Division** (hereinafter for brevity's sake referred to as the "**Fourth Plot**").
- (e) As recorded in the Property Card the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 18 (part) admeasuring **753.72** sq, meters of **Salt Pan Division** (hereinafter for brevity's sake referred to as the "**Fifth Plot**").
- (f) As recorded in the Property Card the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 19 (part) admeasuring **2387.58** sq, meters of **Salt Pan Division** (hereinafter for brevity's sake referred to as the "**Sixth Plot**").
- (g) As recorded in the Property Card the Governor of Maharashtra (U.D.& P.H.D) is the Owner of all the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 20(part) admeasuring **7102.69** sq, meters of **Salt Pan Division** (hereinafter for brevity's sake referred to as the "**Seventh Plot**").


- (h) As recorded in the Property Card the Governor of (Bombay) Maharashtra is the Owner of all the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 21(part) admeasuring **7658.94** sq. meters of **Salt Pan Division** (hereinafter for brevity's sake referred to as the "**Eighth Plot**").
- (i) The said First Plot, the said Third Plot, the said Fourth Plot, the said Fifth Plot, the said Sixth Plot, the said Seventh Plot and the said Eighth Plot are collectively owned by the Government of Maharashtra and the said Second Plot is owned by the Municipal Corporation of Greater Mumbai.
- (j) As mentioned in **clauses (a), (b), (d) to (h)** above being the said First Plot, the said Second Plot, the said Fourth Plot, the said Fifth Plot, the said Sixth Plot, the said Seventh Plot and the said Eighth Plot in all are admeasuring **25481.75 sq. meters** and are collectively referred to as the "**First Lands**" and more particularly described **Firstly, Secondly, Fourthly, Fifthly, Sixthly, Seventhly and Eighthly** in the Schedule hereunder written and the First Lands are all declared as the census slum and the slum dwellers and/or the hutment holders thereon have themselves formed into a group known as "Nirmal Nagar SRA Co-operative Housing Society Limited" (hereinafter referred to "**as the said Society**") with a view to develop the said First Lands, in accordance with the Slum Rehabilitation Act, 1971 and D.C. Regulation No.33 (10).
- (k) As mentioned in **clauses (c)** above, the Third Plot admeasuring **894.63** sq. meters is also fully encroached by the slum dwellers and/or hutment holders and the same is also declared as census slum and referred to as the **Second Land** and is more particularly described **Thirdly** in the Schedule hereunder written.

- (l) The said First Lands are census slum and as the same are partly owned by the State Government and partly by the MCGM.
- (m) The Society appointed the M/s. Shreenath Realtors (the “1st developer”) as the developer for the Lands admeasuring 20648.19 being the portion of the said First Lands and in pursuance thereof the said Society signed and executed the development agreement and the Power of Attorney both dated 22nd December, 2000 in respect of portion of the said First Lands to and in favour of the 1st developer upon the terms and conditions therein mentioned.
- (n) The 1st developer submitted slum rehabilitation scheme on the portion of the said First Lands (“**the said Scheme**”) to the Slum Rehabilitation Authority (“**the said SRA**”) on 29th October, 2001 and thereafter submitted various documents to the SRA as required for the said Scheme.
- (o) The Additional Collector (Enc/Demo) and Competent Authority, Mumbai City issued the Annexure-II on 05/08/2004 and the Asst. Commissioner MCGM F/N issued the Annexure II 09/08/2005 in respect of Portion of the First Lands.
- (p) The said Society vide their Advocate letter dated 23rd July, 2005 addressed to SRA unilaterally terminated the development agreement executed with the 1st developer on 22nd December, 2000.
- (q) The Deputy Collector (Encroachments) Dharavi Department vide its letter dated 16th June, 2009 issued amended Annexure-II for the hutment standing on Portion of the said First Lands as herein above mentioned under the said Scheme.
- (r) The said Society in its General Body Meeting dated 19th July, 2009 once again passed the resolution for termination of the appointment of the 1st




developer and cancellation of the all the documents signed by the Society in favour of the 1st developer.


