

T.R. Patel

(Advocate High Court)

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(Please Note: - Postal Correspondence at Residential Address Only)

Ref. No.

Date-29/07/2017

To,

M/s. Reddy Builders & Developers

Reddy House, Opp. Dena Bank,

Marve Road, Malad(West),

Mumbai-400 064.

REF. : Property bearing Plot bearing C.T.S. No. 49(pt), 50-A(pt) of Village Pahadi Goregoan (West), Taluka Borivali, P/S ward of Municipal Corporation at Yashwanth Nagar, Gorgaon West, Mumbai- 400 062 **now renumbered as 400 104**, hereinafter **jointly and collectively** referred to as "the said property" for the sake of brevity and more particularly described in the Schedule **written** hereunder.

AND

Copies of Property Card, Copy of LOI and the Development Agreement of Societies 1) Shri. Ganesh Ekta Co-operative Housing Society (Proposed)SRA dated 12/07/2017 2) Tanaji Nagar Co-operative Housing Society SRA (Proposed) 3) Omkar Co-operative Housing Society SRA (Proposed) and Kranti Nagar Co-operative Housing Society SRA (Proposed) documents furnished to me by you in respect of the said as mentioned hereinabove.

SUB. : Title Certificate in respect of the said property as mentioned herein above :

I, the undersigned, hereby certify as under:

1. As per your instructions and request to issue Title Certificate in respect of the said property Viz. All That piece or parcel of land or ground C.T.S. No. 49(pt), 50-A(pt) of Village Pahadi Goregoan (West), Taluka Borivali, P/S ward of Municipal Corporation at Yashwant Nagar, Gorgaon West, Mumbai- 400 062 within Registration District and Sub District of Mumbai City and Mumbai Suburban, based on relevant Title Documents relating to the said property furnished by you to me, I have gone through Old Property Registration Card of the said property furnished by you.

2. In old Property Registration Card of the said property bearing **C.T.S. No. 49**, it is clearly mentioned that the said property is admeasuring 21401.4 Meters being, lying and situate at **Village Pahadi Goregoan (West), Taluka-Borivali, Mumbai Suburban District** and as per property Registration Card the plot bearing **CTS No.49** belongs to **Government of Maharashtra**. Similarly, in old Property Registration Card of the said property bearing **C.T.S. No. 50A**, being, lying and situate at **Village Pahadi Goregoan (West), Taluka-Borivali, Mumbai Suburban District**, it is clearly mentioned that the said property was originally admeasuring 105915.8 Sq. Meters and belongs to **Maharashtra Housing Board**, however, there have been several sub-divisions and now the same is admeasuring 90472.6 Meters as per several sub-division remarks appearing in the Property Registration Card of **CTS No.50A**.

3. You have also furnished me copies of four redevelopment agreements, the details whereof are as under. Upon going through the same, it seems that Slum Dwellers/Hutments of the said property have formed these proposed co-operative housing societies and through their respective managing committee have given their consent and granted development right of the said property through M/s. Reddy Builders & Developers under the scheme of Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971, the details whereof are as under.

4. I have gone through the Development Agreement dated 06/05/2005 pursuant to which it seems that one Tanaji Nagar C.H.S. (Proposed) formed by slum dwellers of the said property have appointed M/s. Reddy Builders & Developers as developer of the said property and consented and granted development/redevelopment right of the said property occupied by them to M/s. Reddy Builders and Developers under the Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971. I have gone through the Development Agreement dated 20/02/2007 pursuant to which it seems that Shree Ganesh Ekta C.H.S. (Proposed) formed by slum dwellers of the said property occupied by them have appointed M/s. Reddy Builders & Developers as developer of the said property and consented and granted development/redevelopment right to M/s. Reddy Builders and Developers under the Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971. I have gone also gone through

the Development Agreement dated 29/06/2007 pursuant to which it seems that Omkar C.H.S. (Proposed) formed by the slum dwellers of the said property occupied by them have appointed M/s. Reddy Builders & Developers as developer of the said property and consented and granted development/redevelopment right to M/s. Reddy Builders and Developers under the Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971. I have also gone through the Development Agreement dated 07/07/2007 pursuant to which it seems that Kranti Nagar C.H.S. (Proposed) formed by the slum dwellers of the said property occupied by them have appointed M/s. Reddy Builders & Developers as developer of the said property and consented and granted development/redevelopment right to M/s. Reddy Builders and Developers under the Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971.

5. I have also gone through copy of Letter of Intent dated 28/10/2009 issued by the Slum Rehabilitation Authority with respect to the said property and upon perusing the same, it seems that Slum Rehabilitation Authority being the concerned and competent planning authority have pleased to accept the submission and representation put up by M/s. Reddy Builders & Developers through their licensed Surveyors Shri Naresh Waghchaude of M/s. Hardik Associates wherein the names of all aforesaid four Co-operative Housing Societies are appearing. Upon going through the L.O.I. dated 28/10/2009 issuing by planning authority S.R.A., it seems that M/s. Reddy Builders &

Developers have put up submission for sanction and approval of developing the said property under scheme of Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971 and the planning authority S.R.A. was pleased to accept the submission put up by M/s. Reddy Builders & developers, accordingly, they issued L.O.I. thereby allowing and permitting M/s. Reddy Builders and the four societies to develop the said property through their Licensed Surveyor under scheme of S.R.A. subject to certain terms and conditions as set out in the said L.O.I., the contents whereof are matter of record. It seems from the record that the said property falls within P/North Municipal ward and situate at Yashwant Nagar, Goregaon (West), Mumbai-400 062 now renumbered as 400 104.

6. In the facts and circumstances as stated herein above and going through the documents as mentioned herein above, in my opining the said property bearing CTS No. 49, admeasuring 21401.4 Sq. Meters at Village-Pahadi, Goregaon (West), Taluka-Borivali, M.S.D. was owned by the Government of Maharashtra and the said property bearing CTS No. 50A, admeasuring 90742.6 Sq. Meters at Village-Pahadi, Goregaon (West), Taluka-Borivali, M.S.D. was owned by the Maharashtra Housing Board, however, the same have been developed by M/s. Reddy Builders and Developers under scheme of Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971 pursuant to Letter of Intent dated 28/10/2009 considering the development agreements and consent letters granted and consented by aforesaid four societies and as such in my opinion, M/s.

Reddy Builders & Developers have got the clear and marketable development rights of the said property and rights of the M/s. Reddy Builders & Developers to develop the said property by constructing building/s thereon pursuant to L.O.I. dated 29/10/2009 is absolutely clear, marketable and free from all encumbrances, therefore, under the scheme of S.R.A. and based on L.O.I. subject to compliance of terms and conditions mentioned in L.O.I., M/s. Reddy Builders and Developers shall have right and authority to sell the Saleable Components of newly constructed building constructed by them upon the said property to prospective purchasers, subject to guidelines, rules & regulation and norms of the Maharashtra Slum Areas (Improvement, Clearance & Redevelopment) Act, 1971 and further under D. C. Rules & Regulation of 33 (10).

I am issuing this title certificate to M/s. Reddy Builders & Developers based on development rights granted to them as per L.O.I. dated 29/10/2009 issued by planning authority Slum Rehabilitation Authority thereby clarifying the though the said property belong to Government of Maharashtra and Maharashtra Housing Board, however, M/s. Reddy Builders and Developers have absolute, clear and marketable title to develop the said property under scheme of S.R.A. as it seems from the documents referred hereto.

Mumbai, this 29th day of July 2017



T. R. Patel

Advocate High Court