- (s) In spite of the said termination the 1st developer obtained the Annexure III on 24th August, 2009 from SRA.
- (t) The Executive Engineer (W.S) SRA issued the L.O.I. on 15th September, 2009 bearing No. SRA/ENG/661/ FN/ML/ LOI to the 1st developer in respect of the said Scheme on the portion of the said First Lands upon certain terms and conditions therein mentioned.
- (u) In addition to the above, the SRA also issued a Provisional LOI dated 4th November, 2009 bearing No. SRA/Eng/2260/EN/STGL /LOI (hereinafter referred to as "**the Provisional LOI**") in favour of Ackruti City Limited Consortium in view of the Government directive issued under the provisions of Section 3K (1) of the Maharashtra Slum Area (Improvement, Clearance and Redevelopment) Act, 1971 and which included the said Lands and the aforesaid Provisional LOI was later extended upto 8th February, 2011.
- (v) On the basis of the Provisional LOI the said Ackruti City Limited and others signed and executed the Debenture Subscription and Debenture Trust dated 1st December, 2009 in favour of IDBI Trusteeship Services Limited, wherein the Debenture Trustee therein provided with the Security being the sale component sanctioned under the said Provisional LOI issued by the SRA for entire Lands of Salt Pan Division and Sion Division which includes the said First Lands and the said Second Land as herein mentioned and/or any other document/notification issued from time to time pursuant to or in relation thereto along with the 3K (1) order dated 26th August, 2009 issued by the Government of Maharashtra upon the terms and conditions therein mentioned. The said Debenture Subscription and Debenture Trust dated 1st December, 2009 duly registered with the Sub-Registrar of Assurance at Andheri-1 under Serial No.BDR1-11969 of 2009 on 2nd December, 2009. 


- (w) In the meantime, the 1st developer, Ackruti and others (collectively “**ACL Consortium**”) executed an Indenture of Mortgage (English Mortgage) dated 19th January, 2010 duly registered with the Sub-Registrar of Assurance at Andheri-2 under Serial No.BDR4-00649 of 2010 on 19th January, 2010 in favour of IDBI Trusteeship Services Ltd. (“**IDBI**”) thereby mortgaging their rights in relation to the Lands referred under the 3K(1) order for the purpose of securing certain debentures and loans.
- (x) The SRA acting on the complaints in respect of the previously submitted proposal/Scheme prior to the order of 3K (1) from the Government of Maharashtra, proceeded with the scheme submitted by the 1st developer separately and thereafter the SRA granted certain permissions etc., to the 1st developer in connection with the said Scheme submitted by them for the development of the portion of the said First Lands.
- (y) The said Society had filed several complaints to the SRA office through its members against the 1st developer requesting SRA to take action against the 1st developer and terminate its appointment.
- (z) Since the 1st developer failed to comply with the direction given by the SRA and also failed to commence work, the CEO, SRA issued an order dated 25th April, 2014 thereby terminating the appointment of the 1st developer and granted liberty to the said Society to appoint new developer for further implementation of the S.R. Scheme and further directed the Assistant Registrar, SRA to hold a General Body Meeting of the said Society as per the prescribed procedure and terms and conditions mentioned therein.
- (aa) Thereafter the said Society issued public notice on 27th April, 2014 in newspapers calling a Special General Body meeting of the members of the said Society on 4th May, 2014. 

- (bb) In the Special General Body Meeting held on 4th May, 2014, the members of the said Society unanimously appointed the Sejal Shakti Realtors Limited (now converted into the said Firm) as the new developer of the said First Lands and the same was confirmed by the Assistant Registrar of Co-operative Society, Mumbai- City (SRA), Mumbai vide its letter dated 05/05/2014.
- (cc) By the development agreement dated 6th May, 2014 the said Society granted the development rights of the said First Lands to and in favour of the said Firm and the said Society also executed a power of attorney in favour of then directors of the said Firm and further the members also executed the consent letter on the same day in favour of the said Firm.
- (dd) The 1st developer filed an Application No.162 of 2014 on 20th May, 2014 before the High Power Committee, challenging the order dated 25/04/2014 passed by CEO, SRA.
- (ee) The Registrar of Co-operative Society SRA vide his letter dated 27th June, 2014 confirmed that in the Special General Body Meeting was held on 4th May, 2014 in the presence of Shri K.S. More, Officer Grade-II and Shri M.B. Gurav, the Assistant Officer, the Members of the said Society had unanimously passed the resolution to appoint the Firm as the developer to redevelop the said First Lands under the SRA Scheme.
- (ff) In the meanwhile Amazia Developers Private Limited and Rubix Trading Private Limited defaulted in making payments under the debentures and loans as mentioned herein above and the IDBI filed a Suit No. 826 of 2014 in the Bombay High Court, against the 1st developer, Ackruti and others for recovery of the said amount and enforcement of the mortgage done by ACL Consortium (which includes Ackruti and the 1st developer) and sought various interim and other reliefs in respect of Portion of the said First Lands, However no interim relief qua Portion of the said First Lands and the said Suit No.826 of 2014 is pending.

- (gg) In another matter being Summons for Judgment No.39 of 2013 in Summary Suit No. 520 of 2013, wherein IDBI had filed a suit against Ackruti (now known as Hubtown Ltd.), for enforcement of guarantee provided by Ackruti for securing the debentures issued by Amazia and Rubix under a similar structure as the issuance of debentures by Amazia and Rubix as herein above mentioned, the Hon'ble High Court vide its order dated 8th May, 2015 refused any reliefs and raised several questions as regards the transaction entered into between IDBI and others and the Summery Suit was directed to be listed under commercial causes and the same is pending.
- (hh) The 1st developer had filed a Writ Petition No. 1647 of 2015 in the High Court at Bombay and the Division Bench of the Hon'ble High Court vide its order dated 1st July, 2015 disposed off the said Writ Petition No.1647 of 2015 directing the High Power Committee to dispose of the said Application No.162 of 2014 as herein above mentioned.
- (ii) The Finance Controller SRA on 4th August, 2015 issued the Annexure-III to the said Firm to execute the SRA Scheme on the said First Lands.
- (jj) Thereafter the HPC in the aforesaid Application No.162 of 2014 passed an order dated 19th September, 2015 whereby directed the said M/s. Shreenath Realtors to join M/s. Ackruti City Limited (now known as M/s. Hubtown Limited) as Respondent and served the copy of the said Application.
- (kk) By letter bearing Ref. No. SRA/ENG/2260/FN/ STGL/LOI dated 21st September, 2015 the SRA called upon the M/s. Ackruti City Limited Consortium to make the payment of land premium.
- (ll) The said Society got registered on 13th October, 2015 under No. MUM/SRA/HSG/(T.C.)/ 12678/2015 with the Assistant Registrar of Co-operative Society, Mumbai- City (SRA), Mumbai. 

- (mm) The said M/s. Ackruti City Limited Consortium failed to pay the said land premium as mentioned in clause (kk) above and therefore the Dy. Chief Engineer SRA vide his letter dated 1st December, 2015 withdrew with immediate effect, the Provisional LOI dated 4th November, 2009.
- (nn) The Executive Engineer –City SRA vide his letter dated 9th December, 2015 addressed to the Principal Secretary (Housing), Housing Department, Government of Maharashtra inter alia stated that the said M/s. Ackruti City Limited Consortium failed to show any progress under 3-K (1) scheme and also failed to pay the land premium and compliances for issuance of Annexure-III and therefore the Provisional LOI dated 4th November, 2009 was withdrawn and further it was mentioned that the said M/s. Ackruti City Limited Consortium is not interested in implementation of the said (3k) scheme and therefore it is recommended to cancel the Government Order issued on 16th August, 2009 and 5th May, 2012.
- (oo) The said Application No.162 of 2014 got dismissed vide order dated 20th February, 2016 inter alia stating that there is no substance in the said Application.
- (pp) On 18th March, 2016 the said Sejal Shakti Realtors Limited was converted from the Limited Company to the name of the said Firm as per the provision of the LLP Rules, 2009 and the Ministry of Corporate Affairs Registrar Mumbai issued the Certificate of Registration on Conversion.
- (qq) The Chief Executive Office SRA issued the LOI on 17th November, 2016 bearing No. SRA/ENG/2985/FN/ STGL & ML/ LOI to the said Firm inter alia in respect of the portion of the First Lands under the said Scheme subject to the terms and conditions therein mentioned
- (rr) The said First Lands and the said Second Land are collectively referred to as **“the said Lands”**.

- (ss) Pursuant to some disputes and differences that arose between Mr. Sanjay Jain and others on the one hand and the other partners of the said Firm on the other hand, such disputes were referred to Arbitration and thereafter a settlement was arrived between the parties and they filed the consent terms dated 18th November, 2016 before the said Arbitrator and in pursuance of the said consent terms, the Arbitrator passed an Award dated 18th November, 2016, wherein the said Firm have agreed and undertaken to comply with the obligations therein mentioned.
- (tt) The Officer of the Forest Department, Mumbai Kandalvan (Mangroves) Division vide his letter dated 28th December, 2016 informed the said Firm that the said First Land is not a protected forest land.
- (uu) The said Firm by letter dated 11th January, 2017 along with the draft Supplementary Annexure-II address to the Chief Executive Officer (SRA) requested the Chief Executive Officer (SRA) to add the C.S. No.16 (part) of Salt Pan Division in the said Scheme for redevelopment as the slum of C.S. No.16 (part) cannot be developed individually due to there being no physical access, viability and reservations on that Slum pocket and further requested to process and accept the draft Supplementary Annexure-II.
- (vv) By letter bearing No. SRA/ENG/2985/FN/ STGL & ML/ LOI dated 27th February, 2017, the Deputy Chief Engineer SRA revalidated the said LOI for further period subject to the compliance of the conditions mentioned in the LOI dated 17th November, 2016.
- (ww) The said Society vide its letter dated 14th April, 2017 informed to the Executive Engineer (Ward F/N) to add the C.S. No.16 (part) of Salt Pan Division in the said Scheme for redevelopment and further recorded that the slum dwellers thereon have given their consent to join the said Scheme of the said Society and accordingly requested that the C.S No.16 (pt.) be included in the said Scheme. 

- (xx) The said Firm also vide their letter dated 17th April, 2017 requested the Executive Engineer SRA to give the permission for the amalgamation of the said Third Plot being the Second Land hereunder in the said Scheme of the said First Lands.
- (yy) The Executive Engineer SRA issued the I.O.A. bearing No.6666/ENG/F-N/STGOVT/0064/ 20140719 /AP/ RB-3 on 24th November, 2017 to the said Firm in respect of the Rehab Building No.3 under the said Scheme to be constructed on the said First Lands upon certain terms and conditions therein mentioned.
- (zz) The Executive Engineer SRA issued Commencement Certificate bearing NO. FN/ STGOVT/0064/ 20140719/AP/RB-3 dated 24th November, 2017 to the said Firm for Rehab Building No.3 under the said Scheme to be constructed on the said First Lands upon the terms and conditions therein mentioned.
- (aaa) By a Letter dated 28th January, 2018 bearing No. TLJ/LM-MOD-41(PS)/25 addressed by the TATA Power Company Limited to the Promoters, TATA Power forwarded a plan demarcating no construction zone on the Portion of the said Lands and further recorded that the Said Firm shall only be permitted to construct the basement parking in such no construction zone and shall not be entitled to construct any elevated projection on the ground level of such no construction zone.
- (bbb) By a Letter dated 29th August, 2018 bearing No. TLJ/LM-MOD-41(MMK) addressed by the TATA Power Company Limited to the said Firm it was informed that said Firm shall not do any construction on the No construction Zone marked on the drawing attached to the aforesaid letter and shall comply with the terms and conditions mentioned in the aforesaid letter.
- (ccc) The Tata High transmission line is passing over the ground level of the said Lands and the same is shown on the layout plan. 

(ddd) One Sion Koliwada CHS Ltd, filed on 29th January, 2019 Application No.37 of 2019 before the Apex Grievance Redressal Committee inter alia challenging the LOI dated 17/11/2016 and its further revalidation and letter dated 27/2/2017 issued by the SRA in respect of C.S. No.21 (part) being Eighth Plot and for quashing and setting aside the same, in view of their contention that sanction for the sale of the land bearing C.S. 21 had been granted by the then Government of Bombay vide resolution dated 17th November, 1947 and remark to that effect is also appearing in the Property Card of the aforesaid Eighth Plot. No interim reliefs have been granted to the aforesaid Sion Koliwada CHS Ltd in the aforesaid Application and the same is now pending for order.

(eee) The Deputy Chief Engineer (SRA) issued the Revised LOI bearing No. SRA/ENG/2985/FN/ STGL&ML/LOI dated 20th May, 2019 to the said Lands in all admeasuring 26376.38 sq. meters under the said Scheme, subject to certain terms and conditions therein mentioned including the following i.e. to say

“10. The conditions if any, mentioned in certified Annexure-II issued by the Competent Authority, it shall be complied with and compliances thereof shall be submitted to the Office at appropriate stages.

11. The Developer shall rehabilitate all the additional hutment dwellers if declared eligible in future by the Competent Authority, after amending plans wherever necessary or as may be directed.

12. The Developer shall submit various NOC's including that from MOEF as applicable from the concerned authorities in the office of Slum Rehabilitation Authority from time to time during the execution of the S.R. Scheme.

17. The Developer shall not block existing access/easement right leading to adjoining structures/users and shall make provision of adequate access to the adjoining land locked plot, if any free of cost and the same shall be shown on layout plan to be submitted for approval on terms and conditions as may be decided by Slum Rehabilitation Authority.

22. That you shall submit demarcation of 27.41 mtrs wide D.P. Road, Garden Park (ROS 1.5), Reservoir (EMS 5.1) & Reservoir+ Municipal Staff Quarter (EMS 5.1 + ER 1.1) from the concerned Dept. before asking further to Sale bldg. No.2. You shall also submit the Plot the boundary demarcation from the

Competent Authority before asking for the further CC to Sale building No.2 in the layout.

26. That the NOC from MMRDA shall be submitted for the Monorail Project before asking for further CC Sale Building No.2 in the S.R. Scheme.

29. That you shall submit NOC from High Rise Committee before granting further CC above 120.00 Mt. to the Sale Building in the S.R. Scheme under reference.

38. That you shall submit revised civil aviation NOC before F.C.C. above height 120.54 Mt. to Sale building under reference.

40. That you shall submit layout approval before F.C.C. to Sale building in the S.R. Scheme under reference

41. That you shall submit final NOC from TATA Power Line Company for specifically area affecting under basement for parking purpose before granting further C.C. to the Sale building in the S.R. Scheme under reference.”

- (fff) The Executive Engineer, SRA on 22th May, 2019 issued the I.O.A. bearing SRA/ ENG/ F-N/ STGOVT/ 0064/ 20140719/ AP/RB-1 and sanctioned the plan for Rehab Building -1 to be constructed on the said Lands in favour of the said Firm, subject to certain terms and conditions therein mentioned.
- (ggg) The Executive Engineer, SRA on 22th May, 2019 issued the Commencement Certificate bearing Nos. F-N/STGOVT/0064/20140719/ AP/RB-1 in favour of the said Firm for Rehab Building No. 1 upto Top of Plinth (Including Basements) to be constructed on the said Lands, subject to certain terms and conditions therein mentioned.
- (hhh) The Executive Engineer, SRA on 22th May, 2019 issued the I.O.A. bearing SRA/ ENG/ F-N/ STGOVT/ 0064/ 20140719/ AP/ SB-2 and sanctioned the plan for Sale Building -2 to be constructed on the said Lands in favour of the said Firm, subject to certain terms and conditions therein mentioned.
- (iii) The Executive Engineer, SRA on 22th May, 2019 issued the Commencement Certificate bearing Nos. F-N/STGOVT/0064/ 20140719/AP/SB-2 in favour of the said Firm for Sale Building No. 2

upto Top of Plinth (Including Basements) to be constructed on the said Lands, subject to certain terms and conditions therein mentioned.

- (iii) We have also taken the search in respect of the Second Plot i.e. C.S. No.12 through the search clerk Nilesh Vagal in the office of Sub-Registrar, Mumbai from 1966 to 2017 and Mumbai Sub-Registrar Offices Nos. 1 to 5 in computer from 2002 to 2017 and further search from Mumbai Sub-Registrar Offices Nos. 1 to 5 in computer from 2018 to 2019. On perusal of his search reports dated 20th July, 2017, 27th June, 2019 and 13th September,, 2019, we have noticed that the search report is subject to torn pages and that the offices of the Sub-Registrar have not maintained the records of the Index Register and further we have also found various entries C.S. No.12 however the portion of the Lands relating to such entries does not form a part of C.S. No.12 (part) under the present said Scheme and we have also come across an entry referring to the Mortgage deed executed by Rubix Trading Private Limited along with Ackruti City Limited etc., in favour of IDBI Trusteeship Services Limited bearing registration No. BDR-4-649/10 and the entry referring the declaration dated 21st May, 2019 bearing registration No.5804/2019 of the Dhirraj Gada the Partner of the Promoters to the Chief Executive Officer, SRA, save and except the above and subject to the aforesaid we have not come across any encumbrance.

We have also taken the search in respect of the Second Plot i.e. C.S. No.16 (part) of salt pan division through the search clerk Nilesh Vagal in the office at Mumbai Sub-Registrar from 1965 to 2018 and from Sub-Registrar Offices Nos. 1 to 5 in computer from 2002 to 2018 and further search from Mumbai Sub-Registrar Offices Nos. 1 to 5 in computer from 2018 to 2019. On perusal of his search reports dated 23rd October, 2018, 27th June, 2019 and 13th September,, 2019, we have noticed that the search report is subject to torn pages and that the offices of the Sub-Registrar Mumbai has not maintained the records of the Index Register and we have also come across the entry referring the declaration dated 21st May, 2019 bearing registration No.5804/2019 of the Dhirraj Gada

the Partner of the Promoters to the Chief Executive Officer, SRA save and except the above and subject to the aforesaid we have not come across any encumbrance.

We have also taken the search in respect of the Second Plot i.e. C.S. Nos.6, 17,18, 19, 20 and 21 of salt pan division through the search clerk Nilesh Vagal in the office at Mumbai Sub-Registrar from 1966 to 2017 and from Mumbai Sub-Registrar Offices Nos. 1 to 5 in computer from 2002 to 2017 and further search from Mumbai Sub-Registrar Offices Nos. 1 to 5 in computer from 2018 to 2019. On perusal of his search reports dated 24th July, 2017, 27th June, 2019 and 13th September, 2019, we have noticed that the search report is subject to torn pages and that the offices of the Sub-Registrar Mumbai has not maintained the records of the Index Register and further we have also found various entries C.S. Nos. 6, 17,18, 19, 20 and 2, however the portion of the Lands relating to such entries does not form a part of C.S. Nos. 6(pt), 17(pt),18(pt), 19(pt), 20 (pt)and 21 (pt) under the present said Scheme. The aforesaid report also records that property card of C.S. No.21 that the same standing in the name of The Governor of (Bombay) Maharashtra and there is remark that sanction for sale of C.S. No.21 had been accorded by Government resolution dated 17/11/1947 in favour of the Sion Koliwada Co-operative Housing Society limited and we have also come across the entry referring the declaration dated 21st May, 2019 bearing registration No.5804/2019 of the Dhirraj Gada the Partner of the Promoters to the Chief Executive Officer, SRA save and except the above and subject to the aforesaid we have not come across any encumbrance.

- (kkk) We have caused public notices to be issued in the Mumbai Samachar Daily and Times of India both dated 23rd May, 2019 and Navashakthi Daily dated 25th May, 2019 inter alia inviting claims in respect of the title of the said Firm to the development of the said Lands and in pursuance thereof, we have received a claim from one Ganesh & Co., Advocate on behalf of his clients Koliwada Co-operative Housing Society Limited in respect of some land bearing C.S. No.21 (pt) under

the said Scheme whereby his client is claiming the Ownership of the said Land bearing No.21 (pt).

- (III) In the circumstances herein above and in view of the permissions etc., accorded by the SRA, the said Firm is entitled to develop the said Lands by constructing thereon the rehab and sale buildings in accordance with and subject to the permissions granted by the SRA and other concerned authorities to the said Firm and further subject to such other and further permissions that may have to be obtained by the said Firm from the SRA and other concerned authorities as and when required.
- (mmm) The possession of the said Lands are with the said Firm and the designated partners of the said Firm have given us the declarations dated 27th July, 2019 and 16th September, 2019 inter alia stating that they have obtained all the required permissions etc., as herein above mentioned after following the due process of law and upon perusal of the notarized copies of such permissions and upon perusal of the statements and representations in the aforesaid declarations dated 27th July, 2019 and 16th September, 2019 given by the designated partners of the said Firm and believing same to be true, we the undersigned issue this certificate of title as herein mentioned.
- (nnn) In view of what is stated hereinabove and subject to compliance of the terms and conditions under the Award dated 18th November, 2016 and further subject to the outcome of the pending litigations as herein above mentioned, we are of an opinion that as on date the said Firm is fully entitled to develop the said Lands under the said Scheme and are further entitled to deal with and dispose of the remaining constructed premises in the free sale building and save and except to the extent hereinabove mentioned, the title of the said Firm to develop the said Lands is having marketable title.

THE SCHEDULE ABOVE REFERRED TO:

Firstly: All that piece and parcel of land situate at Opp: Shukla Hotel,



Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 6 (part) admeasuring **1230.35** sq, meters of **Salt Pan Division**.

Secondly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 12 (part) admeasuring **5476.65** sq, meters of **Sion Division**.

Thirdly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 16 (part) admeasuring **894.63** sq, meters of **Salt Pan Division**.

Fourthly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 17 (part) admeasuring **871.82** sq, meters of **Salt Pan Division**.

Fifthly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 18 (part) admeasuring **753.72** sq, meters of **Salt Pan Division**.

Sixthly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral

Survey No. 19 (part) admeasuring **2387.58** sq, meters of **Salt Pan Division.**

Seventhly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 20(part) admeasuring **7102.69** sq, meters of **Salt Pan Division.**

Eighthly: All the piece and parcel of land situate at Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar Nagar No.4, Sion Koliwada, Mumbai 400037, bearing Cadastral Survey No. 21(part) admeasuring **7658.94** sq, meters of **Salt Pan Division.**

Dated this 17th day of September, 2019

For Vimla & Co.,



Proprietor
Advocates & Solicitors